

179/23

I - 176/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 761129

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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

30 JAN 2023

30.1.2023
12:45h
870 234901/2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We, (1) **NIKHIL RANJAN SARKAR** (PAN CDBPS7576M and Aadhaar No. 4265 8602 0500), (2) **SAMARENDRA SARKAR** (PAN CJYPS2539H and Aadhaar No. 8085 6763 6912), (3) **SAMIRENDRA SARKAR** (PAN DIXPS1972R and Aadhaar No. 5757 0739 5326), all sons of Late Paresh Chandra Sarkar, all of 17, Dum Dum Park, Kolkata 700055, Police Station Lake Town in the District of North 24 Parganas, all by faith Hindu, all by occupation service, all by Nationality Indian, (hereinafter jointly called the **PRINCIPALS**) **SEND GREETINGS;**

WHEREAS We, the said (1) Nikhil Ranjan Sarkar, (2) Samarendra Sarkar and (3) Samirendra Sarkar are the joint and equal owners in All That piece or parcel of land measuring 5 (five) cottahs be the same a little more or less together with single storied building measuring 1050 square feet be the same a little more or less thereon standing on a portion of land situate and lying at and being Plot No. 17, Dum Dum Park, Kolkata 700055, being Municipal Holding No. 43, Dum Dum Park within Ward No.28 formerly Ward No. 21 of South Dum Dum Municipality, comprised in part of C.S. **Plot (Dag) No, 2370, 2372, 2374 and 2378**, J.L. No. 17, R.S. No. 180, Touji Nos. 228 and 229 of Mouza Krishnapur (at present **Mouza Shyamnagar**, J.L. No. 32/20), Sub-Registration Office Bidhannagar, **Police Station Lake Town** in the District of North 24-Parganas as fully described in the Schedule – 'A' hereunder.

AND WHEREAS with a view to construct a seven-storied (G+6) building on the said land at Plot No. 17, Dum Dum Park, Kolkata 700055, being Municipal Holding No. 43, Dum Dum Park within Ward No.28 formerly Ward No. 21 of South Dum Dum Municipality, Police Station Lake Town in the District of North 24 Parganas described in the Schedule – 'A' hereunder, we have entered into an Agreement dated 30th day of January, 2023 registered at the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No.1, Volume No. 1504-2023, being No.1504 00 170 for the year 2023 with **RAJIB SAHA** (PAN AXXPS6140B and Aadhaar No. 2164 8865 7854), son of Sri Ram Lal Saha, residing at 44/22, Shyamnagar Road, Kolkata 700055, Police Station Dum Dum in the District of North 24-Parganas, by faith Hindu, by Nationality Indian, carrying on business as Developer /Builder as sole proprietor of the business under the name and

Rajib Saha

style **M/S. MAA MANASHA ENTERPRISE** (PAN AXXPS6140B), having its office at 44/22, Shyamnagar Road, Kolkata 700055, Police Station Dum Dum in the District of North 24-Parganas;

AND WHEREAS in compliance of the terms and conditions contained in the said registered Agreement for Development dated 30th day of January, 2023, it is necessary for us to appoint **RAJIB SAHA**, son of Sri Ram Lal Saha, residing at 44/22, Shyamnagar Road, Kolkata 700055, Police Station Dum Dum in the District of North 24-Parganas as our lawful Attorney for the development by constructing multi-storied building of our land at 17, Dum Dum Park, Kolkata 700055, being Municipal Holding No. 43, Dum Dum Park within Ward No.28 formerly Ward No. 21 of South Dum Dum Municipality, Police Station Lake Town in the District of North 24 Parganas containing self-contained flats/apartments with garage and or car parking spaces, shops and other commercial unit and or as per plan and to sell transfer in any manner those flats/apartments and other spaces or units or lease or let out or enjoy or retain those flats or portions of the building **SAVE AND EXCEPT Owners' Allocated portion being nine (9) fully completed flats and two (2) separate Garage/Car parking Space** of the newly constructed proposed building that is to say:

- (i) Entire Second floor of the proposed building consisting of three (3) flats that is to say (i) one flat being No. A on the south eastern portion of the Second floor and (ii) one flat being No. B on the South Western portion of the Second floor and (iii) one flat No. C on the back of Northern portion of the Second floor of the proposed building,

(ii) Entire Third floor of the proposed building consisting of three (3) flats that is to say (i) one flat being No. A on the south eastern portion of the Second floor and (ii) one flat being No. B on the South Western portion of the Second floor and (iii) one flat No. C on the back of Northern portion of the Second floor of the proposed building,

(iii) Demarcated 70% (seventy percent) of the total constructed area of the Sixth floor of the proposed building consisting of two flats that is to say (i) one flat being No. B on the South Western portion of the Sixth floor and (iii) one flat No. C on the back of Northern portion of the Sixth floor of the proposed building,

(iv) 50% (fifty percent) of the total constructed area of the Ground floor being the demarcated eastern portion of the Ground floor of the proposed building consisting of two (2) numbers of separate covered car parking space/Garage rooms on the south eastern portion of the Ground floor and one self contained flat measuring 356 square feet more or less on the North eastern portion of the Ground floor of the proposed building

together with proportionate share in the land and common areas and common facilities of the proposed building and Premises at 17, **Dum Dum Park**, Kolkata 700055, being Municipal Holding No. 43, Dum Dum Park within Ward No.28 of South Dum Dum Municipality, **Police Station Lake Town** in the District of North 24-Parganas being our allocated portion as described in the Schedule – 'B' hereunder written) and to take advance and or settled price from the intending purchaser/s of those flats or portions or

units comprised of Promoter/ Developer's allocation of the building as set forth in the Schedule 'C' hereunder;

AND WHEREAS It is therefore necessary for us to execute this Power of Attorney to appoint said **RAJIB SAHA**, son of Sri Ram Lal Saha, residing at 44/22, Shyamnagar Road, Kolkata 700055, Police Station Dum Dum in the District of North 24-Parganas and sole proprietor of "**M/S. MAA MANASHA ENTERPRISE**" having its office at 44/22, Shyamnagar Road, Kolkata 700055, Police Station Dum Dum in the District of North 24-Parganas as our lawful Attorney;

NOW THESE PRESENTS WITNESSETH as follows:

We, (1) Nikhil Ranjan Sarkar, (2) Samarendra Sarkar and (3) Samirendra Sarkar have nominated constituted and appointed and do hereby nominate constitute put, depute and appoint in our place and stead **RAJIB SAHA**, son of Sri Ram Lal Saha, residing at 44/22, Shyamnagar Road, Kolkata 700055, Police Station Dum Dum in the District of North 24-Parganas and sole proprietor of "**M/S. MAA MANASHA ENTERPRISE**" having its office at 44/22, Shyamnagar Road, Kolkata 700055, Police Station Dum Dum in the District of North 24-Parganas to be our lawful Attorney in our names and on our behalf to do execute and perform or cause to be done executed and performed all or any of the following acts deeds matters and things namely:

1. To promote an ownership a five storied building on the said land measuring an area of 5 (five) cottahs be the same a little more or less situated and lying at Plot No. 17, Dum Dum Park, Kolkata 700055, being Municipal Holding No. 43, Dum Dum Park within Ward No.28 formerly Ward No. 21 of South Dum Dum Municipality, Police Station Lake Town in the

District of North 24 Parganas as fully set-forth in the Schedule – 'A' hereunder as per sanctioned building plan of South Dum Dum Municipality and in terms of Development Agreement dated 30th day of January, 2023.

2. To agree upon and to enter into any agreement or agreements for sale of the said ownership flats or other units or portions comprised of Promoter/ Developer's allocation of the proposed building as set-forth in the Schedule 'C' hereunder written or to cancel or repudiate the same together with undivided proportionate share or interest in the land and common areas and facilities of the building and premises **SAVE AND EXCEPT Owners' allocated portion being nine (9) fully completed flats and two (2) separate Garage/Car parking Space** in the newly constructed proposed seven (G+6) storied building as fully described in the Schedule B hereunder written together with undivided proportionate share in the land and common areas to be constructed on the said plot of land in terms of agreement dated 30th day of January, 2023.

3. To execute and register all such conveyances, sale deeds, lease, agreement to sell and any other agreement with the intending purchaser/ purchasers for selling out the flat/flats or any portion of the Promoter/ Developer's Allocation of the proposed multi-storeyed building along with undivided proportionate share or interest in the land pertaining to Promoter/ Developer's Allocation mentioned in the Schedule 'C' of the said agreement dated 30th day of January, 2023 and to sign those Sale Deeds, Conveyances, Agreements, Documents and all such papers, receipts, bills etc. and to receive money either in cash or in cheque, Bank Drafts, Demand Drafts, Banker's Cheque, Pay Orders etc. from the intending purchasers in

respect of part or full consideration of the Developer's Allocation and to grant necessary receipts and acknowledgement/ acknowledgements and to deliver possession of the flats, car parking spaces and other portions of the building and premises save and except the Land Owner's Allocation which includes the said **nine (9) fully completed flats and two (2) separate Garage/Car parking Space** of the newly constructed proposed seven (G+6) storied building to be allocated and owned by us as set-forth as Owner's Allocation in the Schedule – 'B' hereunder,

4. To receive from the intending or prospective purchasers or Lessee/s of any advance of any money either in cheque or cash against the portions of the building of the Promoter/ Developer's Allocation set-forth in Schedule – 'C' (save and except the Land Owners' Allocation as fully described in the Schedule – 'B' hereunder) and also to take full and final payment of such advance by cheque or cash from any purchaser/s and or Lessee/s at the discretion of our Attorney in terms of the Development Agreement.

5. To sign and execute all other Deeds, Conveyances, instruments and assurances which is considered necessary to any Govt. (Central and State) and also allow the Attorney to agree to such covenants and conditions as may be required for the development of the said ownership five-storied building.

6. To make such correspondence with the said intending purchaser /purchasers and serve notice/notices, take such legal steps against those intending purchaser/ purchasers as and when he shall feel necessary to receive all papers, letters, notices etc. to sign Vakalatnama/ Vakalatnamas and to file suit/suits against any of the intending purchaser/purchasers of

the flat/flats of the proposed multi-storeyed building, to depose in the suit/suits that will be filed by him and to execute, decree and to realise benefits and profits in accordance with the said decree/decrees to prefer appeal/appeals, against all such decree/ decrees to serve notice/notices to the intending purchaser/ purchasers of the proposed multi-storeyed building and to present all deed of agreement/ agreements before Registrar /Sub-Registrar for admission and registration and to sign the receipts, notices etc.

7. To negotiate on terms and settle and/or fix the sale price of the flat and/or any other portion of the Promoter/Developer's allocation of the said proposed seven-storeyed building along with proportionate share or interest in the land or lateral accordance with his own will and calculation (save and except the Owner's Allocation as described in the Schedule – 'B' hereunder).

8. to appear and present for registration necessary sale Deed of Developer's allocated portion as described in the Schedule C hereunder after delivery of possession of Owners' Allocated portion as described in the Schedule B hereunder and to do all acts deed and things and receive sale price or consideration money which the attorney shall consider necessary for conveying the Schedule C property.

9. To prepare and apply for sanction of the building plan to the South Dum Dum Municipality and or any other authority or authorities necessary for construction of the said multi-storeyed building in the said land and property and to sign all such plan and or revised plans and all papers in connection thereto on our behalf and to submit the same to the South Dum

Dum Municipality or other authorities for sanction and to observe and perform all the formalities and obligations in connection with the sanction of the said plan and or revised building plans and also to obtain Completion Certificate (C.C.), Occupancy Certificate and to receive the sanctioned and/or revised building plans, Completion Certificate (C.C.), Occupancy Certificate from the South Dum Dum Municipality and other authorities upon giving proper acknowledgements and/or receipts for the same and to appear and represent us before the South Dum Dum Municipality, Calcutta Improvement Trust, C.M.D.A., Fire Brigade and all other Government and Semi-Govt. or Statutory Authorities.

10. To apply to the CESC, South Dum Dum Municipality and other appropriate authorities for electric connections, sanitary connections, water supply connection, drainage and sewerage connections, temporary or permanent for the said multi-storied building with garages or car parking spaces, shops and other portions in the said property on such terms and conditions as our said Attorney shall think fit and proper.

11. To commence, prosecute, defend and continue all actions suits appeals and other legal proceedings which may hereafter be commenced by or against us in any Court of Justice, Civil, Criminal or Revenue, both Appellate and original in respect of the said property and the said multi-storeyed building to be built and constructed and to appear before all Munsiffs, Judges and Magistrates and other offices for and in connection with the said property and all other matters or things whatsoever relating to the said property AND to prosecute, defend or discontinue or become non-suited therein AND to settle, compromise the suit and or refer to arbitration

AND to appoint Solicitors, Counsel, Advocates, Pleaders or other legal agents AND to sign Vokatnama and authorities and to sign verify complaints, written statements, petitions and other pleadings and documents AND to prefer appeals and to apply for review and revisions and to appear and represent us before the Competent Authority/Urban Land (Ceiling and Regulations) Act, 1976 or Land Revenue Dept., Govt. of West Bengal and all other Govt. Statutory Department and Authorities and to apply and do all necessary acts and deeds and things in connection with the same AND to apply for execution of decrees and orders AND to draw moneys from any Court, Official Receiver or other authorities and to give effectual receipts and discharges for the same to accept service of Writs of Summons, Summons, Notices and other legal processes AND generally to represent us completely and our person before all Courts, Magistrates and other Judicial Criminal and Revenue Authorities.

12. To execute any agreement, deeds or other documents necessary to effectuate the aforesaid purpose and to cause the same to be stamped, registered or authenticated as the case may be.

13. To serve and accept service of summons, notices, warrants or other process of Court and authorities concerned as aforesaid including the South Dum Dum Municipality and do all things necessary in connection therewith.

14. To withdraw or take delivery of the Deeds, Conveyances or any other documents in original from any Court of law and from the other authorities Govt. State or Semi-Govt. or bodies, corporate or private and to hold the

AND GENERALLY to do all such acts, deeds and things as may be necessary to be done or caused to be done in respect of the said property as our said Attorney shall deem fit and proper and we do **HEREBY AGREE** to confirm and ratify all such acts deeds and things that our said Attorney shall do or cause to be done by virtue of these presents.

THE SCHEDULE 'A' ABOVE REFERRED TO:
(entire property)

ALL THAT piece or parcel of land measuring **5 (five) cottahs** be the same a little more or less together with single storied building /dwelling house measuring an area of 1050 square feet be the same a little more or less thereon standing situate and lying at and being portion of Scheme Plot No. 17 of Krishnapur Refugee Co-operative Colony Limited commonly known as 17, **Dum Dum Park**, Kolkata 700055, being part of Municipal Holding No. 43, Dum Dum Park within Ward No.28 formerly Ward No. 21 of **South Dum Dum Municipality**, comprised in part of C.S. **Plot (Dag) No, 2370, 2372, 2374 and 2378**, J.L. No. 17, R.S. No. 180, Touji Nos. 228 and 229 of Mouza Krishnapur (at present **Mouza Shyamnagar**, J.L. No. 32/20), Sub-Registration Office Bidhannagar, **Police Station Lake Town** in the District of North 24-Parganas. The said plot No. 17, Dum Dum Park, Kolkata – 700 055 is butted and bounded in the manner following :-

ON THE NORTH BY : Plot No. 12;

ON THE SOUTH BY : **40' wide Municipal Road;**

ON THE EAST BY : Plot No. 18;

ON THE WEST BY : Plot No. 16;

All of Dum Dum Park, Kolkata – 700 055

THE SCHEDULE - 'B' ABOVE REFERRED TO:
(Land Owner's Allocation)

All That **nine (9) numbers of fully completed finished flats and two separate covered car parking space/Garage room** on the ground floor of the newly constructed proposed building that is to say:

- (i) Entire Second floor of the proposed building consisting of three (3) flats that is to say (i) one flat being No. A on the south eastern portion of the Second floor and (ii) one flat being No. B on the South Western portion of the Second floor and (iii) one flat No. C on the back of Northern portion of the Second floor of the proposed building,
- (ii) Entire Third floor of the proposed building consisting of three (3) flats that is to say (i) one flat being No. A on the south eastern portion of the Second floor and (ii) one flat being No. B on the South Western portion of the Second floor and (iii) one flat No. C on the back of Northern portion of the Second floor of the proposed building,
- (iii) Demarcated 70% (seventy percent) of the total constructed area of the Sixth floor of the proposed building consisting of two flats that is to say (i) one flat being No. B on the South Western portion of the Sixth floor and (iii) one flat No. C on the back of Northern portion of the Sixth floor of the proposed building,
- (iv) 50% (fifty percent) of the total constructed area of the Ground floor being the demarcated eastern portion of the Ground floor of the proposed building consisting of two (2) numbers of

car parking space/Garage rooms on the south eastern portion of the Ground floor and one self contained flat measuring 356 square feet more or less on the North eastern portion of the Ground floor of the proposed building together with proportionate share in the land and common areas and common facilities of the proposed building and Premises at 17, **Dum Dum Park**, Kolkata 700055, being Municipal Holding No. 43, Dum Dum Park within Ward No.28 of South Dum Dum Municipality, **Police Station Lake Town** in the District of North 24-Parganas.. The Schedule B being part of Schedule A above;

THE SCHEDULE – 'C' ABOVE REFERRED TO:
(Developer's Allocation)

ALL THAT remaining portion or part comprised of flats/apartments, garages, car parking spaces, shops and all parts and portions of the proposed newly constructed **Ground plus six storied** building and the said premises at and being plot No. **17, Dum Dum Park**, Kolkata 700055, being Municipal Holding No. 43 Dum Dum Park-within Ward No. 28 of South Dum Dum Municipality, Police Station Lake Town, District North 24-Parganas that is to say:-

- (a) 50% (fifty percent) of the total constructed area of the Ground floor being the demarcated Western portion of the Ground floor of the proposed building;
- (b) Entire First floor of the proposed building,
- (c) Entire Fourth floor of the proposed building,
- (d) Entire Fifth floor of the proposed building
- (e) demarcated 30% (thirty percent) of the total constructed area of the Sixth floor of the proposed building

Together With common areas and facilities (save and except the Owners' allocation of the proposed building hereinabove mentioned in the Schedule -'B). The Schedule 'C' being part of Schedule - 'A' above;

IN WITNESS WHEREOF We have executed these presents on 30th day of January, 2023.

SIGNED AND DELIVERED

By the **PRINCIPALS**

In the presence of:

1. Kalipada Das
2. Santanu Das

- (1) Nikhil Ranjan Sarkar
- (2) Samarendra Sarkar
- (3) Samitendra Sarkar

SIGNED By the **ATTORNEY**

In the presence of:

1. Kalipada Das
18, Harish Mozzi Road
Kolkata 700067

MAA MINASHA ENTERPRISE
Resib Eha
Proprietor

2. Santanu Das
A16/3/1, Balakrishnan
K-156

Drafted by

Rudraprasad Bhattacharyya
(Rudraprasad Bhattacharyya)

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANTS/
PRESENTED

N.B: L.H.F - Small to Thumb
R.H.F - Thumb to Small



Nikhil Ranjan Sarkar

ATTESTED

Nikhil Ranjan Sarkar



Samarendra Sarkar

ATTESTED

Samarendra Sarkar



Samirendra Sarkar












ATTESTED

Samirendra Sarkar

SPECIMEN FOR TEN FINGER PRINTS


SIGNATURE OF THE
EXECUTANTS/
PRESENTED

N.B: L.H.F - Small to Thumb
R.H.F - Thumb to Small


 <i>Rajib Eaha</i>					
					

ATTESTED

Rajib Eaha

ATTESTED

ATTESTED

Major Information of the Deed

Deed No :	I-1504-00176/2023	Date of Registration	30/01/2023
Query No / Year	1504-8000234901/2023	Office where deed is registered	
Query Date	30/01/2023 12:45:06 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Rudraparasad Bhattacharyya Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831381852, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,71,38,250/-		
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]:- 150400170/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



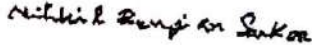


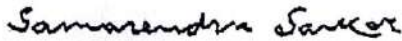
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, Premises No: 17, , Ward No: 28 Pin Code : 700055




Sch. No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2370		Bastu	Bastu	1 Katha 4 Chatak	1/-	40,83,750/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-2372		Bastu	Bastu	1 Katha 4 Chatak	1/-	40,83,750/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-2374		Bastu	Bastu	1 Katha 4 Chatak	1/-	40,83,750/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-2378		Bastu	Bastu	1 Katha 4 Chatak	1/-	40,83,750/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					8.25Dec	4 /-	163,35,000 /-	
Grand Total :					8.25Dec	4 /-	163,35,000 /-	

Structure Details :



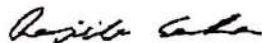
Sl No	Structure Details	Area of Structure	Sefforth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land L1	1050 Sq Ft.	1/-	8,03,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1050 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1050 sq ft	1 /-	8,03,250 /-	

Principal Details :



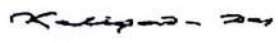
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Nikhil Ranjan Sarkar Son of Late Paresh Chandra Sarkar Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 <small>30/01/2023</small>	 <small>LTI 30/01/2023</small>	 <small>30/01/2023</small>
17, Dum Dum Park, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CDxxxxxx6M, Aadhaar No: 42xxxxxxxx0500, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				
2	Mr Samarendra Sarkar Son of Late Paresh Chandra Sarkar Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 <small>30/01/2023</small>	 <small>LTI 30/01/2023</small>	 <small>30/01/2023</small>
17, Dum Dum Park, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CJxxxxxx9H, Aadhaar No: 80xxxxxxxx6912, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Samirendra Sarkar Son of Late Paresh Chandra Sarkar Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
17, Dum Dum Park, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DIxxxxxx2R, Aadhaar No: 57xxxxxxxx5326, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	Mr Rajib Saha (Presentant) Son of Mr Ram Lal Saha Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office
	 30/01/2023
	 LTI 30/01/2023
	 30/01/2023
Son of Mr Ram Lal Saha 44/22, Shyamnagar Road, Rajib Saha Sole Proprietor Of MAA Manasha Enterprise, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx0B, Aadhaar No: 21xxxxxxxx7854, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office .	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kalipada Das Son of Late Surendra Nath Das 18, Harish Neogi Road, City:- Not Specified, P.O:- Uttarpara, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700067	 30/01/2023	 30/01/2023	 30/01/2023
Identifier Of Mr Nikhil Ranjan Sarkar, Mr Samarendra Sarkar, Mr Samirendra Sarkar, Mr Rajib Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ranjan Sarkar	Mr Rajib Saha-0.6875 Dec
2	Mr Samarendra Sarkar	Mr Rajib Saha-0.6875 Dec
3	Mr Samirendra Sarkar	Mr Rajib Saha-0.6875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ranjan Sarkar	Mr Rajib Saha-0.6875 Dec
2	Mr Samarendra Sarkar	Mr Rajib Saha-0.6875 Dec
3	Mr Samirendra Sarkar	Mr Rajib Saha-0.6875 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ranjan Sarkar	Mr Rajib Saha-0.6875 Dec
2	Mr Samarendra Sarkar	Mr Rajib Saha-0.6875 Dec
3	Mr Samirendra Sarkar	Mr Rajib Saha-0.6875 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ranjan Sarkar	Mr Rajib Saha-0.6875 Dec
2	Mr Samarendra Sarkar	Mr Rajib Saha-0.6875 Dec
3	Mr Samirendra Sarkar	Mr Rajib Saha-0.6875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ranjan Sarkar	Mr Rajib Saha-350.00000000 Sq Ft
2	Mr Samarendra Sarkar	Mr Rajib Saha-350.00000000 Sq Ft
3	Mr Samirendra Sarkar	Mr Rajib Saha-350.00000000 Sq Ft

Endorsement For Deed Number : I - 150400176 / 2023

30-01-2023

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 13:32 hrs on 30-01-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr Rajib Saha ,Claimant.

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 1,71,38,250/-

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

Execution is admitted on 30/01/2023 by 1. Mr Nikhil Ranjan Sarkar, Son of Late Paresh Chandra Sarkar, 17, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 2. Mr Samarendra Sarkar, Son of Late Paresh Chandra Sarkar, 17, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 3. Mr Samirendra Sarkar, Son of Late Paresh Chandra Sarkar, 17, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 4. Mr Rajib Saha, Son of Mr Ram Lal Saha, 44/22, Shyamnagar Road, Rajib Saha Sole Proprietor Of MAA Manasha Enterprise, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Kalipada Das, , Son of Late Surendra Nath Das, 18, Harish Neogi Road, P.O: Uttarpara, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by profession Law Clerk

Payment of Fees

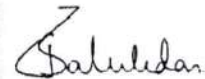
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 1462, Amount: Rs.100.00/-, Date of Purchase: 06/01/2023, Vendor name: Mita Dutta



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 7720 to 7747

being No 150400176 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2023.02.01 17:35:39 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/02/01 05:35:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)