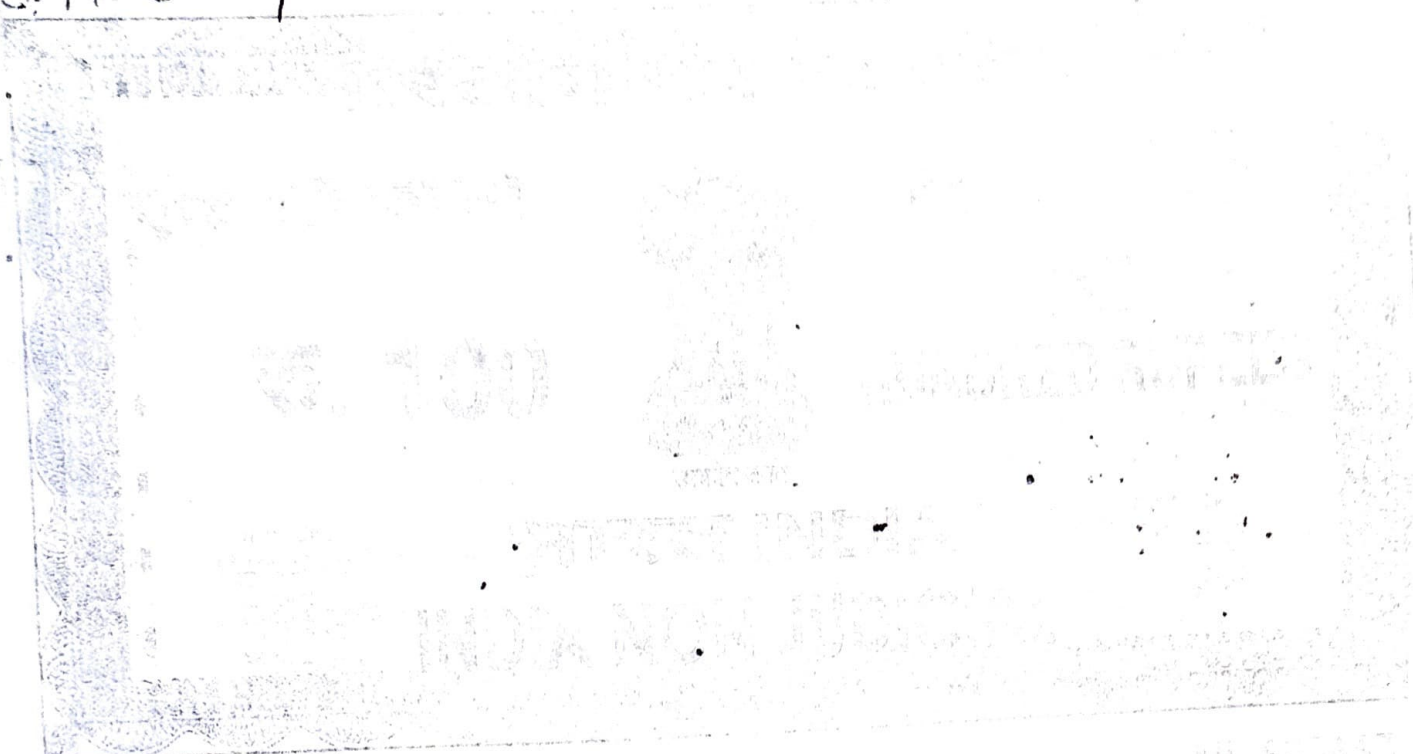


② J. N-8252/24

J-8235/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8-3147867/24
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Content of the document is subject to
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[Signature]

Respectable U/S
District Sub-Registrar
West Bengal, Kolkata

1 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, WE, 1. SMT TAPATI DEB (PAN- ARTPD4096R) (AADHAR NO- 5492 1747 7762) (VOTER ID- CDK0679001), Wife of- Late Dipak Chandra Deb, By occupation- Housewife , **2. JOYDEEP DEB (PAN- AGYPD0111F) (AADHAR NO-7873 0948 3409) (VOTER ID- CDK2454999)** Son of- Late Dipak Chandra Deb both are residing at-340, Main Road West, New Barrackpur, Kolkata- 700131, **3.SRI RAHUL DEB , (PAN- ABUPD7475K) (AADHAR NO- 8646 5875 4464) (VOTER ID- UKF0033977),** S/O- Late Birendra Ranjan Deb, residing at- 201, 3 no ward, Capital Complex Quarter Type III/B/2, PO- Kunjaban, Agartala, A.M.C. West Tripura, 799006. By occupation- Retired Person all are by faith- Hindu , by Nationality- Indian , hereinafter referred to as the **PRINCIPAL/EXECUTANT**

WHEREAS by the strength of Deed of Conveyance which was registered in 2005 of 19 April in favour of Dipak Chandra Deb, Bipul Deb and Rahul Deb (Deed No- I- 01208, dated 24th February, 2005, D.S.R- I) and thereafter muted their names in New Barrackpore Municipality.

THAT it is needed to be mentioned that New Barrackpore Co- Operative Homes Ltd. Sold and allotted 5 Kattah 4 Chatack of land in favour of Dipak Chandra Deb, Bipul Deb and Rahul Deb but by physical measurement it is measured as 5 Kattah.

WHEREAS Bipul Deb gifted his portion of Land(1Katah 12 Chatak) under Khatian No. 817, Mouza Masunda to his elder brother Dipak Chandra Deb via Gift Deed in the Year 2018, 15th May (Book No- I, Volume Number- 1501-2018, Pages from 94750 to 94773, Being No- 150103502 for the Year 2018)

AND WHEREAS Dipak Chandra Deb amalgamated both of property and became Owner of land of 3 kattah 8 chattack more or less lying on J.L No- 34, L.R. Khatian No- 817 & 1443 , R.S. Khatian No- 96, L.R. Dag No - 2255 (RS Dag No- 280/2317 , 280/2318) , Holding No- 341, Ward No-5 under Police Station- New Barrackpore , District -North 24 Parganas and thereafter muted his name in New Barrackpore Municipality under ward no- 5, by making Pucca residential building thereon and paying all taxes up to date to the authority concern and have / had every right title and interest over the said land and the land is free from all encumbrances.

WHEREAS Dipak Chandra Deb died on 02/08/2020 living behind his legal heirs, his wife Tapati Deb and Sri Joydeep Deb. Now they are the Owner of the said land as they are the only legal heirs of Late Dipak Chandra Deb.

I- 01208. dated 24th February, 2005, D.S.R- I) and thereafter muted their names in New Barrackpore Municipality.

AND WHEREAS as per record Rahul Deb got 1 Katah 12 Chatak but physically he had 1 Kattah 8 Chattack of land more or less lying on J.L No- 34, . Khatian No- 2007 , L.R. Dag No - 2255 (RS Dag No- 280/2317 & 280/2318) , Holding No- 340, Ward No-5 under Police Station- Khardah then Ghola Now New Barrackpore , District -North 24 Parganas and thereafter muted his name in New Barrackpur Municipality under ward No- 5, and paid all taxes up to date to the authority concern and have / had every right title and interest over the said land and the land is free from all encumbrances.

AND WHEREAS Rahul Deb , Tapati Deb & Joydeep Deb applied for mutation and amalgamation (Application Number- NBKM/24-25/MU/000010 dated- 03/04/2024) for the Holding Nos 340 & 340/1, which has been approved and the amalgamated holding number has been recorded in the Municipal Assessment Registers bearing Holding No- 340 of Ward No- 5, Total land- 05 Katah Under Mouza- Masunda, J.L No- 34, LR Khatian- 817, 1443 ,2007, L.R Dag- 2255, RS- 2317 & 2318. And the Land has been identified as Vacant Land by the New Barrackpore Municipality.

AND WHEREAS the,1. SMT TAPATI DEB, 2. SRI JOYDEEP DEB & 3. SRI RAHUL DEB having the desire to develop their land by constructing a multi-storied building thereon, but having no experience in carrying out construction work as well as the financial capacity to do so, approached the Developer, viz. **NEW S.P. CONSTRUCTION (PAN-AATFN1907G)** , a partnership firm, having its office at Flat No- AC, 1st Floor, Shefali Apartment, 9 &12, Main Road West, P.O. & P.S. New Barrackpore, District North 24-Parganas, Kolkata-700 131, Represented by its Partners (1) **SRI SUJOY KUMAR POI (PAN - AFWPP5997C) (AADHAR NO- 8125 5331 4679) (VOTER ID- CDK3465010)** Son of Late Manoranjan Poi ,by Faith- Hindu, by Occupation- Business, (2) **SRI SUBHRAJIT POI (PAN- BILPP4074K), (AADHAR NO- 6738 5512 2161) (VOTER ID-XVM1039825)** Son of Sri Sujoy Kumar Poi, by occupation Business, both are residing at 9, Main Road West, P.O. & P.S. New Barrackpore, District North 24-Parganas, Kolkata-700 131, to develop their said land by constructing a multi-storied (G+ 4 storied) building thereon at the cost and expense of the said Developer and after holding prolonged discussions bilaterally and having executed a Memorandum of Understanding dated among themselves in the said regard have also entered into a Development Agreement on 11/12/24.... which was registered in the office of the **D.S.R.-I**....., District North 24

Parganas being no. T-8232/24, for the year 2024 with the said Developer under the terms and conditions contained therein.

AND WHEREAS the Executant herein, said **1. SMT TAPATI DEB, 2. SRI JOYDEEP DEB & 3. SRI RAHUL DEB** viz. the said being unable, inter alia, to attend to necessary legal formalities, cause mutation and comply with other necessary statutory compliances as also deal with intending purchasers of the saleable portions in the aforesaid newly constructed building due to her various preoccupations require the Developer, viz. **NEW S.P. CONSTRUCTION**, represented by its Partners and **SRI SUJOY KUMAR POI and SRI SUBHRAJIT POI** as their agent for looking after her affairs for and on her behalf and during her absence in pursuance of the aforementioned Development Agreement.

NOW BE IT KNOWN by these presents that **WE, 1. SMT TAPATI DEB, 2. SRI JOYDEEP DEB & 3. SRI RAHUL** the said the Principal/ Executant herein, do hereby nominate, appoint and constitute **NEW S.P. CONSTRUCTION (PAN- AATFN1907G)**, a partnership firm, having its office at Flat No- AC, 1st Floor, Shesali Apartment, 9 & 12. Main Road West, P.O. & P.S. New Barrackpur, District North 24-Parganas, Kolkata- 700131, Represented by its Partners **(1) SRI SUJOY KUMAR POI (PAN - AFWPP5997C) (AADHAR NO- 8125 5331 4679) (VOTER ID- CDK3465010)** Son of Late Manoranjan Poi, by Faith- Hindu, by Occupation- Business, **(2) SRI SUBHRAJIT POI (PAN- BILPP4074K) (AADHAR NO- 6738 5512 2161) (VOTER ID-XVM1039825)** Son of Sri Sujoy Kumar Poi, by occupation Business, both are residing at 9, Main Road West, P.O. & P.S. New Barrackpore, District North 24-Parganas, Kolkata- 700 131, as my true and lawful Attorney, for myself and to act in my name and on my behalf and to do and execute all or any of the following acts, deeds and things in respect of the property more fully and particularly described in the **Schedules-I & II** herein below, that is to say:-

1. To appear and represent before the authorities of New Barrackpore Municipality/ W.B.S.E.D.C Ltd/ Airport Authority of India and before all statutory and local bodies as and when necessary for thjre purpose of new building/s and do all needful as per terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/ registration and sale of flats, shops, garage, spaces of Developer's Allocation.
2. To submit the building plan for the proposed multi-storied (G+4 storied) building to be constructed over the land of the Principal/Executants herein more fully and particularly described in the Schedule-I herein below before the New Barrackpore Municipality and/or

any other authority concerned for obtaining necessary sanction and also sign on the said building plan on our behalf and receive the same after having obtained such sanction.

3. To negotiate on terms for and to agree and enter into and conclude any agreement or agreements for sale in respect of the developer's allocation of the proposed multi-storied building over the land more fully and particularly described in the **Schedule-II** herein below with any intending Purchaser or Purchasers at such price as may be agreed upon by our said Attorney and/or cancel or repudiate the same and to receive money and/or consideration against proper receipt issued by my said Attorney.

4. To receive from intending purchaser or purchasers any earnest money or advance as also balance of purchase money before or after executing any deed of sale and issue proper and valid receipt and discharge for the same and protect the intending purchaser or purchasers in my name and on my behalf in respect of the Developer's allocation in the aforesaid multi-storied building.

5. Upon receipt of the aforesaid monies in my name and as my acts and deeds to sign, execute and deliver any deed or deeds of conveyance in respect of any one or more in respect of the Developer's allocation in the said land and building or any portion of it in favour of such intending purchasers or their nominee or nominees or assigns by my said Attorney.

6. To present any deed or deeds of conveyance or other documents for registration when executed in our name and on my behalf before the District Registrar Office, Additional District Sub-Registrar's Office and/or Registrar of Assurance, Kolkata having authority for such registration and to get them registered in accordance with law and to do all such acts, deeds and things in respect of the Developer's allocation in the aforesaid land with building which my said Attorney may consider necessary for transferring and/or conveying to any purchaser or purchasers fully and effectually in all respects as we would have done ourselves..

7. To effect mutation before the New Barrackpore Municipality and other statutory authorities and sign on all applications in connection therewith on our behalf in respect of the aforesaid property.

8. To appear and represent us before all courts of law i.e. civil and criminal, and before all for a, income tax, revenue and statutory authorities, quasi-judicial authorities and tribunals and to institute, commence, prosecute, carry on, defend or resist all cases, suits and proceedings, sign, execute, affirm and verify all petitions, complaints, written statements, written objections as also withdraw and compromise cases and prefer appeals and accept all summons, notices, etc. in respect of the aforesaid property.

9. To appoint and engage on my behalf Advocates and Solicitors whom my Attorney shall think proper in connection with the above.

10. To do and perform all such acts, deeds and things deemed fit, necessary and expedient in respect of the Developer's allocation in the aforesaid property and obtain clearance or permission from the appropriate authority where so ever deemed necessary for sale of the Developer's allocation or any part or portion thereof at the Developer's own cost.

11. To obtain all necessary permissions from the statutory authorities including the Airport Authority and concerned electricity supply authority for any kind of permission in respect of the aforesaid building.

12. To make necessary alterations and changes in respect of the nature and character of the aforesaid property/building upon obtaining necessary permissions from the statutory authorities.

13. That the Attorney will do the aforesaid will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the Schedule of the said Registered Agreement for Development.

BE IT MADE CLEAR HEREIN that this Development Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the said Attorney is being created on the property which is the subject matter of this Power of Attorney.

AND, 1. SMT TAPATI DEB, 2. SRI JOYDEEP DEB & 3. SRI RAHUL DEB
HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever other act or acts that my said Attorney shall lawfully do, execute, perform or cause to be done, or have executed or performed in connection with sale of the Developer's allocation or in respect of any part or portion of the same in the aforesaid property and other acts done under and by virtue of this Development Power of Attorney till completion of transfer of the Developer's allocation of the multi-storied building shall be valid and binding on us for all intents and purposes as if done by us personally.

FIRST SCHEDULE REFERRED TO ABOVE

(SCHEDULE-A)

(Land details of Late Depak chandra Deb)

ALL THAT piece and parcel of land physically measuring an area 3 Cottah 08 chattak more or less lying and situated at Mouza- Masunda, J.L No- 34, L.R. Khatian No- 817 (area 1 cottah 12 chattak) & 1443 (area 1 cottah 12 chattak), R.S. Khatian No- 96, L.R. Dag No - 2255 (RS Dag No- 280/2317 ,280/2318) , Holding No- 340/1, Main Road West, Ward No-5 under Police Station- New Barrackpore , District -North 24 Parganas and it is muted in New Barrackpore Municipality , which is butted and bounded as follows :-

On the North : Land of Rahul Deb

On the South : Land of Snehalata Dey

On the East : 25' wide Main Road West / Dr. B.C. Roy Saranee by Lane

On the west : Land of Dipa Deb

(SCHEDULE-B)

(Land details of Rahul Deb)

ALL THAT piece and parcel of land recoded as 1 Cottah 12 Chatak but physically measured as an area of 1Kattah 8 chattak Vacant Land more or less lying and situated at Mouza- Masunda, J.L No- 34, Khatian No- 2007 (area 1 cottah 12 chattak), L.R. Dag No - 2255 (R.S Dag- 280/2317 & 280/2318) , Holding No- 340, Main Road West , Ward No-5 under Police Station- New Barrackpur , District -North 24 Parganas and it is muted in New Barrackpur Municipality , which is butted and bounded as follows :-

On the North : Land of Tarun Sarkar

On the South : Land of Dipak Deb

On the East : 25' Wide Main Road West / Dr. B.C. Roy Saranee by Lane

On the west : Land of Adhir Kumar Sarkar

SECOND SCHEDULE REFERRED TO ABOVE

(Amalgamated Schedule)

ALL THAT piece and parcel of land recorded as 5 Cottah 4 Chattack physically measuring as an area of 05 Kattah Vacant Land more or less lying and situated at Mouza- Masunda, J.L. No- 34, L.R. Khatian No- 817 (area 1 cottah 12 chattak), 1443 (area 1 cottah 12 chattak), 2007 (area 1 cottah 12 chattak) L.R. Dag No - 2255, 2317 & 2318 , Amalgamated Holding No- 340, Main Road West , Ward No-5 under Police Station- New Barrackpur , West Bengal- 700131 District -North 24 Parganas and it is muted in New Barrackpur Municipality , which is butted and bounded as follows :-

On the North : : Land of Tarun Sarkar

On the South : Land of Dipak Deb

On the East : 25' Wide Main Road West/ Dr. B.C. Roy Saranee by Lane

On the west : Land of Dipa Deb & Adhir Kumar Sarkar

THIRD SCHEDULE REFERRED TO HEREIN ABOVE

(Building)

ALL THAT G+4 storied building known as- **DEB APARTMENT** being Holding No. 340, Main Road West Road, P.O. & P.S. New Barrackpore, Kolkata-700131 in the District of North 24 Parganas, under Ward No.3 of the New Barrackpore Municipality constructed on the land more fully and particularly described in the **SCHEDULE-I & II** herein above with undivided, impartible and proportionate share and interest in the said land underneath the building with common easement rights.

IN WITNESS WHEREOF PRINCIPAL / EXECUTANT herein have put our respective
hands and seals on these presents on this the ...11.... day of December.. 2024.

SIGNED, SEALED & DELIVERED

in presence of the under mentioned WITNESSES:

1. Sagarika Poi
G, Main Road West
P.O. BRS-NBP, Kdt-131

2. Shikha Melo
174/4 Nabapally Licha
Bagam, P.O. BRS-NBP
Kdt-131

1. Japati Deb

2. Joydeep Deb.

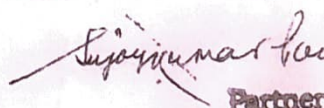
3. Rahul Deb.

**SIGNATURE OF THE PRINCIPAL /
EXECUTANT**

Drafted by:

Sudeshma Das
F-1397/2018
Barasat Judges' Court

New S. P. Construction New S. P. Construction


Partner

Sushojit Poi

Partner

SIGNATURE OF THE ATTORNEY

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

Name TAPATI DEB
 Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

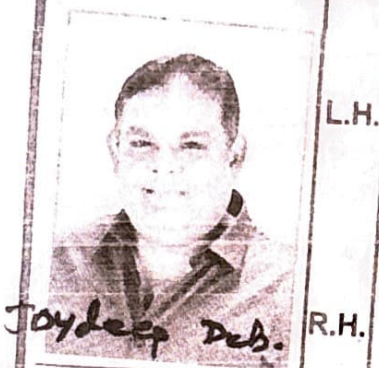


L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)
 (2) Name JOYDEEP DEB

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)
 (3) Name RAHUL DEB

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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

Name..... SUJOY KUMAR POI

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Sujoy Kumar Poi

Sujoy Kumar Poi

Signature of the Presentant

Executant, Claimant/Attorney/Principal/Guardian/ Testator, (Tick the appropriate status)

(2) Name..... SUBHRAJIT POI

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Subhrajit Poi

All the above fingerprints are of the above named person and attested by the said person

Subhrajit Poi
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

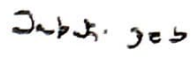
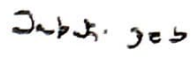
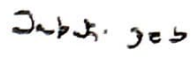
Deed No :	I-1501-08235/2024	Date of Registration	11/12/2024
Query No / Year	1501-8003147860/2024	Office where deed is registered	
Query Date	11/12/2024 4:19:47 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sudeshna Das Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8420149980, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 74,41,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150108232/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Dr.B.C.Roy Sarani, Mouza: Masunda, , Ward No: 5, Holding No:340 Pin Code : 700131

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-2255	LR-817	Bastu	Bastu	1 Katha 12 Chatak		24,80,625/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2255	LR-1443	Bastu	Bastu	1 Katha 12 Chatak		24,80,625/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2255	LR-2007	Bastu	Bastu	1 Katha 12 Chatak		24,80,625/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.6625Dec	0 /-	74,41,875 /-	
		Grand Total :			8.6625Dec	0 /-	74,41,875 /-	

Principal 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> Tapati Deb (Presentant) Wife of Late Dipak Chandra Deb Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office </td> <td>  11/12/2024 </td> <td>  Captured LTI 11/12/2024 </td> <td>  11/12/2024 </td> </tr> </tbody> </table> 201, 3 No Ward, Capital Complex Quarter Type - III/B/2, City:- , P.O:- Kunjaban, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: arxxxxxx6R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Tapati Deb (Presentant) Wife of Late Dipak Chandra Deb Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	 11/12/2024	 Captured LTI 11/12/2024	 11/12/2024
Name	Photo	Finger Print	Signature						
Tapati Deb (Presentant) Wife of Late Dipak Chandra Deb Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	 11/12/2024	 Captured LTI 11/12/2024	 11/12/2024						
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Name	Photo	Finger Print	Signature						
Joydeep Deb Wife of Late Dipak Chandra Deb Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	 11/12/2024	 Captured LTI 11/12/2024	 11/12/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Rahul Deb Son of Birendra Ranjan Deb Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office </td> <td>  11/12/2024 </td> <td>  Captured LTI 11/12/2024 </td> <td>  11/12/2024 </td> </tr> </tbody> </table> 201 3 NO WARD CAPITAL COMPLEX QUATER TYPE III /B /2, City:- , P.O:- KUNJABAN, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ABxxxxxx5K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Rahul Deb Son of Birendra Ranjan Deb Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	 11/12/2024	 Captured LTI 11/12/2024	 11/12/2024
Name	Photo	Finger Print	Signature						
Rahul Deb Son of Birendra Ranjan Deb Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	 11/12/2024	 Captured LTI 11/12/2024	 11/12/2024						

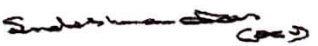
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	New S P Construction 9 Main Road West, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Date of Incorporation:XX-XX-2XX1 , 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	Name Sujoy Kumar Poi Son of Manoranjan Poi Date of Execution - 11/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office	Photo  Dec 11 2024 4:43PM	Finger Print  Captured LTI 11/12/2024	Signature  11/12/2024
9, Main Road West, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: afxxxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : New S P Construction (as Partner)				
2	Name Subhrajit Poi Son of Sujoy Kimar Poi Date of Execution - 11/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office	Photo  Dec 11 2024 4:44PM	Finger Print  Captured LTI 11/12/2024	Signature  11/12/2024
9 Main Road West, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: bixxxxxx4k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : New S P Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sudeshna Das Daughter of Krishnendu Das Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	11/12/2024	11/12/2024	11/12/2024
Identifier Of Sujoy Kumar Poi, Subhrajit Poi, Tapati Deb, Joydeep Deb, Rahul Deb			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Tapati Deb	New S P Construction-1.44375 Dec
2	Joydeep Deb	New S P Construction-1.44375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Tapati Deb	New S P Construction-1.44375 Dec
2	Joydeep Deb	New S P Construction-1.44375 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Tapati Deb	New S P Construction-1.44375 Dec
2	Joydeep Deb	New S P Construction-1.44375 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Dr.B.C.Roy Sarani, Mouza: Masunda, , Ward No: 5, Holding No:340 Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2255, LR Khatian No:- 817	Owner:দীপক দেব ., Gurdian:বীরেন্দ্র রজন, Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2255, LR Khatian No:- 1443	Owner:বিশু দেব ., Gurdian:বীরেন্দ্র দেব, Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2255, LR Khatian No:- 2007	Owner:রাহুল দেব ., Gurdian:বীরেন্দ্র , Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150108235 / 2024

Jn 11-12-2024

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

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

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

Presented for registration at 13:50 hrs on 11-12-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Tapati Deb, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 74,41,875/-

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

Execution is admitted on 11/12/2024 by 1. Tapati Deb, Wife of Late Dipak Chandra Deb, 201, 3 No Ward, Capital Complex Quarter Type - III/B/2, P.O: Kunjaban, Thana: AGARTALA WEST, , West Tripura, TRIPURA, India, PIN - 799006, by caste Hindu, by Profession House wife, 2. Joydeep Deb, Late Dipak Chandra Deb, 201, 3 No Ward, Capital Complex Quarter Type - III/B/2, P.O: Kunjaban, Thana: AGARTALA WEST, , West Tripura, TRIPURA, India, PIN - 799006, by caste Hindu, by Profession Business, 3. Rahul Deb, Son of Birendra Ranjan Deb, 201 3 NO WARD CAPITAL COMPLEX QUATER TYPE III /B /2, P.O: KUNJABAN, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799006, by caste Hindu, by Profession Retired Person

Indetified by Sudeshna Das, , Daughter of Krishnendu Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

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

Execution is admitted on 11-12-2024 by Sujoy Kumar Pol, Partner, New S P Construction, 9 Main Road West, City:- P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Sudeshna Das, , Daughter of Krishnendu Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Execution is admitted on 11-12-2024 by Subhrajit Pol, Partner, New S P Construction, 9 Main Road West, City:- P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Sudeshna Das, , Daughter of Krishnendu Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

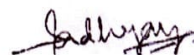
Payment of Fees

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: Impressed, Serial no 2485, Amount: Rs.100.00/-, Date of Purchase: 10/12/2024, Vendor name: H C Sadhu



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 1501-2024, Page from 190644 to 190662

being No 150108235 for the year 2024.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2024.12.23 16:20:42 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 23/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.