

518/2024

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पश्चिम बंगाल WEST BENGAL

AK 507698

22/01/2024
a.8/184831/2024

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet's attached to this document are the part of this document

Sub Registrar
Nalhati, North 24 Parganas

22 JAN 2024

POWER OF ATTORNEY FOR DEVELOPMENT

THIS POWER OF ATTORNEY made on this 22nd day of January 2024 **AND**

BY THIS DEVELOPMENT POWER OF ATTORNEY, I, **SRI DEBASISH GHOSH**, S/o Late Tilok Mohan Ghosh (**PAN : ANLPG1223B**) (**AADHAAR : 5927 0718 4994**) by faith Hindu, by profession Business, by nationality Indian, residing at 4, Bijohnagar, P.O. & P.S. Naihati, Dist. North 24 Parganas, Pin-743165, W.B. hereinafter referred herein as **PRINCIPAL** SEND GREETINGS :

WHEREAS ALL THAT piece and parcel of a property measuring about 2 cottahas 2 chattak 40 sq.ft. more or less situated at Mouza Naihati, appertaining to J.L. No. 3, Re. Sa No. 21, R.S. Khatian No. 1062, R.S. Dag No. 4245 with easement right on a common passage appertaining to R.S. Khatian No. 1062, R.S. Dag No. 4245, 4244 and 4245 / 4471 has been purchased by Smt. Renuka Ghosh wife of Tilok Mohan Ghosh by dint of a Deed of Sale vide being No. 5951 for the year 1988 from Amarnath Sadhukhan which was registered and executed at the Office of A.D.S.R., Naihati which is recorded in Book No. I, Vol. No. 80, Pages 421 to 432.

AND WHEREAS Tilok Mohan Ghosh in his life time purchased $1/3^{\text{rd}}$ share of a property measuring about 2 cottah 6 chattak 32 sq.ft. situated at Mouza Naihati appertaining to J.L. No. 3, Re.Sa No. 21, R.S. Khatian No. 3541, R.S. Dag No. 4245/4471 from Shambhu Chandra Sadhukhan by dint of a Deed of a Sale vide being No. 5264 for the year 1989 registered and executed at the Office of the A.D.S.R., Naihati and recorded in Book No. I, Vol. No. 89, Pages 79 to 86.

WHEREAS Tilok Mohan Ghosh in his life time purchased $1/3^{\text{rd}}$ share of a property measuring about 2 cottah 6 chattak 32 sq.ft. situated at

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Mouza Naihati appertaining to J.L. No. 3, Re.Sa No. 21, Khatian No. 868, R.S. Dag No. 4245/4471 from Manibala Sadhukhan by dint of a Deed of a Sale vide being No. 985 for the year 1992 registered and executed at the Office of the A.D.S.R., Naihati and recorded in Book No. I, Vol. No. 17, Pages 339 to 347.

AND WHEREAS the above said Tilok Mohan Ghosh purchased undivided 4 decimal of a property out of 12 decimal with undivided $1/3^{\text{rd}}$ share of existing structure including path situated at Mouza Naihati, appertaining to J.L. No. 3, Re.Sa No. 21, R.S. Khatian No. 1061, L.R. Khatian No. 868, R.S. Dag No. 4245/4471, L.R. Dag No. 3541 from Anup Kumar Sadhukhan, Amal Kumar Sadhukhan, Anantadeb Sadhukhan, Aparna Sadhukhan, Anima Sadhukhan, Annapurna Sadhukhan, Anuradha Mal, Rina Sadhukhan, Amarnath Sadhukhan and Bharati Sadhukhan which was registered and executed at the Office of A.D.S.R., Naihati vide being No. 7750 for the year 1995.

AND WHEREAS the above said Tilok Mohan Ghosh again purchased a property measuring about 8 chattak 30 sq.ft. or 390 sq.ft. situated at Mouza Naihati, appertaining to J.L. No. 3, Re.Sa No. 21, R.S. Khatian No. 1062, L.R. Khatian No. 194, R.S. Dag No. 4245, L.R. Dag No. 3542 located at Holding No. 817/18 on Adhata Road, Naihati from one Bishu Dey vide being No. 2664 for the year 2007.

AND WHEREAS thus the above said Renuka Ghosh and Tilok Mohan Ghosh possessed and enjoyed all that piece and parcel of property measuring in total about 8 cottah 3 chattak 55 sq.ft. or 5950 sq.ft and they also recorded their respective names in the ROR as well as in the records of Naihati Municipality.

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AND WHEREAS the above said Tilok Mohan Ghosh expired on 08.05.2016 leaving behind him his wife Smt. Renuka Ghosh and two sons viz. Sri Debashis Ghosh and Sri Dipankar Ghosh as his only legal heirs and successors who inherited the property by virtue of law of inheritance as described in Hindu Succession Act.

AND WHEREAS the above said Smt. Renuka Ghosh and Sri Dipankar Ghosh executed a Deed of Gift in favour of the First Part i.e. the Owner vide being No. 150713446 for the year 2022 registered in Book No. I, Vol. No. 1507-2022, Pages from 275696 to 275712 which was registered and executed at the Office of A.D.S.R., Naihati in respect of their shares measuring about 2 cottah or 1440 sq.ft. out of the total property measuring about 8 cottah 3 chattak 55 sq.ft. or 5950 sq.ft. situated at Mouza Naihati appertaining to J.L. No. 3, R.S. Dag No. 4245/4471, L.R. Dag No. 3541, R.S. Khatian No. 1061, L.R. Khatian No. 8191, Re.Sa No. 21 within Ward No. 20 of Naihati Municipality situated at 6 No., Bijohnagar, P.S. Naihati, Dist. North 24 Parganas.

AND WHEREAS the above said Smt. Renuka Ghosh executed another Deed of Gift vide being No. 150713445 for the year 2022, Vol. No. 1507-2022, Page from 275485 to 275499 in respect of her share measuring about 1 cottah 9 chattak 28 sq.ft. or 1153 sq.ft. out of the total property measuring about 8 cottah 3 chattak 55 sq.ft. or 5950 sq.ft. situated at Mouza Naihati appertaining to J.L. No. 3, R.S. Dag No. 4245, L.R. Dag No. 3542, L.R. Khatian No. 8127, Re.Sa No. 21 within Ward No. 20 of Naihati Municipality, situated at 6 No., Bijohnagar, P.S. Naihati, Dist. North 24 Parganas in favour of the First Part i.e. the present Owner, the properties transferred by dint of above mentioned Deeds of Gift in favour of the present Owner have been collectively and more

specifically described in the First Schedule below along with the share of present Owner.

AND WHEREAS presently myself as the owner have been enjoying the schedule property with full right, title and interest and myself also recorded my name in ROR as well as in the municipal records of the Naihati Municipality.

AND WHEREAS myself, the Principal have entered into a Development Agreement with **SRI HIMANSHU JAISWAL (PAN : BRKPJ1729F)**, son of Sri Niraj Kumar Jaiswal, by occupation – Business, by caste – Hindu, by Nationality – Indian, sole proprietor of **SUMAN CONSTRUCTION**, having its office at 7, Abdul Jabbar Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, PIN - 743145, West Bengal, and subsequently the Development Agreement has been registered and executed at the Office of ADSR, Naihati on 22.01.2024 vide being No. 150700469 for the year 2024 and as per the above Development Agreement, the Developer agreed to construct (G+4) multistoried building with our allocation at his own cost and the Developer also agreed to pay us an amount of **Rs.50,00,000/- (Rupees Fifty lakh)** only in total along with **One Flat & One Shop** and myself agreed to provide him the landed area mentioned in the schedule below for construction of (G+4) multistoried building consisting of Flats, Shops & Parking space and myself agreed to execute this Power of Attorney in respect of the landed area specifically mentioned in Schedule below in favour of the Developer.

AND WHEREAS myself remain busy with my respective occupation and duties, so it is not possible for me to attend the respective offices or together at a time for taking necessary steps for obtaining

Building Plan, Completion Certificate, Occupancy Certificate, Drainage electric, water etc., for the new house. Also, myself as the Principal, do not have any expertise or capability for construction of new buildings.

AND WHEREAS now it has become necessary and expedient for us to authorize and empower the said Developer to do all acts, deeds, matters and subsequent construction activities for smooth running of the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that myself, **SRI DEBASISH GHOSH**, S/o Late Tilok Mohan Ghosh (**PAN : ANLPG1223B**) (**AADHAAR : 5927 0718 4994**) by faith Hindu, by profession Business, by nationality Indian, residing at 4, Bijohnagar, P.O. & P.S. Naihati, Dist. North 24 Parganas, Pin-743165, W.B. as **PRINCIPAL** appointed **SRI HIMANSHU JAISWAL** (**PAN : BRKPJ1729F**), son of Sri Niraj Kumar Jaiswal, by occupation – Business, by caste – Hindu, by Nationality – Indian, sole proprietor of **SUMAN CONSTRUCTION**, having its office at 7, Abdul Jabbar Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, PIN - 743145, West Bengal in my name and on my behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in my name and on behalf of me relating to the said property fully mentioned in the schedule below hereunder written.

- (1) To hold the possession of the said property for construction of new building and development work as our Attorney and to maintain and manage the affairs of the said property specifically mentioned in Schedule below and to protect the same in all manners and to take all steps for the said purpose in the manner as may be though

fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.

- (2) To sign the building plan on behalf of me in respect of upcoming (G+4) multistoried building mentioned in the schedule below and to draw and/or prepare the necessary plan(s) and/or applications or requisite permission and/or sanctions for development and construction of the proposed building into and over the said property including taking all steps for amalgamation of the Schedule property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.
- (3) To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project & the said premises in respect of the property specifically mentioned in the schedule below.
- (4) To appear and represent us before the Naihati Municipality, WBSEDCL, B.L & L.R.O., Collector, Land Acquisition & Requisition Department, North 24 Parganas, Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc. and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary in respect of the property.

- (5) To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the premises specifically mentioned in the schedule below.
- (6) To take steps and appear in all legal proceedings concerning the property mentioned in the schedule below and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises, Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said premises and to take necessary steps which my said Attorney at his own discretion shall think fit and proper.
- (7) To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developers' allocation (save and except Owners' allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) in terms of the said Development Agreement, Boundary Declaration and to sign all plumbing and drainage connection papers or any other Deed/s in favour of the Naihati Municipality that may be required for

obtaining sanctioned Building Plan. Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be constructed at the said premises.

- (8) To enter into Agreement/Instrument for negotiations or to finalize all sale pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said premises on such terms and conditions. considerations, stipulations, provisions as my said Attorney shall consider fit and proper with any prospective Purchaser/Buyer and to accept therefore any amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/Buyer in possession of the Flat or portion agreed to be sold and/or transferred (save and except the Owners' allocation). Further our Attorney will be at his liberty on our behalf to apply and make arrangement for the bank loan for the purpose of disposal of his allocation in favour of prospective and intended buyer or buyers.
- (9) To deliver possession and/or make over the constructed Flats/ Parking space pertaining to the Developers' allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all essential formalities that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized.

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- (10) To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.
- (11) To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle, refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said Attorney.
- (12) To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vakalatnama, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of their fees.
- (13) To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/Car Parking Space etc. (save and except Owners' allocation).
- (14) (a) To sign and execute all the papers and to obtain Completion Certificate, Drainage – Connection, Water Connection, and Electricity Connection with Transformer from the WBSEDCL.
(b) To coordinate with Municipality and WBSEDCL regarding temporary shifting of water pipelines, sewer lines, electric posts, if so required, in order to execute safe construction practice for the (G+4) building.

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- (15) To do all such other relevant official acts & deeds that shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said property/premises and construction of the building and completion of project in connection with intended building and construction thereof AND I the Principal hereto do confirm accept and agree that all such official acts & deeds shall be always binding on me and myself do hereby ratify and confirm and agree to confirm and ratify all such official acts & deeds that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as my own acts and deeds.
- (16) To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in my name and on my behalf.
- (17) To sell , transfer, convey and assign or otherwise dispose of the Flats, etc., including power to lease out, let out, mortgage from the Developers' allocation in the Schedule property mentioned below (save and except Owner's allocation as mentioned in the said Development Agreement) or any part thereof to any respectable/reliable person or firm etc. and to sign execute and register all deeds, agreements, instruments and to do all relevant acts as my said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.
- (18) To receive the earnest money, part consideration, full consideration deposit money, salami from the intending Purchaser/s or transferee or other person in respect of the said Developers' allocation or any
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part thereof and to give proper receipt thereof and to admit the receipt before the registering authority.

- (19) For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to my said premises which our said Attorney at his own discretion shall think, fit and proper.
- (20) To do all relevant acts as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developers' allocation.
- (21) To undertake safe construction as per the terms & conditions of the Development Agreement between Owners & Developer.

AND IT IS HEREBY declared and confirmed that Powers and authorities hereby granted and conferred shall remain in free during the continuance of the said Development Agreement **PROVIDED HOWEVER** that the Attorney shall not relate, impose or transfer any financial liability on the Principal herein and shall always keep the Principal fully indemnified against all actions, suits, proceedings, costs, demands & compensation and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said premises or in relation to the said premises in which myself may be interested and on my behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as myself could do the same, if I personally present.

AND I hereby for myself ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to

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be done in or about the said premises notwithstanding no express power in that behalf is herein provided.

SCHEDULE ABOVE REFERRED TO

ALL THAT ALL THAT piece and parcel of the property measuring about 4 (four) cottahas 9 (nine) chattak 28 (twenty-eight) sq.ft. situated at Mouza Naihati, appertaining to J.L. No. 3, L.R. Khatian No. 13514 corresponding to L.R. Dag No. 3541 and 3542, Holding Nos. 1033 & 1059 located at 6 No., Bijoynagar within Ward No. 20 of Naihati Municipality further within jurisdiction of Naihati Police Station, Dist. North 24 Parganas, W.B., which is bounded and butted by :-

ON THE NORTH	:	Pond
ON THE SOUTH	:	6 feet wide Municipal By Lane
ON THE WEST	:	12 feet wide Municipal By Lane
ON THE EAST	:	House of Chandana Sengupta

IN WITNESSES WHEREOF I, the **PRINCIPAL** hereto have set and subscribed my respective hands, seals and signature on the day, month and year written above.

WITNESSES

1. *Rahul Gupta*
2. *S. Das Kalyani*

Drafted by me,

Rahul Gupta

Rahul Gupta
Advocate
Barrackpore Court
Enl. No. F/675/679/90

Debasish Ghosh

Signature of the Executant

Himanshu Jaiswal

Signature of the Attorney

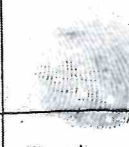
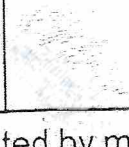
SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand					



Sebastian Ghosh

Above given finger impression of me and attested by me

Left Hand					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand					



Harman Jassi

Above given finger impression of me and attested by me

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Major Information of the Deed

Deed No :	I-1507-00473/2024	Date of Registration	22/01/2024
Query No / Year	1507-8000184831/2024	Office where deed is registered	
Query Date	22/01/2024 11:42:43 AM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	Rahul Gupta Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830340901, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 42,08,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150700469/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

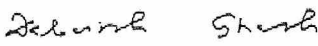
District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: 6 No. Bijay Nagar Road, Road Zone :
(Naihati Mouza -- Naihati Mouza) , Mouza: Naihati, Pin Code : 743165

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3541	LR-13514	Bastu	Bastu	3 Katha	27,00,002/-	Property is on Road , Project Name :
L2	LR-3542	LR-13514	Bastu	Bastu	1 Katha 9 Chatak 28 Sq Ft	14,41,251/-	Property is on Road , Project Name :
		TOTAL :			7.5923Dec	0 /-	41,41,253 /-
		Grand Total :			7.5923Dec	0 /-	41,41,253 /-

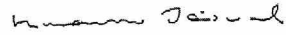
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	67,500/-	Structure Type: Structure
	Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	100 sq ft	0 /-	67,500 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBASISH GHOSH (Presentant) Son of Late TILAK MOHAN GHOSH Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office	 22/01/2024	 Captured LTI 22/01/2024	 22/01/2024
4 NO. BIJAY NAGAR, City:- Naihati, P.O:- NAIHATI, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HIMANSHU JAISWAL Son of Mr NIRAJ KUMAR JAISWAL Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office	 22/01/2024	 Captured LTI 22/01/2024	 22/01/2024
Son of Mr NIRAJ KUMAR JAISWAL 7 ABDUL JABBAR ROAD, City:- Naihati, P.O:- KANCHRAPARA, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Office				
2	SUMAN CONSTRUCTION 7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 , PAN No.:: BRxxxxxx9F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HIMANSHU JAISWAL Son of Mr Niraj Kumar Jaiswal Date of Execution - 22/01/2024, , Admitted by: Self, Date of Admission: 22/01/2024, Place of Admission of Execution: Office	 Jan 22 2024 11:55AM	 Captured LTI 22/01/2024	 22/01/2024
7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx9F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUMAN CONSTRUCTION (as SOLE PROPERIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Gupta Son of Mr S N Gupta Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700120	 22/01/2024	 Captured 22/01/2024	 22/01/2024
Identifier Of Mr DEBASISH GHOSH, Mr HIMANSHU JAISWAL, Mr HIMANSHU JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH GHOSH	Mr HIMANSHU JAISWAL-2.475 Dec,SUMAN CONSTRUCTION-2.475 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH GHOSH	Mr HIMANSHU JAISWAL-1.32115 Dec,SUMAN CONSTRUCTION-1.32115 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH GHOSH	Mr HIMANSHU JAISWAL-50.00000000 Sq Ft,SUMAN CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: 6 No. Bijay Nagar Road, Road Zone : (Naihati Mouza -- Naihati Mouza) , Mouza: Naihati, Pin Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3541, LR Khatian No:- 13514	Owner:দেবশীষ ঘোষ, Gurdian:ভিলক মোহন, Address:লিডা, Classification:বালু, Area:0.10110000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150700473 / 2024

On 22-01-2024

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 11:08 hrs on 22-01-2024, at the Office of the A.D.S.R. NAIHATI by Mr DEBASISH GHOSH ,Executant.

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 42,08,753/-

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

Execution is admitted on 22/01/2024 by 1. Mr DEBASISH GHOSH, Son of Late TILAK MOHAN GHOSH, 4 NO. BIJAY NAGAR, P.O: NAIHATI, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 2. Mr HIMANSHU JAISWAL, Son of Mr NIRAJ KUMAR JAISWAL, 7 ABDUL JABBAR ROAD, P.O: KANCHRAPARA, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business

Indetified by Mr Rahul Gupta, , , Son of Mr S N Gupta, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-01-2024 by Mr HIMANSHU JAISWAL, SOLE PROPERIETOR, SUMAN CONSTRUCTION, 7 ABDUL JABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr Rahul Gupta, , , Son of Mr S N Gupta, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3538, Amount: Rs.100.00/-, Date of Purchase: 19/01/2024, Vendor name: S Samanta



Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

L2	LR Plot No:- 3542, LR Khatian No:- 13514	Owner: দেবশীৰ ৰোষ, Gurdian: ভিলক মোহন, Address: নিজ , Classification: বান্ধ, Area: 0.03540000 Acre,	Owner Name not selected by applicant.
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