

3612/23

I-3613/23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 779653

certified that the document is admitted to registration the signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document

Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, Barasa

18 MAY 2023

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that We, 1. SRI HARAPRASAD NASKAR (having PAN AKJPN3208Q, Aadhaar No. 9196 9735 0675 & Mobile No. 7439996035), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 2. SRI SIBPRASAD NASKAR (having PAN AUQPN4390Q, Aadhaar No. 5536 7183 0439 & Mobile No. 9051536365), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 3. SRI DEBENDRA PRASAD NASKAR (having PAN AMUPN3027A, Aadhaar No. 7757 4868 7196 & Mobile No. 9830848912), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 4. SRI DEBI PRASAD NASKAR (having PAN AIZPN0009P, Aadhaar No. 4506 1281 4692 & Mobile No. 9674056762), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 5. SRI RAJENDRA PRASAD NASKAR (having PAN ARLPN8552E, Aadhaar No. 8260

1284 08-5-23

100/

Tripki construction
BF 23/1 Homestead
KUD102

নং _____ তারিখ _____ মূল্য _____
 দেতার নাম ও পিতা _____
 জায়গা বিস্তারিত _____
 ক্রমিক নং _____
 পল্লভাগ নং _____
 উক্তের আধিকারিকের নাম _____

13/05/23
KUD102



Sayuk Hasan
 810 - Abby Khalil
 Botas court
 P.O + P.S - Bonayat

Registrar U/S 7(2)
 District Sub Registrar - I
 North 24 Parganas, Barasat

18 MAY 2023

18 MAY 2023

KUL - 700124

3119 1984 & Mobile No. 9674200582), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, all residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 6. **SRI BIJAN NASKAR** (having PAN BHEPN2494M, Aadhaar No. 7277 3005 1698 & Mobile No. 9088997711), son of Haralal Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, hereinafter called and referred to as the "**PRINCIPAL/ EXECUTANT**", **SEND GREETINGS:**

WHEREAS By virtue of Deed of settlement (Bengali Paribarik Bandobasta) dated **13/10/1993**, which was registered in the office of D.R. Barasat, recorded in Book No. 1, Volume No.105, Pages from. 190 to 196, being **Deed No. 6299** for the year 1993, one Sri Surendra Nath Naskar, son of Late Nilmani Naskar, resident of Chandiberia, P.S. Rajarhat, District-North 24 Paraganas, Transferred in favour of his Five sons namely 1. **Haraprasad Naskar** , 2. **Sibprasad Naskar**, 3. **Debendra Prasad Naskar** , 4. **Debi Prasad Naskar**, 5. **Rajendra Prasad Naskar**, all sons of Sri Surendra Nath Naskar, all residing at Chandiberia, P.S. Rajarhat, P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, **ALL THAT** piece and parcel of Shali land measuring more or less 1.75 Acre more or less, comprised in R. S. and L.R. Dag No. 147 (4 Decimals) , 149 (13 decimals), **196 (06 Decimals)** and 253 (1.52 Acre) under R.S. Khatian No. 11 corresponding L.R. **Khatian No. 343 and 552**, lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi No.10**, within the jurisdiction of Police Station Rajarhat, in the District of North 24 Paraganas, Parogana Kolikata, under the then A.D.S.R. Bidhannagar (Salt Lake City) presently A.D.S.R. New Town, free from all encumbrances.

AND WHEREAS after getting the aforesaid plot of land said 1. **Haraprasad Naskar** , 2. **Sibprasad Naskar**, 3. **Debendra Prasad Naskar** , 4. **Debi Prasad Naskar**, 5. **Rajendra Prasad Naskar**, all sons of Sri Surendra Nath Naskar, all residing at Chandiberia, P.S. Rajarhat, P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, North 24 Paraganas, Kolkata-700102, the Land Owners no. 1 to 5 herein recorded their names in the L.R.R.O.R. (L.R. Porcha) according to their respective share of land with the B.L.&L.R.O. Rajarhat **under L.R. Khatian No. 837, 838, 839, 840 and 841 respectively** , each having undivided land measuring 11.52 Chittacks more or less.

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AND WHEREAS Bijan Chandra Naskar @ Bijan Naskar, son of Haralal Naskar, being the Land Owner No 6 herein, residing at Chandiberia, P.S. Rajarhat, P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, is recorded owner of **ALL THAT** piece and parcel of Shali land measuring more or less 0.96 Decimal (share of 0.0600 out of 16 decimals) i.e. **9 Chittacks 13 Sq. ft.** more or less, comprised in L.R. Dag No. 196 , under **L.R. Khatian No. 311/2**, lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi No.10**, within the jurisdiction of Police Station Rajarhat, in the District of North 24 Paraganas, Parogana Kolikata, under the then A.D.S.R. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat, New Town, free from all encumbrances.

AND WHEREAS aforesaid **1. Haraprasad Naskar , 2. Sibprasad Naskar, 3. Debendra Prasad Naskar , 4. Debi Prasad Naskar, 5. Rajendra Prasad Naskar**, Land Owners No. 1 to 5 herein, having intention to develop their Land measuring 6 decimals more or less equivalent to more or less **3 (Three) Cottahs 9 (Nine) Chittacks 27 sq. ft.** , comprised in **L.R. Dag No. 196 , under L.R. Khatian No. 837, 838, 839, 840 and 841** respectively, lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi No.10**, within the jurisdiction of Police Station Rajarhat, in the District of North 24 Paraganas, Parogana Kolikata, under the then A.D.S.R. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat, New Town, free from all encumbrances discussed with **Bijan Chandra Naskar @ Bijan Naskar** (Owner of **9 Chittacks 13 Sq. ft.** more or less, comprised in L.R. Dag No. 196), the Land Owner No.6 herein and thereafter all the Land Owners herein have merged their two Plots of Land into a single plot of Land total measuring **4 (Four) Cottahs 2 (Two) Chittacks 40 (Forty) Sq. Ft.** more or less, which was subsequently converted from Shali to Bastu, hereinafter called and referred to as the "**LAND**" free from all encumbrances, morefully described in the **FIRST SCHEDULE** hereunder written and they have obtained a multi storied Building Plan from Rajarhat Gopalpur Municipality but subsequently could not proceed for construction work due to lack of experience and sufficient fund of money.

AND WHEREAS Land Owner being the Principals / Executants herein having intention to develop his First Scheduled Land by raising construction over there in accordance with the sanctioned Building Plan entered into a Development Agreement with "TRIPTI CONSTRUCTION", (having PAN AAUFT4827G) having its office address at BF-23/1, Ground Floor, Hanapara, Krishnapur, P.O - Krishnapur, P.S.- Baguiati, Kolkata-700102, District- North 24 Parganas, West Bengal, India, represented by it's partners 1. SRI ANWESH MONDAL (having PAN BDTPM8457Q, Aadhaar No. 4520 9404 2180 & Mobile No. 9836330976), son of Amiya Mondal, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at BF-21, Hanapara, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 2. SRI RATAN CHAKRABORTY (having PAN ALVPC6600Q, Aadhaar No. 3737 5719 8882 & Mobile No. 7980187145), son of Rabindra Nath Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at B.H-164/2, Vidyasagar Pally, Kestopur, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, which has been duly registered at the Office of the D.S.R. I, North 24 Pgs, Barasat and recorded as Deed No. 03604 of 2023.

NOW KNOW BY THESE PRESENTS that We, 1. SRI HARAPRASAD NASKAR (having PAN AKJPN3208Q, Aadhaar No. 9196 9735 0675 & Mobile No. 7439996035), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 2. SRI SIBPRASAD NASKAR (having PAN AUQPN4390Q, Aadhaar No. 5536 7183 0439 & Mobile No. 9051536365), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 3. SRI DEBENDRA PRASAD NASKAR (having PAN AMUPN3027A, Aadhaar No. 7757 4868 7196 & Mobile No. 9830848912), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 4. SRI DEBI PRASAD NASKAR (having PAN AIZPN0009P, Aadhaar No. 4506 1281 4692 & Mobile No. 9674056762), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 5. SRI RAJENDRA PRASAD NASKAR (having PAN ARLPN8552E, Aadhaar No. 8260 3119 1984 & Mobile No. 9674200582), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, all residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 6. SRI BIJAN NASKAR (having PAN BHEPN2494M, Aadhaar No. 7277 3005 1698 & Mobile No. 9088997711), son of Haralal Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business,

residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, do hereby nominate, constitute and appoint **"TRIPTI CONSTRUCTION"**, (having PAN AAUFT4827G) having its office address at BF-23/1, Ground Floor, Hanapara, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata-700102, District- North 24 Parganas, West Bengal, India, represented by it's partners 1. **SRI ANIMESH MONDAL** (having PAN BDTPM8457Q, Aadhaar No. 4520 9404 2180 & Mobile No. 9836330976), son of Amiya Mondal, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at BF-21, Hanapara, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 2. **SRI RATAN CHAKRABORTY** (having PAN ALVPC6600Q, Aadhaar No. 3737 5719 8882 & Mobile No. 7980187145), son of Rabindra Nath Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at B.H-164/2, Vidyasagar Pally, Kestopur, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, as our true and lawful attorney for us and on our behalf to do, inter alia, the following acts, deeds and things concerning the first scheduled land hereunder written.

1. To construct and/or develop the First Scheduled Land by erecting building as per sanctioned building plan.
2. To negotiate with the intending purchaser of any Flat/Shop/Garage in the proposed building to be constructed on the First Scheduled land hereunder written, finalize the deal with them and thereafter to sign, execute and enter into suitable agreement for the same in respect of the Developer's allocation with such intending purchaser/s on our behalf except owner's allocation portion.
3. To receive from the intending purchaser/s any earnest money and/or advance and also the entire consideration money and keep all money and cheque/s in the account of **DEVELOPER** related to Developer's Allocation only and to issue valid receipts and/or discharge for the same on our behalf, which shall protect the purchaser/s.
4. Upon receipt of the entire consideration as aforesaid, execute agreement for sale and deliver any execute deed of conveyance/s of any Flat/Shop/Garage in the proposed building to be constructed in the First Scheduled Land hereunder written except owner's allocation portion in favour of such purchaser/s or her/ their nominee/s or assignee/s on our behalf.

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5. To present any such deed of conveyance/s for registration and to admit execution and receipt of consideration before any A.D.S.R., D.R. and Registrar of Assurances or any other officer having authority to have the said conveyances registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the Flat/Shop/Garage of Developer's allocation in the proposed building to be constructed on the First Scheduled Land hereunder written to the purchaser/s as fully and effectually we could do the same ourselves.
6. To raise loan and/or borrow from time to time such sums of money or moneys for construction of the building and without making us liable for the same and upon such terms as my said attorney may think fit for development of the LAND and for such purpose, to execute such mortgages, charges, pledges or other securities of the Developer's Allocation upon such agreements, terms, conditions as the attorney may think proper, without encumbering the owner's allocation portion.
7. To execute, carry into effect and perform all agreements and contracts entered into by us with any other person or persons, as our own act and deed and/or to cancel and/or repudiate the same without making us liable for any loss or damage by reason thereof.
8. To engage and appoint any solicitor, advocate to act and plead and otherwise conduct the case whenever our said attorney thinks proper to do so.
9. To appear before all statutory authorities on my behalf regarding the first scheduled land and the proposed building to be constructed and to appear before court of law and to affirm affidavit therewith and to depose on my behalf.
10. To do all other acts and things in connection with the proposed project as effectually as we could do the same if we were personally present, and all and whatever our said attorney shall lawfully do, we do hereby agree to ratify and confirm.

And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney/s, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this presents.



THE FIRST SCHEDULE ABOVE REFERRED TO :**("Said Land")**

ALL THAT piece and parcel of Bastu Vacant Land measuring more or less **4 (Four) Cottahs 2 (Two) Chittacks 40 (Forty) Sq. Ft.** more or less, comprised in **L.R. Dag No. 196** , under **L.R. Khatian No. 837** (Land measuring 11.52 Chittacks more or less), **838**(Land measuring 11.52 Chittacks more or less), **839** (Land measuring 11.52 Chittacks more or less), **840** (Land measuring 11.52 Chittacks more or less) , **841** (Land measuring 11.52 Chittacks more or less) **and 311/2** (Land measuring 9 Chittacks 13 Sq. ft. more or less) , lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re. Sa. No.-176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi No.10**, within the jurisdiction of Police Station Rajarhat presently New Town , Under Ward No.22 of R.G.M. and presently Ward No.25 of B.M.C. , in the District of North 24 Paraganas, Parogana Kolikata, under presently A.D.S.R. Rajarhat, New Town formerly Bidhannagar (Salt Lake City),together with egress and ingress facilities, together with all easement right appurtenant thereto, free from all encumbrances and the same is butted and bounded as follows:

ON THE NORTH : **28' Feet Wide Chandiberia Main Road;**
ON THE SOUTH : Land of L.R. Dag 197;
ON THE EAST : Land of L.R. Dag 195;
ON THE WEST : Building of Fatik Chandra Naskar.

THE SECOND SCHEDULE ABOVE REFERRED TO :**(LAND OWNER'S ALLOCATION)****LAND OWNER'S ALLOCATION:** shall mean-

1. The Land Owners No. 1 to 5 herein ,will get total **50% (Fifty Percent) constructed area** of the proposed building in the manner as follows:

(A) Ground Floor: 50% Constructed Area, as per their land area.

(B) First Floor: Entire 1st Floor, as per their land area.

(C) Third Floor: Entire 3rd Floor, as per their land area.

(D) In case the Developer constructs any additional floor over (G+4) story , the Land Owner Nos. 1 to 5 will get **50% (Fifty Percent) constructed area** in the back side of said 5th Floor.

Apart from the above Land Owners No. 1 to 5 will get **Refundable** amount of **Rs.5,00,000/- (Rupees Five Lakhs only)** to be paid by the developer to the land owner at the time of the registration of Development Agreement.

It is pertinent to mention here that the Land Owners No. 1 to 5 shall refund the aforesaid **Rs.5,00,000/- (Rupees Five Lakhs only)** to the Developer before receiving possession of their allocation.

2. The Land Owner No. 6 herein will get **200 sq. ft. covered area** in the Ground Floor of the proposed building..

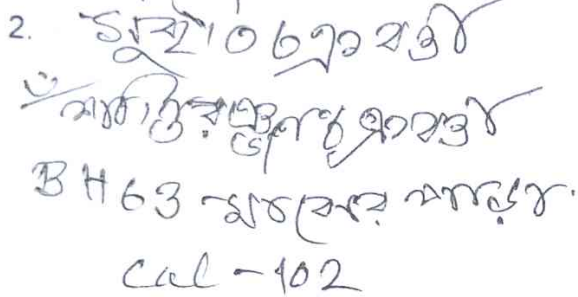
THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Developer's Allocation shall always mean the remaining constructed area of the Multi Storied building to be constructed in the First Scheduled land:

IN WITNESS WHEREOF, We have executed this power of attorney on this 18th day of May of 2023.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PRINCIPAL
in presence of:-

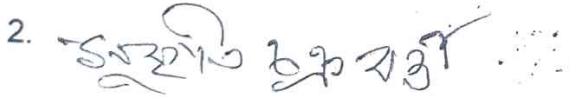
1. Suman Das Bairagya
40 Sukumar Das Bairagya
vill. Po - Samanta Para
Dist - Purba Burdhaman
P. S - Ausgram
Pin - 713144

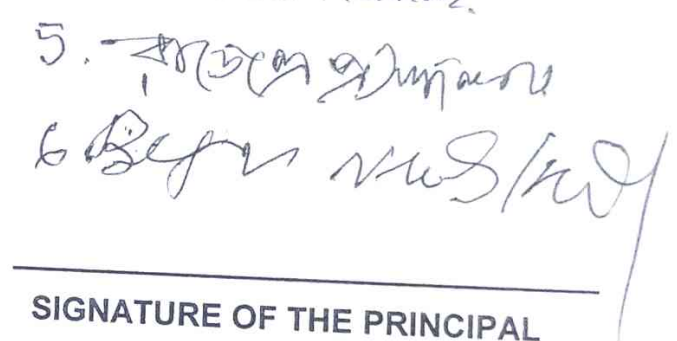
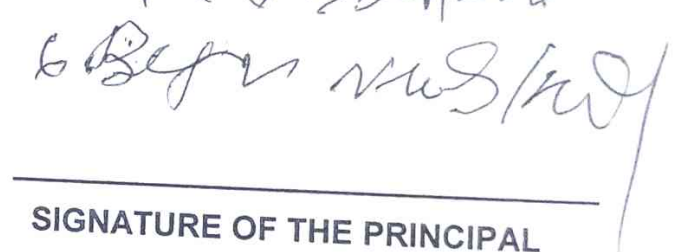
2. 
B H 63 - 2/2/2/2/2
cal - 102

Accepted by :
Attorney

In presence of:-

1. Suman Das Bairagya

2. 

1. Hanuprasad Naskar,
2. Gile Prasad Naskar
3. Debendra Prasad Naskar
4. Acti Prasad Naskar
5. 
6. 

SIGNATURE OF THE PRINCIPAL

TRIPTI CONSTRUCTION



Partner

TRIPTI CONSTRUCTION



Partner

SIGNATURE OF THE ATTORNEY

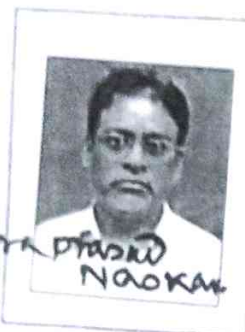
Drafted as documents available, parties' instruction,
read over and explained in Bengali by me:



Advocate

Tanay Krishna Ghosh
Adv.
WB/258/1920/2016
Barasat Judges Court

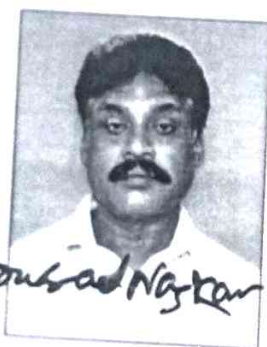
SPECIMEN FORM FOR TEN FINGERPRINTS



Haraprasad NASKAR

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Haraprasad Naskar



Sibprasad NASKAR

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sibprasad Naskar



Debendra Prasad NASKAR

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Debendra Prasad Naskar

SPECIMEN FORM FOR TEN FINGERPRINTS



Deti Prasad Naskar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

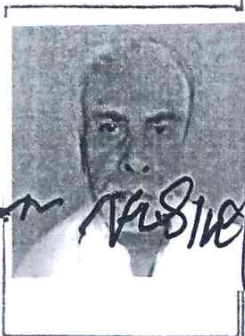
Signature Deti Prasad Naskar



Brijendra Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Brijendra Kumar



Biju Kumar











	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Biju Kumar

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SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Anish Munde.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ratan Chavhan



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

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Major Information of the Deed

Deed No :	I-1501-03613/2023	Date of Registration	18/05/2023
Query No / Year	1501-8001275979/2023	Office where deed is registered	
Query Date	18/05/2023 2:12:01 PM	D S R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Saruk Hasan Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9123613123, Status : Solicitor firm		
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		
Stampduty Paid(SD)	Rs. 52,14,825/-		
Rs 100/- (Article 48(g))	Registration Fee Paid		
Remarks	Rs. 53/- (Article: E, E, M(b))		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150103604/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



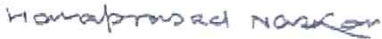



Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Chandiberia, Mouza: Chandiberia, Pin Code : 700102

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-196	LR-837	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-196	LR-838	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-196	LR-839	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-196	LR-840	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-196	LR-841	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :

LR-196	LR-311/2	Bastu	Bastu	9 Chatak 13 Sq Ft		7,24,185/-	Width of Approach Road: 28 Ft. Adjacent to Metal Road, Project Name :
		TOTAL :		6.8979Dec	0 /-	52,14,825 /-	
		Grand Total :		6.8979Dec	0 /-	52,14,825 /-	

Principal Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri HARAPRASAD NASKAR Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office</p>	<p>Photo</p>  <p>18/05/2023</p>	<p>Finger Print</p>  <p>LTI 18/05/2023</p>	<p>Signature</p>  <p>18/05/2023</p>
<p>CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx8Q, Aadhaar No: 91xxxxxxxx0675, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Shri SIBPRASAD NASKAR Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office</p>	<p>Photo</p>  <p>18/05/2023</p>	<p>Finger Print</p>  <p>LTI 18/05/2023</p>	<p>Signature</p>  <p>18/05/2023</p>
<p>CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0Q, Aadhaar No: 55xxxxxxxx0439, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
Shri DEBENDRA PRASAD NASKAR Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023

CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx7A, Aadhaar No: 77xxxxxxxx7196, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri DEBI PRASAD NASKAR Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023

CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx9P, Aadhaar No: 45xxxxxxxx4692, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri RAJENDRA PRASAD NASKAR Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023

CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx2E, Aadhaar No: 82xxxxxxxx1984, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office



















Name	Photo	Finger Print	Signature
Shri BIJAN NASKAR Son of SURENDRA NATH NASKAR Executed by Self, Date of Execution: 18/05/2023 Admitted by Self, Date of Admission: 18/05/2023, Place Office			
18/05/2023	LTI 18/05/2023	18/05/2023	

CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx4M, Aadhaar No: 72xxxxxxxx1698, Status Individual, Executed by: Self, Date of Execution: 18/05/2023, Admitted by: Self, Date of Admission: 18/05/2023, Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TRIPTI CONSTRUCTION BF-23/1, GROUND FLOOR, HANAPARA, KRISHNAPUR, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102, PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ANIMESH MONDAL (Presentant) Son of AMIYA MONDAL Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>May 18 2023 3:21PM</td> <td>LTI 18/05/2023</td> <td>18/05/2023</td> <td></td> </tr> </tbody> </table> <p>BF-21, HANAPARA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx7Q, Aadhaar No: 45xxxxxxxx2180 Status : Representative, Representative of : TRIPTI CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Shri ANIMESH MONDAL (Presentant) Son of AMIYA MONDAL Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office				May 18 2023 3:21PM	LTI 18/05/2023	18/05/2023	
Name	Photo	Finger Print	Signature										
Shri ANIMESH MONDAL (Presentant) Son of AMIYA MONDAL Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office													
May 18 2023 3:21PM	LTI 18/05/2023	18/05/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri RATAN CHAKRABORTY Son of RABINDRA NATH CHAKRABORTY Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>May 18 2023 3:22PM</td> <td>LTI 18/05/2023</td> <td>18/05/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri RATAN CHAKRABORTY Son of RABINDRA NATH CHAKRABORTY Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office				May 18 2023 3:22PM	LTI 18/05/2023	18/05/2023	
Name	Photo	Finger Print	Signature										
Shri RATAN CHAKRABORTY Son of RABINDRA NATH CHAKRABORTY Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office													
May 18 2023 3:22PM	LTI 18/05/2023	18/05/2023											

B H-164/2, VIDYASAGAR PALLY, KESTOPUR, RAJARHAT GOPALPUR (M), City:- , P.O:-
 KRISHNAPUR, P.S.-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex:
 Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0Q, Aadhaar No:
 37xxxxxxxx8882 Status : Representative, Representative of : TRIPTI CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Saruk Hasan Son of Abdul Khalil Barasat Judges Court, City:- , P.O:- Barasat, P.S.-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124			
	18/05/2023	18/05/2023	18/05/2023

Identifier Of Shri HARAPRASAD NASKAR, Shri SIBPRASAD NASKAR, Shri DEBENDRA PRASAD NASKAR, Shri DEBI PRASAD NASKAR, Shri RAJENDRA PRASAD NASKAR, Shri BIJAN NASKAR, Shri ANIMESH MONDAL, Shri RATAN CHAKRABORTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri HARAPRASAD NASKAR	TRIPTI CONSTRUCTION-1.188 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SIBPRASAD NASKAR	TRIPTI CONSTRUCTION-1.188 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri DEBENDRA PRASAD NASKAR	TRIPTI CONSTRUCTION-1.188 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri DEBI PRASAD NASKAR	TRIPTI CONSTRUCTION-1.188 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri RAJENDRA PRASAD NASKAR	TRIPTI CONSTRUCTION-1.188 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri BIJAN NASKAR	TRIPTI CONSTRUCTION-0.957917 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Chandiberia, Mouza: Chandiberia, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 196, LR Khatian No:- 837	Owner: হরপ্রসাদ নস্কর, Gurdian: সুরেন্দ্রনাথ নস্কর, Address: নিজ , Classification: শালি, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 196, LR Khatian No - 838	Owner: শিবপ্রসাদ নস্কর, Gurdian: সুরেন্দ্রনাথ নস্কর, Address: নিজ , Classification: শালি,	Owner Name not selected by applicant.
L3	LR Plot No:- 196, LR Khatian No:- 839	Owner: দেবেন্দ্র প্রসাদ নস্কর, Gurdian: সুরেন্দ্রনাথ নস্কর, Address: নিজ , Classification: শালি, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 196, LR Khatian No:- 840	Owner: দেবীপ্রসাদ নস্কর, Gurdian: সুরেন্দ্রনাথ নস্কর, Address: নিজ , Classification: শালি, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 196, LR Khatian No:- 841	Owner: রাজেন্দ্র প্রসাদ নস্কর, Gurdian: সুরেন্দ্রনাথ নস্কর, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 196, LR Khatian No:- 311/2	Owner: বীজন চন্দ্র নস্কর, Gurdian: হরলাল নস্কর, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Owner Name not selected by applicant.

On 18-05-2023

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 13.55 hrs on 18-05-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri ANIMESH MONDAL .

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 52,14,825/-

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

Execution is admitted on 18/05/2023 by 1. Shri HARAPRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri SIBPRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri DEBENDRA PRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 4. Shri DEBI PRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 5. Shri RAJENDRA PRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 6. Shri BIJAN NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business
Identified by Saruk Hasan, , Son of Abdul Khalil, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 18-05-2023 by Shri ANIMESH MONDAL, PARTNER, TRIPTI CONSTRUCTION, BF-23/1, GROUND FLOOR, HANAPARA, KRISHNAPUR, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Saruk Hasan, , Son of Abdul Khalil, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 18-05-2023 by Shri RATAN CHAKRABORTY, PARTNER, TRIPTI CONSTRUCTION, BF-23/1, GROUND FLOOR, HANAPARA, KRISHNAPUR, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Saruk Hasan, , Son of Abdul Khalil, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 Court Fees, Amount Rs 10 00/-

2 Stamp Type Impressed, Serial no 1284, Amount Rs. 100.00/-, Date of Purchase: 08/05/2023, Vendor name MITA DUTTA



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 90912 to 90935
being No 150103613 for the year 2023.



Digitally signed by Rajendra Prasad
Upadhyay

Date: 2023.05.26 15:17:22 +05:30

Reason: Digital Signing of Deed.

Rajendra Prasad Upadhyay

(Rajendra Prasad Upadhyay) 2023/05/26 03:17:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

