12483

D- 12623/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

7/8/24

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL G-800214367 7/24 AH 612331

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

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

09 AUG 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF

DEVELOPMENT AGREEMENT

নম্বর : 868

সন ও তারিখ : 06824

রেজিস্ট্রার নাম :

ঠিকানা :

মূল্য :

স্ট্যাম্প :

বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

খরিদ তাং : 25 JAN 2024

মোট স্ট্যাম্প খরিদ : 50000

ট্রেজারী বারাসাত

ভেন্ডর : শ্রী সন্তোষ ঘোষ

Sourav Mondal
S/o- Sandhya Rani Mondal
Hatiara Sardar Para.
P.O- Hatiara P.S- Eco-Park
Kol- 700157
Dist: North 24 Parganas.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

KNOW ALL MEN BY THESE PRESENTS,WE, **1] MR. MRINAL SARDAR [PAN-CSFPS3955P]** [Aadhaar No. 4287 5559 2365] son of Late Puspita Ranjan Sardar, **2] MR. PARIMAL SARDAR [PAN- DHGPS5174F]** [Aadhaar No. 4956 5057 5904] son of Late Pushpita Ranjan Sardar, both by nationality – Indian, by faith – Hindu, by occupation – Business, both are residing at Hatiara, Sardar Para, Pandit Battala, Post Office- Hatiara, Police Station- formerly Newtown presently Eco Park, Pin – 700157, District- 24 Parganas North, West Bengal, do hereby send greetings that we are the absolutely seized and possessed of **ALL THAT** Piece and Parcel of Shali land measuring about **05 (Five) Katha** more or less, Scheme Plan Plot No. "AB" out of which **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10454** and a land measuring about **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10455** lying & situated at **Mouza-Hatiara**, J.L. No. 14,Re. Sa. No. 188, Touzi No.- 169 presently 10, under Police Station formerly Rajarhat presently Eco Park, within the limits of formerly Rajarhat Gopalpur Municipality, Ward No. 20, presently under Bidhannager Municipal Corporation, Ward No. 14, within the locality of **Jhil Bagan (Hatiara),** Post Office - Hatiara, Kolkata- 700157, Additional District Sub Registrar Rajarhat, within limit of District 24 Parganas North which is more fully and particularly described in the Schedule hereunder which is referred to as said property for the sake of brevity.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

WHEREAS we are very much engaged in our personal activities and we are not able to spend any time to manage, supervise, administer the aforesaid property, for that reason with a view to develop said land by constructing of Multi-Storied Building, We, have entered into a Development Agreement with **M/S. S R J CONSTRUCTION** a Proprietorship Firm, having its business office at Hatiara, Helabattala, Post Office- Hatiara, Police Station- New Town presently Eco Park, Kolkata – 700157, District North 24 Parganas, West Bengal, represented by its Proprietor namely **MR. SURAJ JAISWAL [PAN-AKHPJ3716D]** [Aadhaar No. 5685 4692 2790] son of Mr. Santosh Kumar Jaiswal, by nationality - Indian, by faith- Hindu, by occupation- Business, residing at Sulakha Bhawan, Helabattala, Hatiara Road, Post Office- Hatiara, Police Station- New Town presently Eco Park, Kolkata – 700157, District- North 24 Parganas, West Bengal, under the settled terms and conditions, which was registered in the office of the A.D.S.R. Rajarhat on 09.08.2024 and has been recorded being Deed No. 152312615 ..... for the year 2024 and decided to appoint and nominate a responsible Proprietorship Firm namely **M/S. S R J CONSTRUCTION** a Proprietorship Firm, having its business office at Hatiara, Helabattala, Post Office- Hatiara, Police Station- New Town presently Eco Park, Kolkata – 700157, District North 24 Parganas, West Bengal, represented by its Proprietor namely **MR. SURAJ JAISWAL [PAN-AKHPJ3716D]** [Aadhaar No. 5685 4692 2790] son of Mr. Santosh Kumar Jaiswal, by nationality - Indian, by faith- Hindu, by occupation- Business, residing at Sulakha Bhawan, Helabattala, Hatiara Road, Post Office- Hatiara, Police Station- New Town presently Eco Park, Kolkata – 700157, District- North 24 Parganas, West Bengal, as our true and lawful Constituted Attorney in our

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

name on our behalf to do execute and perform all acts and execute all necessary and required activities for the aforesaid purpose in respect of our aforesaid property described in the schedule hereunder written.

1. To look after, manage, control, supervise the said property belonging to us described in the Schedule hereunder written on our behalf.

2. To construct a Multi Storied building upon the said land mentioned in the Schedule herein below in accordance with the sanctioned plan and amended plan or to make application of the revised plan thereto and sign with us in the proposed Site Plan, Building Plan, revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Municipal Corporation or any other competent authority.

3. To negotiate on terms and to agreement and to enter into and conclude any agreement for sale and sell Developer's Allocation portion of building consisting of different flats, garages, shops, space, units, etc. and the part thereof mentioned in the schedule. The Developer shall free to contact intending purchaser or purchasers at such price which agreed upon and/or cancel or repudiate the same in the manner it deems fit and proper from the Developers allocation portion.

4. To allow the intending purchaser or purchasers to inspect the Developers Allocation and the documents relating to the said portion except Owners allocation.

5. To receive from the intending purchaser or purchasers any earnest money and/or advances and also the balance of purchase of money and to give good valid receipt and discharge for the same in respect of Developers Allocation.

6. Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the purchaser or Purchasers, Lessees, Mortgages or their nominees in respect of Developer's allocation after handing over Owner's allocation.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

7. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheque or in any other from whatsoever in regards to Developers Allocation Portion of the properties in Developers Name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in respect of such instrument regarding Developer's allocation.

8. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which our constituted Attorney shall think best fit and proper in respect of Developer's Allocation.

9. To institute, commence, prosecute carryon or defend or resist of all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which we may be parties in any Court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India. Etc. before Income Tax Authorities and to sign and verify all plants, written statements, accounts, Inventories to accept service of all summon, Notice and other judicial process to execute any judgment process to execute any judgment Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any kind of Affidavit.

10. To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between ourselves and any other person or persons except Developer and compounds or compromise the same.

11. To sign and execute any deed or deeds, declarations, instruments and assurance which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property in respect of Developers allocation.

Additional District Sub-Registrar,
Rajarhat New Town, North 24-Pgs

09 AUG 2024

12. To present any such conveyance or conveyances, Mortgage Deeds, Lease Deeds, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary after discussing with our self for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respects on our behalf and except our (Owners) Allocation.

13. To attend any Court of Law either Civil or Criminal and to represent ourselves, after informing us, in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.

14. To appoint Architect, Civil Engineer, structural Engineer, Labour, Labour Contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for the smooth construction of the said proposed building.

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

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

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

18. To deliver possession of Flat/Flats, Shops, Units Spaces, Garages, etc. except Owner's Allocation as per said Development Agreement with undivided

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

proportionate share of land along with other amenities relating thereto either in complete or incomplete finished or semi-finished condition which my constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

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

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

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

22. This revocable Power of Attorney may revoke at any time by the parties herein.

WE HEREBY AGREE that all acts deeds and things done by our said Attorney shall be construed as acts, deeds and things done by us. We, do hereby undertake to ratify and confirm all and whatever the said Attorney shall do by virtue of the powers hereby given. We, do hereby confirm that any person relying upon this Power of Attorney shall be protected by the representation

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

made herein and the authorities given by us to the said Attorney and We shall not challenge or call in question any act done by the said Attorney for us and on our behalf and the same shall be binding upon us.

THE FIRST SCHEDULE: ABOVE REFERRED TO:
[THE SAID LAND]

ALL THAT Piece and Parcel of Shali land measuring about **05 (Five) Katha**more or less, Scheme Plan Plot No. "AB" out of which **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10454** and a land measuring about **2 (Two) Katha 8 (Eight) Chatak** more or less comprised in C.S Dag No. 4060, corresponding to **R.S. & L.R. Dag No. 4064** under C.S. Khatian No. 748, R.S. Khatian No. 837, corresponding to **L. R. Khatian No. 10455** lying & situated at **Mouza-Hatiara**, J.L. No. 14, Re. Sa. No. 188, Touzi No.- 169 presently 10, under Police Station formerly Rajarhat presently Eco Park, within the limits of formerly Rajarhat Gopalpur Municipality, Ward No. 20, presently under Bidhannager Municipal Corporation, Ward No. 14, within the locality of **Jhil Bagan (Hatiara),** Post Office - Hatiara, Kolkata- 700157, Additional District Sub Registrar Rajarhat, within limit of District 24 Parganas North TOGETHER WITH all easement rights and all other rights appurtenances attached to the said plot of land of which the annual proportionate rent payable to the Collector, Dist: North 24 Parganas.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

WHICH is butted & bounded in the following manner:

ON THE NORTH	: Scheme Plan Plot No. B of Part of R.S. & L.R. Dag No. 4064.
ON THE SOUTH	: Scheme Plan Plot No. AB/1 of Part of R.S. & L.R. Dag No. 4064.
ON THE EAST	: R.S. & L.R. Dag No. 4079.
ON THE WEST	: 23 Feet 6 Inch wide Road.

THE SECOND SCHEDULE : ABOVE REFERRED TO :

[LAND OWNERS ALLOCATION]

The Developer shall, at its own costs & expenses, construct, finish, complete and deliver to the Land Owners, undisputed possession of **47%** (Forty Seven per cent) share of the constructed area of the proposed multi-storied Building to be erected on the said land in habitable condition and according to the Sanction Plan in the said multi-storied building. It is clarified that the Land Owners Allocation shall include proportionate undivided, impartiable and indivisible share in the common areas, amenities and facilities available in the said multi-storied building such as paths, passages, stairways, lift, ultimate roof, electric meter-room, pump-room, underground reservoir, overhead tank, water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said multi-storied building.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

Later on, after preparation of the Floor Plan, the flats/garages/shops will be demarcated in Floor Plan and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Agreement denoting the flats/garages/shops within the purview of the Landowner's Allocation.

THE THIRD SCHEDULE : ABOVE REFERRED TO :
[DEVELOPER'S ALLOCATION]

The Developer shall be fully and completely entitled to get the balance **53%** (Fifty Three percent) share of the of the constructed area of the proposed multi-storied Building to be erected on the said land in habitable condition and according to the Sanction Plan in the said multi-storied building. It is clarified that the Developer Allocation shall include proportionate undivided, impartiable and indivisible share in the common areas, amenities and facilities available in the said multi-storied building such as paths, passages, stairways, lift, ultimate roof, electric meter-room, pump-room, underground reservoir, overhead tank, water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said multi-storied building.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

0 9 AUG 2024

IN WITNESS WHEREOF We have executed this present on this 9th day of August, 2024.

SIGNED AND DELIVERED by the

within named Executants.

in the presence of

1. Sourav Mondal
S/o- Sandhya Rani Mondal
Hatiara Sardar Para.
P.O-Hatiara P.S-Eco-Park
Kol- 700157

2. Sankar prosad Dutta
Advocate
Barasat Judges Court.

1. Mrinal Sardar

2. Parimal Sardar

SIGNATURE OF THE EXECUTANT

S R J CONSTRUCTION
Suraj Jaiswal
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by:

Sankar prosad Dutta

(Sankar Prosad Dutta)
Advocate
Barasat Judges Court.
File No.92/2014

Additional District Sub-Registrar,
Rajarhat New Town, North 24-Pgs

09 AUG 2024

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

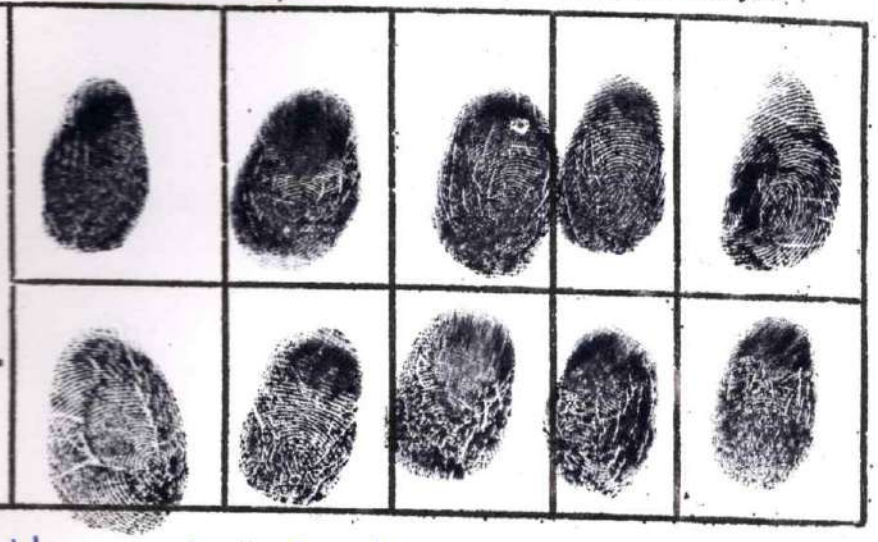
UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

Mrinal Sardar

LH

RH.

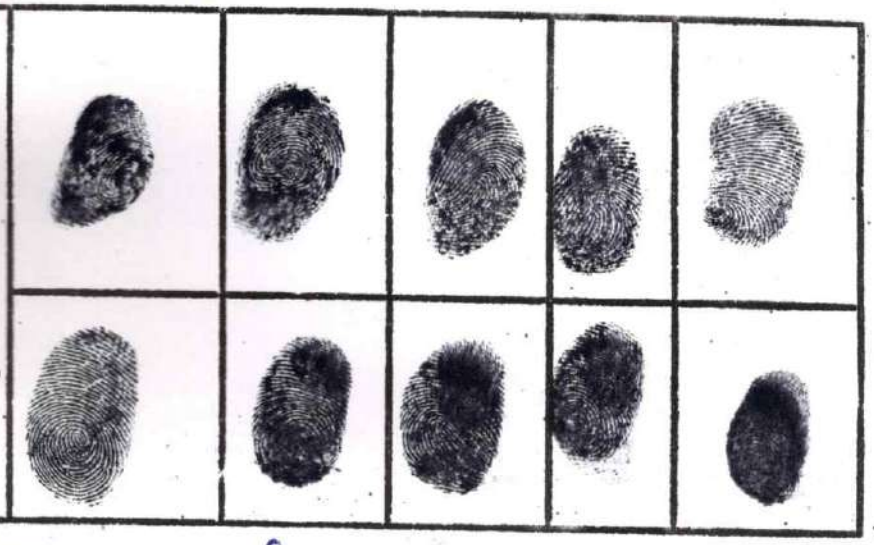


ATTESTED :- Mrinal Sardar

Parimal Sardar

LH

RH.



ATTESTED :- Parimal Sardar

Suraj Jaisani

LH.

RH.

ATTESTED :- Suraj Jaisani

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

09 AUG 2024

Sourav Mondal

EPIC No. : YMM3037900

লিঙ্গ/Gender : পু / Male

জন্ম তারিখ / বয়স : 23-01-2003

Date of Birth/ Age :

ঠিকানা : এন03, হাটিআরা সরদার পারা ইন্দ্রপ্রোস্টো লেন, হাটিয়াড়া সরদার পাড়া, হাটিয়াড়া, উত্তর 24 পরগণা, পশ্চিমবঙ্গ-700157

Address : n03, HATIARA SARDER PARA INDRAPROSTO LANE, HATIARA SARDAR, HATIARA, NORTH 24 PARGANAS, WEST BENGAL-700157

তারিখ/ Date : 12-01-2022

নির্বাচক নিবন্ধন আধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচনক্ষেত্রের নং ও নাম : 115-রাজারহাট নিউটাউন (সাধারণ)

Assembly Constituency No. and Name : 115-Rajarhat New Town (GENERAL)

Note

1. প্রতি নির্বাচনের আগে, আপনার নাম যেন নির্বাচক তালিকায় আছে কিনা।

1) Before every Election, please check that your name exists in current electoral roll.

2. নির্বাচনের উদ্দেশ্য ব্যতীত, এই কার্ডটি বয়সের প্রমাণপত্র না

2) This card is not a proof of age except for the purpose of election.

Major Information of the Deed

Deed No :	**I-1523-12623/2024**	**Date of Registration**	**09/08/2024**
Query No / Year	**1523-8002143677/2024**	**Office where deed is registered**	
Query Date	**09/08/2024 2:01:04 PM**	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANKAR PROSAD DUTTA BARASAT JUDGES COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7980576879, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 86,62,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152312615/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4064	LR-10454	Bastu	Shali	2 Katha 8 Chatak	1/-	43,31,250/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4064	LR-10455	Bastu	Shali	2 Katha 8 Chatak	1/-	43,31,250/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			**8.25Dec**	**2 /-**	**86,62,500 /-**	
	Grand Total :				**8.25Dec**	**2 /-**	**86,62,500 /-**	

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
SOUTH 24 PARGANAS

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr MRINAL SARDAR (Presentant) Son of Late PUSPITA RANJAN SARDAR Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	Captured LTI 09/08/2024	09/08/2024
	, HATIARA, SARDAR PARA, PANDIT BATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: CSxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr PARIMAL SARDAR Son of Late PUSHPITA RANJAN SARDAR Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	Captured LTI 09/08/2024	09/08/2024
	, HATIARA, SARDAR PARA, PANDIT BATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: DHxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**S R J CONSTRUCTION** , HATIARA, HELABATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AKxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SURAJ JAISWAL Son of Mr SANTOSH KUMAR JAISWAL Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	 Aug 9 2024 2:44PM	Captured LTI 09/08/2024	09/08/2024
	, SULAKHA BHAWAN, HELABATTALA, HATIARA ROAD, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx6D, Aadhaar No: 56xxxxxxxx2790 Status : Representative, Representative of : S R J CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Mondal Son of Sandhya Rani Mondal(Mother) , HATIARA, SARDARPARA, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157		Captured	
	09/08/2024	09/08/2024	09/08/2024
Identifier Of Mr MRINAL SARDAR, Mr PARIMAL SARDAR, Mr SURAJ JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MRINAL SARDAR	S R J CONSTRUCTION-2.0625 Dec
2	Mr PARIMAL SARDAR	S R J CONSTRUCTION-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr MRINAL SARDAR	S R J CONSTRUCTION-2.0625 Dec
2	Mr PARIMAL SARDAR	S R J CONSTRUCTION-2.0625 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4064, LR Khatian No:- 10454	Owner:বীরেন্দ্র কুমার দুবে, Gurdian:শিবকান্ত দুবে, Address:FD/393, সল্টলেক সেক্টর III, কলি-91 , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 4064, LR Khatian No:- 10455	Owner:দেবাশিস কুমার সুর, Gurdian:শিবকান্ত সুর, Address:FD/393, সল্টলেক সেক্টর III, কলি-৯১ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Endorsement For Deed Number : I - 152312623 / 2024

On 09-08-2024

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

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

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

Presented for registration at 14:22 hrs on 09-08-2024, at the Office of the A.D.S.R. RAJARHAT by Mr MRINAL SARDAR , 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 86,62,500/-

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

Execution is admitted on 09/08/2024 by 1. Mr MRINAL SARDAR, Son of Late PUSPITA RANJAN SARDAR, , HATIARA, SARDAR PARA, PANDIT BATTALA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business. 2. Mr PARIMAL SARDAR, Son of Late PUSHPITA RANJAN SARDAR, , HATIARA, SARDAR PARA, PANDIT BATTALA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Indetified by Mr Sourav Mondal, , , Son of Sandhya Rani Mondal, , HATIARA, SARDARPARA, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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

Execution is admitted on 09-08-2024 by Mr SURAJ JAISWAL, PROPRIETOR, S R J CONSTRUCTION, , HATIARA, HELABATTALA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Sourav Mondal, , , Son of Sandhya Rani Mondal, , HATIARA, SARDARPARA, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 868, Amount: Rs.50.00/-, Date of Purchase: 06/08/2024, Vendor name: Samrat Bose

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

...e of Registration under section 60 and Rule 69.

...ered in Book - I

...ume number 1523-2024, Page from 465803 to 465822

...eing No 152312623 for the year 2024.

Seal of the Additional District Sub Registrar, Rajarhat, District North 24 parganas

Digitally signed by PRANAB KUMAR DATTA
Date: 2024.08.13 11:40:24 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Datta) 13/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR