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पश्चिम बंगाल WEST BENGAL

AE 652233

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Additional District Sub-Registrar
Barasat, North 24 Parganas

- 7 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

SRI NATU BISWAS (PAN-AUJPB7510M, ID-LLR2890044), 2. TANTU BISWAS (PAN-AVVPB0063C, ID LLR3355542) & 3. BABLA BISWAS (ARJPB9883G, ID-LLR2889996) all S/o Sambhu Biswas, by occupation Business, residing at Srinagar, PO & PS Barasat, Kolkata-700124, Dist-North 24 Parganas, by faith Hindu and by Nationality Indian (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, representatives, assigns, nominee or nominees) herein the **PRINCIPAL** of the **SEND GREETINGS:-**

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Recitals & background of the Premises/property

WHEREAS the land measuring 5 Cottahs, physically 4 Cottahs 14 Chitaks 15 sft. marked as scheme plot No 1 comprising in RS Dag No 274, LR Dag No 727, RS Khatian No 5 under Mouza Ghola, PS Barasat, Dist- North 24 Parganas belonged to one Pradip Sinha, which he purchased by way of two separate registered Sale Deed bearing No Book-1, Deed No 5679 dated 21.06.1985 and bearing No Book-1, Deed No 7002 dated 31.07.1985 both registered at ADSRO Barasat.

AND WHERE AS said Pradip Sinha being owner of the said plot of land he transferred and sold the said land in favour of Jagadish Chandra Laskar and Smt Mukul Laskar on 4.12.1987 by way of a registered Sale Deed bearing No Book-1, Vol-153, Pages 120 to 128, Deed No 10014/87 registered at ADSRO Barasat.

AND WHERE AS said Jagadish Chandra Laskar & Smt Mukul Laskar transferred the said plot of land M/s NKNK Construction Pvt. Ltd. on 14.08.2013 by way of a registered Sale deed bearing No Book-1, Vol- 40, Pages 1531 to 1549, deed No 11037/13 registered at DSR II Barasat .

AND WHERE AS said M/s NKNK Construction Pvt.Ltd. being owner of the land recorded the same in LR record as LR Khatian no 2284 and also mutated with the Barasat Municipality in its name as separate holding and transferred the same in favour of the present vendors/owners on 1.03.2017 by way of a registered Sale Deed vide No Book-1, CD Vol 1503-2017, Pages 28617 to 28652, Deed No 01150/17 registered at ADSRO Barasat.

AND WHERE AS thus the present vendors became absolute owner of the land and recorded the same in the LR record as LR Khatian No 3074, 3078 & 3073 as well as mutated with the local Municipality as separate holding vide No 228, Ghola Kachhari Road in their names and paying rents and taxes regularly and possessing and enjoying the same free from encumbrances, lien and charges and with a view to develop their said land and construct multi-storied building thereon obtained G+4 storied sanctioned building plan from Barasat Municipality on 17-10-20. and constructed some portion on the ground floor (approximate area 200 Sft), due to paucity of fund the vendors could not continue the said construction.

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Pradip Sinha

Pradip Sinha



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AND WHERE AS we have entered into a Registered Development Agreement with "Maa Tara Construction" (PAN-ABYFM 7406 Q----) a partnership firm having its office at 68/8/3/1, Milanpally, 11 No Rly Gate, PO & PS Barasat, Kolkata-700124, Dist- North 24 Parganas, represented by its Partners 1. **MANASH BOSE** (PAN-AJKPB2490A, ID-CKW4824397), S/o Late Bipin Behari Bose, of Santiniketan Apartment, 57/17, Jessore Road (south), PO & PS Barasat, Kolkata-700124, Dist-North-24 Parganas, 2. **RAJESH SAHA** (PAN-AJMPS2707B, ID-CKW4260717) S/o Late Jitendra Nath Saha of Sova Apartment, 12, Harinath Sen Road, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 3. **SRIBASH ROY** (PAN-BGRPD8439E, ID-WB/13/090/0471249) S/o Late Dharendra Nath Roy, of Dhiren Nibas, Milanpally, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 4. **AJIT KUMAR DUTTA** (PAN-ADOPD1501E, ID-CKW4916359) S/o Bimal Chandra Dutta, residing at Vivekananda Nagar, Karbala, PO Madhyamgram Bazar, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5. **ASHOK KUMAR MUKHERJEE** (PAN-AGQPM7996M, ID-YCW0095448), S/o Dilip Kumar Mukherjee, residing at 11 No Rly Gate, Prasadpur, PO & PS Barasat, Kolkata-700124, Dist- North 24 Parganas, on .12.22. by way of a **Registered Development Agreement** vide book-1, Deed No 08805/22 for the year 2022 registered at ADSR Barasat for development of the said property by construction of a multi-storied building and other erection and structure in the said property on the terms, conditions, agreements and stipulations therein contained.
all of National of India.

AND WHERE AS in terms of said Registered Development Agreement on 07.12.2022. and it is not possible for me due to my lack of experience of construction and lack of fund to be available so it is necessary for ourselves to appoint our Constituted Attorneys for sale of flats, shops, car parking spaces, godown space, and other commercial spaces if any in the said multi-storied building in the said property to different buyers and to enter into and execute Agreements, Contracts, sale deeds and all other related documents and papers as hereinafter mentioned.

NOW KNOW BY THESE PRESENT WITNESSETH that we, the principals/Appointers above nominated, constituted and appointed and also we do hereby nominated "MAA TARA CONSTRUCTION" (PAN-ABYFM 7406 Q---) a partnership firm having its

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ABY

Rajesh Saha

Manish Bose



Additional District Sub-Registrar
Barasat, North 24 Parganas
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office at 68/8/3/1, Milanpally, 11 No Rly Gate, PO & PS Barasat, Kolkata-700124, Dist- North 24 Parganas, represented by its Partners 1. **MANASH BOSE** (PAN-AJKPB2490A, ID- CKW4824397), S/o Late Bipin Behari Bose, of Santiniketan Apartment, 57/17, Jessore Road (south), PO & PS Barasat, Kolkata-700124, Dist-North-24 Parganas, 2. **RAJESH SAHA** (PAN-AJMPS2707B, ID- CKW4260717) S/o Late Jitendra Nath Saha of Sova apartment, 12, Harinath Sen Road, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 3. **SRIBASHI ROY** (PAN-BGRPD8439E, ID-WB/13/090/0471249) S/o Late Dharendra Nath Roy, of Dhiren Nibas, Milanpally, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 4. **AJIT KUMAR DUTTA** (PAN-ADOPD1501E, ID-CKW4916359) S/o Bimal Chandra Dutta, residing at Vivekananda Nagar, Karbala, PO Madhyamgram Bazar, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5. **ASHOK KUMAR MUKHERJEE** (PAN-AGQPM7996M, ID-YCW0095448), S/o Dilip Kumar Mukherjee, residing at 11 No Rly Gate, Prasadpur, PO & PS Barasat, Kolkata-700124, Dist- North 24 Parganas hereinafter called and referred as **DEVELOPER / PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, representatives, assigns, nominee or nominees) to be our **Lawful Attorneys** for ourselves in our names and on behalf of ourselves to do all or any of the acts, deeds, matters and things whatsoever relating to the SCHEDULE hereinafter mentioned that is to say *Nationality India*

1. To look after and manage the said property in such manner as my said Attorneys shall think fit and proper in terms of the said **Registered Development Agreement** dated 7.12.2022.
2. To appear and represent us before the authorities of Barasat Municipality for Plan sanction or modification plan, WBSED/CESC, Income tax department Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of our property.
3. To apply for obtaining Electricity, Gas, Water, Sewerage orders, and permission from the necessary authorities in respect of the multi-storied building in the said property and to sign and execute the necessary documents as our said attorney shall think fit and proper.
4. To appoint Engineers, Architects, Surveyors, Supervisors, Care-takers, Carpenters,

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Plumbers, Labours, Darwans and all other persons required for the construction of said multi-storied building in the said property at such wages, remunerations, fees or other payments and on such terms and conditions as our said Attorney shall think fit and proper.

5. To apply for mutation, conversion to the B. L. L. R. O or L. R. O. office for the schedule property.
6. To mortgage the built up area of the new building under the Developers' Allocation either in part or in full to obtain construction loan strictly for purpose of the successfully completing the project, as mentioned in the said Development Agreement.
7. To pay all Municipal and other statutory taxes, rates and charges in respect of said property during the construction of the said multi-storied building since the date of Development Agreement dated till delivery of land owners' i.e. my allocation of the said constructed building.
8. To apply and obtain necessary certificate of completion and occupancy certificate from the concerned Municipality/authority and shall be entitled to apply and obtain necessary assessment of new building after its completion from the Municipality.
9. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning said multi-storied building.
10. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification and Vakalatnama, Memo of Appeal or any other documents or papers in any proceedings related to said multi-storied building in the said property.
11. To appear before the Municipality in connection with my property and obtain necessary sanction plan on behalf of ourselves by executing necessary documents for construction of said multi-storied building.
12. To enter into any agreement for sale or memorandum of Understanding and /or any other instrument and documents in respect of selling of flat/s in the said multi-storied building except owners' allocated portion in terms of the said registered Development agreement to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as our said attorneys shall think fit and proper. To receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending Purchaser/s for sale or disposal of flat/s of

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Barasat, North 24 Parganas

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Developers' allocation or Unit/s in the said multi-storied building as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharge therefore.

13. To appear before the office of District Registrar Barasat, Addl. Dist.Sub-Registrar at Barasat or the office of the Registrar of Assurance Kolkata or through commission for the purpose of selling flat/s, shop/s & car parking space/s in the said multi-storied building except owners' allocated portion constructed in the said property or any part thereof and to execute and register the necessary Deed of Conveyance/s and deliver the possession of the said flat/s, shop/s, car parking space/s in favour of the said purchaser/s.
14. To sign or execute all necessary Agreement, contract, sale Deed or Conveyance and other related document in respect of all flat/s in the said multi-storied building except owners' allocated portion and to execute sale deed or conveyance only after handing over the flat/s Owners' allocated portion in terms of **said Registered Development Agreement** dated 07.12.2022. to be erected and constructed in the said property in favour of different buyers of the flat/s, shop/s, car parking space/s in such form and consisting of such covenants and conditions and at such price or consideration money as our Attorneys think fit and proper.
15. To execute and perform all such assurance acts deeds matters and thing that may be expedient or found necessary for completion of the sale of various flats of the said Developer's allocated portion in the said multi-storied building in the said property as effectually and we Could ourselves do if we are present in person.
16. To make representation to government, Military, Railways, Public Bodies, authorities and persons concerned relating to the said property and/or the said multi-storied building and all matters relating thereto.
17. It is hereby expressly declared that all costs charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and born by our said Attorneys and shall be treated as the cost of construction of the said multi-storied building in the said property.

AND GENERALLY to act as our Attorneys or agents in relation to all matters touching our said property as we would personally represent notwithstanding the power of attorney, in that particular behalf as contained in these presents.

AND we do hereby ratify and confirm and agree to undertake to ratify and confirm all acts,

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Bulala Biswas

ABG



Additional District Sub-Registrar
Barasat, North 24 Parganas
- 7 DEC 2022

matters, deeds and things whatsoever by the said Attorneys or Agents appointed under this power of Attorney in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other in pursuance of the said **Registered Development Agreement** dated 07.12.2022. No. 150308805

SCHEDULE (Description of Premises/Land)

ALL THAT piece of parcel of the **Bastu** land measuring physically **4 (four) Cottahs 14** (fourteen) Chitaks **15** (fifteen) sft. out of 5 Cothas land more or less marked as Plot No 1, along with 200 Sft.M/L Structure on ground floor building lying and situated in part of RS Dag No 274, & **LR Dag No 727**, RS Khatian No 05, LR Khatian No 3074, 3078, 3073, Holding no **228, Gholā Kachhari Road**, Ward No 23, Kolkata-700124 within Mouza Gholā, JL No 77, Touzi No 0-B-2, Re Sa No 103, Police Station & Municipality & ADSR Barasat, Dist-North 24 Pgs.

Boundaries of Holding no **228, Gholā Kachhari Road:-**

On the North- now 32' wide Gholā Kachhari Road, On the South- Scheme Plot No 02,
On the East- Scheme Plot No 2 & 3, On the West- Land of Dag No 273.

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the 07 day of December 2022.

Witnesses:-

1. *Tarun Bhattacharya*
Prasad pur Barasat 11 No. Rajghat-
col - 124

2. *Borā Bora*
Borā Bora
Borā Bora

NATU BISWAS.

Natu Biswas

Balala Biswas.
(Signature of the Appointers)

Mamunish Bhaskar
Rajesh Chandra
Sunil Kumar

বাস্তব কুমার

বাস্তব কুমার
(Signature of the Attorneys)

Drafted & Prepared by me

Birendra Ch. Roy
(Birendra Ch. Roy)

Advocate

Barasat Judges' Court

WB-319/1983

We agreed to act in accordance with this Power of Attorney

(Signature of the Attorneys)



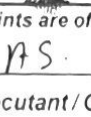
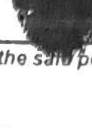
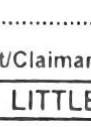
Additional District Sub-Registrar
Barasat, North 24 Parganas

- 7 DEC 2022

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

(1) Name

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

 N. B. Biswas	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
		THUMB	FORE	MIDDLE	RING	LITTLE
						
 N. B. Biswas	R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
		THUMB	FORE	MIDDLE	RING	LITTLE
						

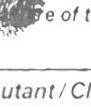
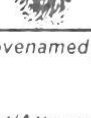
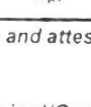
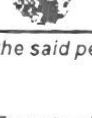
All the above fingerprints are of the abovenamed person and attested by the said person

N. B. Biswas

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

(2) Name

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

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

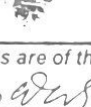
All the above fingerprints are of the abovenamed person and attested by the said person

B. Biswas

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

(3) Name

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

 B. Biswas	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
		THUMB	FORE	MIDDLE	RING	LITTLE
						
 B. Biswas	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

B. Biswas

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

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



Additional District Sub-Registrar
Barasat, North 24 Parganas

7 DEC 2022

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

(1) Name

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



L.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

Mervan Patel

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

(2) Name

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



L.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

Rajesh Saha

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

(3) Name

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



L.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

Seibash Roy

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

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



Additional District Sub-Registrar
Barasat, North 24 Parganas
- 7 DEC 2022

UNDER RULE 44A OF THE I.R. ACT 1922

(1)

Name

Status - Presentant



01/01/2013

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the presentant

(2)

Name

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



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

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. (Tick the appropriate status)



Additional District Sub-Registrar
Barasat, North 24 Parganas
7 DEC 2022

Doc No. 11

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
WB/131090/477550

পরিচয় পত্র
IDENTITY CARD

নির্বাচকের নাম চন্দন কাহার
Elector's Name Chandan Kahar

পিতার নাম সন্তোষ কাহার
Father's Name Santosh Kahar

লিঙ্গ পুং
Sex M

১.১.২০০৭ এ বয়স ৩৫
Age as on 1.1.2007 35

চন্দন কাহার

Address:
Barasa Para 6 Barasa, North 24 Parganas 700124

নির্বাচক নিবন্ধন, প্রাথমিক
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন ক্ষেত্র : ১০-বারাসাত
Assembly Constituency: 10: Barasa

তারিখ: ১৮.০৫.২০০৭

District: North 24 Parganas
Date: 18.05.2007

Major Information of the Deed

Deed No :	I-1503-08817/2022	Date of Registration	07/12/2022
Query No / Year	1503-8003457882/2022	Office where deed is registered	
Query Date	07/12/2022 2:22:12 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	BIRENDRA CH ROY Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831657520, 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. 42,00,000/-		Rs. 58,89,372/-	
Stampduty Paid(SD)		Reglstration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150308805/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, Pin Code : 700124

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-727	LR-3074	Bastu	Danga	1 Katha 10 Chatak 5 Sq Ft	13,00,000/-	18,50,624/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-727	LR-3078	Bastu	Danga	1 Katha 10 Chatak 5 Sq Ft	13,00,000/-	18,50,624/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-727	LR-3073	Bastu	Danga	1 Katha 10 Chatak 5 Sq Ft	14,00,000/-	18,50,624/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.0781Dec	40,00,000 /-	55,51,872 /-	
		Grand Total :			8.0781Dec	40,00,000 /-	55,51,872 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	200 Sq Ft.	2,00,000/-	3,37,500/-	Structure Type: Structure, CS: 2
Gr. Floor, Area of floor : 200 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	200 sq ft	2,00,000 /-	3,37,500 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri NATU BISWAS Son of Mr Shambhu Biswas Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	Photo  07/12/2022	Finger Print  LTI 07/12/2022	Signature  07/12/2022
, Srinagar, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: auxxxxxx0m, Aadhaar No: 67xxxxxxxx4135, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
2	Name Shri TANTU BISWAS Son of Mr Shambhu Biswas Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	Photo  07/12/2022	Finger Print  LTI 07/12/2022	Signature  07/12/2022
, Srinagar, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxx3c, Aadhaar No: 70xxxxxxxx8112, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
3	Name Shri BABLA BISWAS (Presentant) Son of Mr Shambhu Biswas Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	Photo  07/12/2022	Finger Print  LTI 07/12/2022	Signature  07/12/2022



, Srinagar, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: arxxxxx3g, Aadhaar No: 40xxxxxxxx8997, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022
, Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Maa Tara Construction , 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.: ABxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status Organization Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MANASH BOSE Son of Late Bipin Behari Bose Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	Photo  Dec 7 2022 3 11PM	Finger Print  LT1 07/12/2022	Signature  07/12/2022
	, Jessore Road South,Prasadpur, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxx0a, Aadhaar No: 42xxxxxxxx7807 Status : Representative, Representative of : Maa Tara Construction (as partner)			
2	Name Mr RAJESH SAHA Son of Late Jitendra Nath Saha Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	Photo  Dec 7 2022 3 11PM	Finger Print  LT1 07/12/2022	Signature  07/12/2022
	, 12, Harinath Sen Road,Sova Apartment, City - Barasat, P.O - Barasat, P.S.-Barasat, District -North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxx7b, Aadhaar No: 49xxxxxxxx1306 Status : Representative, Representative of : Maa Tara Construction (as partner)			
3	Name Mr SRIBASH ROY Son of Late Dharendra Nath Roy Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	Photo  Dec 7 2022 3 12PM	Finger Print  LT1 07/12/2022	Signature  07/12/2022



, Dhiren Nibas, Milanpally, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx0r, Aadhaar No. 62xxxxxxx8493 Status : Representative, Representative of : Maa Tara Construction (as partner)

4	Name	Photo	Finger Print	Signature
	Mr AJIT KUMAR DUTTA Son of Mr Bimal Chandra Dutta Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 3 13PM	 LTI 07/12/2022	 07/12/2022
, Vivekananda Nagar, Karbala, City:- Madhyamgram, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx1e, Aadhaar No: 98xxxxxxx8079 Status : Representative, Representative of : Maa Tara Construction (as partner)				
5	Name	Photo	Finger Print	Signature
	Mr ASHOK KUMAR MUKHERJEE Son of Mr Dilip Kumar Mukherjee Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 3 13PM	 LTI 07/12/2022	 07/12/2022
, Prasadpur, 11 No Rly Gate, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx6m, Aadhaar No: 96xxxxxxx2441 Status : Representative, Representative of : Maa Tara Construction (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Chandan Kahar Son of Santosh Kahar Mitra Para Road, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24 -Parganas, West Bengal, India, PIN:- 700124			
	07/12/2022	07/12/2022	07/12/2022

Identifier Of Shri NATU BISWAS, Shri TANTU BISWAS, Shri BABLA BISWAS, Mr MANASH BOSE, Mr RAJESH SAHA, Mr SRIBASH ROY, Mr AJIT KUMAR DUTTA, Mr ASHOK KUMAR MUKHERJEE



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NATU BISWAS	Maa Tara Construction-2.69271 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri TANTU BISWAS	Maa Tara Construction-2.69271 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri BABLA BISWAS	Maa Tara Construction-2.69271 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri NATU BISWAS	Maa Tara Construction-66.66666700 Sq Ft
2	Shri TANTU BISWAS	Maa Tara Construction-66.66666700 Sq Ft
3	Shri BABLA BISWAS	Maa Tara Construction-66.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Gholakachari Road, Mouza: Gholak, Pin Code : 700124

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 727, LR Khatian No:- 3074	Owner:নটু বিশ্বাস, Gurdian:শঙ্কু বিশ্বাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 727, LR Khatian No:- 3078	Owner:টান্টু বিশ্বাস, Gurdian:শঙ্কু বিশ্বাস, Address:শ্রীনগর , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 727, LR Khatian No:- 3073	Owner:বাবলা বিশ্বাস, Gurdian:শঙ্কু , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.



On 07-12-2022

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 14:47 hrs on 07-12-2022, at the Office of the A.D.S.R. BARASAT by Shri BABLA BISWAS, 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 58,89,372/-

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

Execution is admitted on 07/12/2022 by 1. Shri NATU BISWAS, Son of Mr Shambhu Biswas, , Srinagar, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 2. Shri TANTU BISWAS, Son of Mr Shambhu Biswas, , Srinagar, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 3. Shri BABLA BISWAS, Son of Mr Shambhu Biswas, , Srinagar, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business
Indetified by Chandan Kahar, , Son of Santosh Kahar, , Mitra Para Road, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

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

Execution is admitted on 07-12-2022 by Mr MANASH BOSE, partner, Maa Tara Construction (Partnership Firm), , 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Chandan Kahar, , Son of Santosh Kahar, , Mitra Para Road, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr RAJESH SAHA, partner, Maa Tara Construction (Partnership Firm), , 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Chandan Kahar, , Son of Santosh Kahar, , Mitra Para Road, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr SRIBASH ROY, partner, Maa Tara Construction (Partnership Firm), , 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Chandan Kahar, , Son of Santosh Kahar, , Mitra Para Road, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr AJIT KUMAR DUTTA, partner, Maa Tara Construction (Partnership Firm), , 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Chandan Kahar, , Son of Santosh Kahar, , Mitra Para Road, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr ASHOK KUMAR MUKHERJEE, partner, Maa Tara Construction (Partnership Firm), , 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Chandan Kahar, , Son of Santosh Kahar, , Mitra Para Road, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-



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 850, Amount: Rs.100.00/-, Date of Purchase: 05/12/2022, Vendor name: S Bose



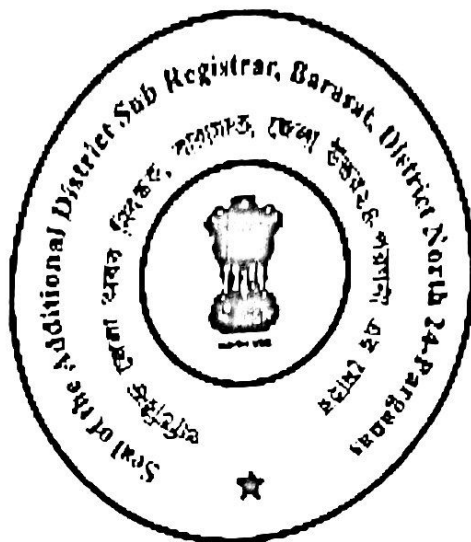
Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2022, Page from 313624 to 313645
being No 150308817 for the year 2022.



Digitally signed by SRIJANI GHOSH
Date: 2022.12.09 11:11:30 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2022/12/09 11:11:30 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)

