

10778/22

T-10750/2022



पश्चिम बंगाल WEST BENGAL

AL 835069

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8-8/24
2-14/24
2453534

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

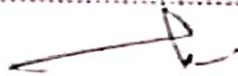
12 AUG 2022

DEVELOPMENT POWER OF ATTORNEY
(After Registration of Development Agreement)

BY THIS POWER OF ATTORNEY FOR DEVELOPMENT KNOW ALL MEN
that I, SRI SURENDRA JAIN alias SRI SURENDRA KUMAR JAIN (PAN – ADXPJ1201C, Aadhaar No. 3224 4820 2556) son of Late Omprakash Jain, by

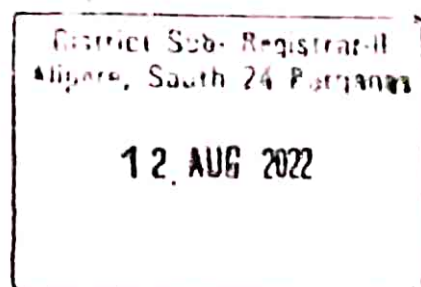
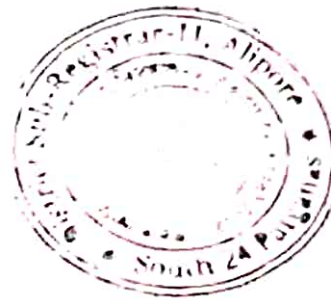
Page No. 1

15788 dt. 10/08/2022
NAME Palte Dars (Advt.)
ADDRESS Alipore Police
Court, Kolkata-700027
RS. lost



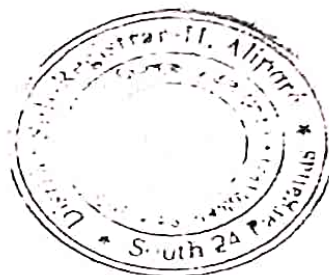
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Identified by me.
Debanish Bagchi
S/o, Late Ajoy Bagchi
2/8, vidyanagar
P.O. - Baghajatin
P.S. - Patuli
Kolkata - 700086
Service



*faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 25, College Street, 2nd Floor, opp. Medical College Hospital, Post Office – Chittaranjan Avenue, Police Station - Muchipara, Kolkata-700073, hereinafter called and referred as the **PRINCIPAL (OWNER) SEND GREETINGS :***

WHEREAS *I, the principal herein purchased a Sali Land measuring more or less 3(Three)Cottah alongwith the Eastern side Private Passage measuring more or less 8(Eight)Chittak for the purpose of own egress and ingress from 11' fts. wide common passage upto the said property 3(Three)Cottah TOTAL measuring more or less 3(Three)Cottah 8(Eight)Chittak being Scheme Plot No. 1, which is lying and situated at Mouza – Garagacha, Police Station - Sonarpur, J.L.No. 45, R.S.No. 141, Touzi No. 56, comprised in C.S.Khatian No. 48 under C.S.Dag No. 96, R.S.Khatian No. 32 under R.S.Dag No. 98, corresponding to L.R.Khatian No. 95 under L.R.Dag No. 105, within the limits of Rajpur-Sonarpur Municipality, Ward No. 1, in the District South 24-Parganas including all rights of ingress and egress and all easement rights together with all right, title, interest and the said land/premises from Sri Santi Brata Some alias Śri Santibrata Some son of Late Prabhat Chandra Some of previously residing at Baishnabghata Patuli Telecom Housing Complex, Parcel-B, Type-4, Quarter No. 4/4, P.O. – Panchasayar, P.S. – Jadavpur, Kolkata – 700094 at present residing at Block-D, Quarter No. 501, Telecom Colony, Ballygunge Place, P.S. – Ballygunge, Kolkata – 700019, by way of a Deed of Sale which was executed on 24-04-2007 and duly registered on 17-05-2007 in the Office of the District Sub-Registrar – IV at Alipore, District*



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South 24-Parganas and recorded in Book –I, Volume No. 10, Pages 1114 to 1141, Deed No. 01416 for the year 2007.

AND WHEREAS *thereafter I, the Principal herein become absolute sole owner of Sali Land measuring more or less 3(Three) Cottahs of R.S.Khatian No. 32 under R.S.Dag No. 98 corresponding to L.R.Khatian No. 95 under L.R.Dag No. 105 by way of purchase and I, the Owner/Principal herein recorded his land in L.R./Hal Settlement comprised in L.R.Khatian No. 672(new) under L.R.Dag No. 105.*

AND WHEREAS *since then I, the owner/Principal herein thus became the owner of the aforesaid property and I also mutated my name in the record of Rajpur-Sonarpur Municipality vide Holding No. 22, Road name-Garagacha, Ward No. 1 and I paid taxes regularly to the appropriate authority and have been possessing and enjoying the same, free from all encumbrances and since then I am a owner as a sixteen annas and have been possessing and enjoying the same free from all encumbrances, fully mentioned in the Schedule hereunder written.*

AND WHEREAS *I have entered into a Development Agreement dated 15/02/2018 made between us as the LAND OWNER and IGNITE CONSTRUCTION (PAN – AAJFI3419E) with its principal place of business at 138/2, Baghajatin Place, Ground Floor(15B, Baghajatin Place), Assessee No. 31-101-10-0158-4, Post Office – Baghajatin, Police Station – formerly Jadavpur thereafter Patuli, Kolkata – 700086, represented by its partners namely (1) SRI PARTHA DAS (PAN – ARAPD0771C, Aadhaar No. 6829*



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1398 7836) son of Sri Manik Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, resident of 92/1, Baghajatin Place, Post Office – Baghajatin, Police Station – formerly Jadavpur thereafter Patuli, Kolkata – 700086 and (2) **SMT. SRABANI BAKSHI** (PAN – AZEPB 4121G, Aadhaar No. 9559 0664 4033) wife of Sri Bidhan Bakshi and daughter of Sri Kanai Lal Sen, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Bagula, Purba Para, Post Office – Bagula, Police Station – Hanskhali, District – Nadia, PIN – 741502, as a Developer, I am very much interested to construct a new building in my said Rajpur-Sonarpur Municipality vide Holding No. 22, Road name-Garagacha, Ward No. 1, as described morefully in the **Schedule** below; but to make new construction thereon I have no experience in this matter. As per the said Development Agreement dated 12/08/2022, the said **IGNITE CONSTRUCTION, DEVELOPER** herein shall get the construction such as flat/flats etc., together with undivided proportionate land share and other facilities save and except **OWNER'S ALLOCATION** as mentioned in the said Development Agreement and other clauses as mentioned in as per the said Development Agreement dated 12th day of August, 2022 which was registered in the Office of D.S.R.-II at Alipore, South 24-Parganas and recorded in Book No. I, Being No. in the year 2022 and as per the said Development Agreement it is very much expedient for me to appoint the Attorney to look after all the affairs, in respect of construction of the aforesaid property I, the **PRINCIPAL** herein do hereby and hereunder nominate and appoint and/constitute the said **IGNITE CONSTRUCTION** (PAN – AAJFI3419E) with its principal place of business at 138/2, Baghajatin Place, Ground



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Floor(15B, Baghajatin Place), Assessee No. 31-101-10-0158-4, Post Office – Baghajatin, Police Station – formerly Jadavpur thereafter Patuli, Kolkata – 700086, represented by its partners namely (1) **SRI PARTHA DAS** (PAN – ARAPD0771C, Aadhaar No. 6829 1398 7836) son of Sri Manik Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, resident of 92/1, Baghajatin Place, Post Office – Baghajatin, Police Station – formerly Jadavpur thereafter Patuli, Kolkata – 700086 and (2) **SMT. SRABANI BAKSHI** (PAN – AZEPB 4121G, Aadhaar No. 9559 0664 4033) wife of Sri Bidhan Bakshi and daughter of Sri Kanai Lal Sen, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Bagula, Purba Para, Post Office – Bagula, Police Station – Hanskhali, District – Nadia, PIN – 741502, as described above as my true and lawful Attorneys for me in my name and on my behalf either solely/singly or jointly to do perform and execute all the following acts, deeds and things that is to say :-

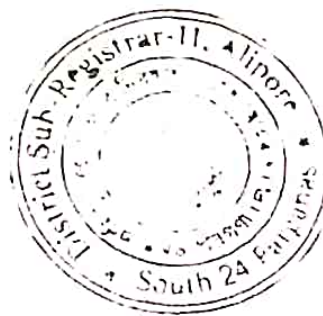
1. To execute, carry into effect and perform all agreements and contracts to be entered into by me in respect of my said property as described in the ***Schedule*** hereunder written, as my own acts and deed and/or to cancel the same as per the said Development Agreement dated 12th day of August, 2022 which was registered in the Office of D.S.R.-II at Alipore, South 24-Parganas and recorded in Book No. I, Being No. in the year 2022.
2. To make, sign and verify all applications and/or Plan objections to the appropriate authorities of B.L. & L.R.O. Department, Urban Land Ceiling



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Department, The Rajpur-Sonarpur Municipality etc. for all license, permission sanction and/or modification consent etc. required under the law of Rules and Regulations frame by such authorities in connection with the said property.

- 3. To appear and represent before The Rajpur-Sonarpur Municipality authority or any other authority concerned on my behalf and also to apply to appropriate authorities for sanction the building plan or sewerage Plan and/or its any modification or alteration or revise for such proposed building plan for the proposed construction on my land, for and on my behalf as and when my said Attorney shall deem fit and proper and also to apply for and to effect mutation of the said property in The Rajpur-Sonarpur Municipality and/or land revenue department in favour of my name and my said Attorney may deem fit and proper and also to sign all applications there for.*
- 4. To raise, erect, build the construction as per building Plan to be sanctioned by The Rajpur-Sonarpur Municipality at the cost of the **DEVELOPER** herein after taking sanction of the building Plan or its amendment of building Plan on my said land on my behalf as per the said Development Agreement.*
- 5. To sign and execute all other deeds, instruments and attend on my behalf which my Attorney shall consider necessary and enter into and/or agree to such covenants and conditions as may be required for fully and effectually securing the right, title and interest of the others.*



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District Sub-Registrar-II
Alipore, South 24 Parganas

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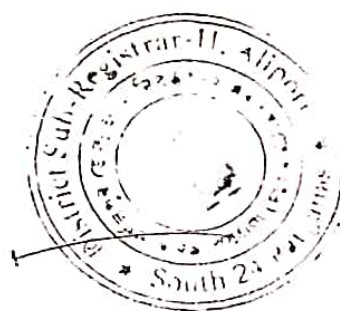
6. *To appoint and engage or suspend any workers for the construction work on my said land.*
7. *On my behalf to effect mutation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my name and on my behalf related to the abovesaid agreement.*
8. *To appear and represent before any Court including Hon'ble High Court and also Tribunals for and on my behalf and to appoint and engage Advocate/Advocates for instituting or defending any suit or proceedings in any Court of law and to sign all Plans, Applications, Petitions, Written Statement etc. and to affirm any Affidavit on our behalf and in doing it, may appoint any Lawyer/Lawyers and to pay fees and charges and sign the Vakalatnama on my behalf for the purpose of the same in respect of the said property as described in the schedule hereunder written.*
9. *On my behalf to appear before and execute any of them or all of them the Plan and to submit the same in my name and in my favour to do all formalities to submit Plan, for modification and/ or alterations, of Plan renew and sign, execute any Gift Deed, Declaration, Affidavit, Boundary Declaration, which includes corporation Gift Deed and to present for Registration to admit execution to any Registering Authority and to have the said documents and/or sign, execute any Gift Deed; any Declaration,*



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Affidavit, Boundary Declaration, Rajpur-Sonarpur Municipality Undertaking which includes Corporation Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the Rajpur-Sonarpur Municipality or to any competent Authority to obtain "NO OBJECTION CERTIFICATE" from the competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in our name and in my favour to negotiate in my name and to do whatsoever necessity for the same in my name or on my behalf as I could do personally by myself.

- 10. To enter into any agreement with others for selling or transferring the part or full of the Developer's Allocation only i.e. flat etc. alongwith undivided proportionate share of land of the proposed building together with common rights and facilities to be constructed on our said land and to receive part or full consideration money for the same on our behalf and grant receipts thereof on our behalf as per said Development Agreement.*
- 11. To sign, execute and present all the documents, petitions or any transfer deed/deeds or Agreement/Agreements or Conveyance(s), Declaration deeds, Instruments and assurances in connection with the Developer's Allocation only on our behalf, which our said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property or any part or any portion of the said land and construction with proportionate share of land underneath together with common rights and*



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facilities on the said building to be constructed as may be required for fully and effectually conveying the said property or part thereof either divided or un-divided, in favour of any one as per said Development Agreement, The DEVELOPER shall also execute and register any kind of documents on my behalf to be required.

12. To present any such conveyance or conveyances for registration and to admit execution before the sub-registrar or Additional District Sub-registrar or Assurances of Kolkata or any other registration authority for and to have the said conveyances registered and to do acts, deeds and things which our said Attorney shall think necessary for conveying the said car parking space/spaces, Flat/Flats etc. which is fixed as Developer's Allocation only alongwith undivided impartible/proportionated share and interest in the land underneath the building together with common rights and facilities on the said building to be constructed to the intending purchaser/purchasers and to receive part or full consideration money and acknowledge the receipt thereof and to hand over possession thereof and to do all other acts, deeds, things in connection thereto and to effect mutation of the same in favour of the purchaser/purchasers as per the said Development Agreement.

13. And generally to do execute and perform any other act or acts, deeds, matter or things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in respect of my said Property described in the Schedule hereunder written effectually as I myself could do the same.

14. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof and



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similarly to receive excess payment receivable from concerned authorities for and on account of the said property or any part thereof on my behalf.

- 15. To pay fees obtain sanction such other orders and permission from the necessary authorities as to be expedient for sanction/modification and/or alteration of the building plan and/or papers and documents as may be required by the necessary authorities.*
- 16. To receive the excess amount of fees if any paid for the purpose of sanction modification and/or alteration of the building plan and sewerage Plan and/or for the purpose related thereto from any authority or authorities on my behalf.*
- 17. To apply for and obtain electricity, gas, water, sewerage, drains, telephone or other connection of any other nature in the said property and/or to make alteration therein and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds and things as may be deem fit and proper by the said Attorney.*
- 18. To settle, compromise of suits or disputes arising out of and/or connection with aforesaid property on such terms and conditions as my constituted Attorney may think fit and proper and to execute such compromise petition for and on my behalf.*



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19. *To acknowledge and/or finalize the terms and conditions with the other of the construction and/or portion of construction to be constructed on my behalf as my said constituted Attorney may think fit and proper.*
20. *To sell all flat/flats and car parking space/spaces etc. save and except Owner's Allocation portion and to receive an advance money and/or balance consideration money from intending purchaser/purchasers from the Developer's Allocation only as per Development Agreement.*
21. *To solve any dispute may arise in respect of the schedule below property in my name and on my behalf and take any necessary action against any local disturbances, litigation etc. in respect of the Schedule below property on my behalf and in my name.*
22. *To lodge a Diary to the nearest police station on my behalf and in my name regarding the above mentioned property if any dispute arises by any local people and to sign and acknowledge all registered or insured letters, notices, summons and to receive, delivery of the same in the said property on my behalf and in my name.*
23. *To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including complaints, written statements, affidavit, petitions, pleadings, compromises appeals, Vakalatnama(s) that may be necessary in this behalf.*



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24. *To sign, execute and deliver all or any Agreement, Sale Deed(s) transfer deed(s) and all instruments pertaining to the Developer's Allocation (Save and except Owner's Allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises or before Notary Public or before any Oaths Commissioner for similar purposes and development and portions of the building or apartment to be constructed at the said premises and to take all steps for perfecting such execution and registration.*
25. *To enter into negotiations for and finalize all sale pertaining to the Developer's Allocation (Save and except Owner's Allocation) of the building to be constructed at the said premises on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think, fit and proper with any prospective purchaser/buyer(s) and to accept therefore any amount in advance/earnest money and the balance consideration amount in installments or in otherwise and to give valid receipts and discharges in respect thereof and to put the Purchaser(s)/buyers(s) in possession of the flat or portion agreed to be sold and/or transferred save and except the Owner's Allocation.*
26. *To deliver possession and/or make over the constructed flat/flats /car parking space/spaces appertaining to the Developer's Allocation in terms of the said Development / Joint Venture Agreement (save and*

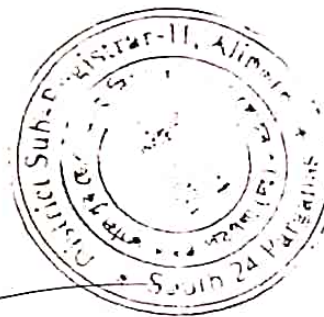


District Sub-Registrar,
Alipore, South 24 Parganas.

12 AUG 2022

except Owner's Allocation) and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized.

- 27. To sign all the receipt/receipts, volume copy, IGR of which to be registered by my said Attorney in favour of the intending purchaser/purchasers in respect of the said property or part thereof on my behalf and also to hand over the same to the said Purchaser/Purchasers on my behalf and sign all possession letter/letters which shall be delivered by the said Developer after completion of the said flat/flats etc. to the purchaser/purchasers on my behalf.*
- 28. To sign and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.*
- 29. To engage Lawyer, Solicitors, Advocates and other legal agents and sign all Vokatnama, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of his fees.*
- 30. To sign & submit any building proposal plan/plans before the Rajpur-Sonarpur Municipality as my constituted Attorneys on my behalf.*



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31. To sign, execute, present for registration, admit execution of register or otherwise perfect or cause to be signed executed registered and perfected any Agreement(s), Conveyance(s), Re-conveyance(s), Assignment, surrender, Deed of Declaration/Rectification and other assurances which may in the opinion of my said Attorney be expedient or necessary.
32. To enter into any agreement with other for the benefit and betterment of the said property on my behalf for execution of the abovesaid Agreement(s).
33. I hereby confirm that this power shall in force till the completion of the registration of the Developer's Allocation to the intending Purchaser/Purchasers as well as the completion of the venture as mentioned in the said Development Agreement.

AND I do hereby ratify and confirm all and whatsoever other act or acts my said Attorney shall Lawfully do, execute or perform or cause to be done executed or performed in connection with the transfer of my said property and raising and completing the construction of the multistoried building on the said land of the said premises and for disposing of and dealing with the respective flat/flats etc. in the proposed new building and also the undivided proportionate share in the corresponding thereto in the said building under and by virtue of this



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Aligarh, South 24 Parganas

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deed notwithstanding no express power in that benefit is hereunder provided.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Sali Land measuring more or less 3(Three)Cottah alongwith the Eastern side Private Passage measuring more or less 8(Eight)Chittak for the purpose of own egress and ingress rights from 11' fts. wide common passage upto the said property i.e. 3(Three)Cottah, total measuring more or less 3(Three)Cottah 8(Eight)Chittak being Scheme Plot No. 1, which is lying and situated at Mouza – Garagacha, Police Station - Sonarpur, J.L.No. 45, R.S.No. 141, Touzi No. 56, comprised in C.S.Khatian No. 48 under C.S.Dag No. 96, R.S.Khatian No. 32 under R.S.Dag No. 98 formerly L.R.Khatian No. 95, corresponding to now L.R.Khatian No. 672 under L.R.Dag No. 105, within the limits of The Rajpur-Sonarpur Municipality, Road Name – Garagacha, Ward No. 1, Holding No. 22, in the District South 24-Parganas including all rights of ingress and egress and all easement rights together with all right, title, interest and the said land/premises is butted and bounded in the manner following that is to say:-

- ON THE NORTH** : Land of Mouza Brij and Plot No. 3.
- ON THE SOUTH** : Land of R.S.Dag No. 101.
- ON THE EAST** : 11' fts. wide common passage and Plot No. 3.
- ON THE WEST** : Land of R.S.Dag No. 102.



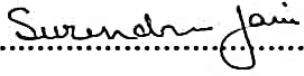
District Sub-Registrar-II
Alipore, South 24 Parganas

12 AUG 2022

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name : SRI SURENDRA JAIN alias
SRI SURENDRA KUMAR JAIN

Signature : 

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name : SRI PARTHA DAS

Signature : 



District Sub-Registration II
South 24 Parganas
12 AUG 2022

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name : SMT. SRABANI BAKSHI

Signature : Srabani Bakshi

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name :

Signature :



District Sub-Registrar II
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IN WITNESS WHEREOF I, THE PRINCIPAL HEREIN has hereto signed or put my signature on this 12th day of August, 2022.

WITNESSES :

1. Debasish Bagchi
4/8, vidyasagar
P.O. - Baghatatin
Kolkata - 700088.

Surendra Jain
Signature of the PRINCIPAL

We accept this power

2. Suvarn Bode
22 Lamchaman talu
Road Kal - 700029

IGNITE CONSTRUCTION

Srabjit Banerjee Partner
Rishabh Das Partner

Signature of the Lawful Attorney
Signature's attested by me

Surendra Jain
PRINCIPAL

Drafted & prepared by me under instruction of the Parties as per Particulars and information furnished by the Parties and read over & explained in Bengali.

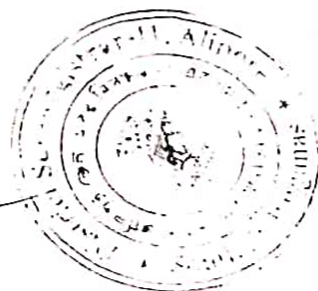
MR. PALTU DAS, Advocate
Alipore Police Court,
Kolkata - 700 027.
Enrolment No. WB-1834/95.

Computer prints by
Debasish Bagchi
In the chamber of
PALTU DAS, Advocate
Of C/9/4, Rabindra Pally,
Kolkata - 700 086.

Dead No. :
Query No. / V.

IGNITE CONSTRUCTION

Partner Partner



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Major Information of the Deed

Deed No :	I-1602-10750/2022	Date of Registration	12/08/2022
Query No / Year	1602-8002453534/2022	Office where deed is registered	
Query Date	12/08/2022 1:35:26 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH BAGCHI 2/8, VIDYASAGAR, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700086, Mobile No. : 8582875980, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 53,86,502/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160210715/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Road, Mouza: Garagachha, , Ward No: 001, Holding No:22 Pin Code : 700084

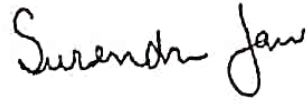
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-105	LR-672	Bastu	Shali	3 Katha 8 Chatak	1/-	53,86,502/-	Width of Approach Road: 11 Ft., , Project Name :
	Grand Total :				5.775Dec	1 /-	53,86,502 /-	



Principal Details :

Sl No	Name, Address, Photo	Name
1		Shri sur

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SURENDRA JAIN, (Alias: Shri SURENDRA KUMAR JAIN) Son of Late OMPRAKASH JAIN Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	 12/08/2022	 LTI 12/08/2022	 12/08/2022
25, COLLEGE STREET, 2ND FLOOR,, City:- , P.O:- CHITTARANJAN AVENUE, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1C, Aadhaar No: 32xxxxxxxxx2556, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				

Attorney Details :

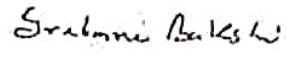
Sl No	Name,Address,Photo,Finger print and Signature			
1	IGNITE CONSTRUCTION 138/2, BAGHAJATIN PLACE, GROUND FLOOR, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PARTHA DAS (Presentant) Son of Shri MANIK DAS Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office	 Aug 12 2022 4:29PM	 LTI 12/08/2022	 12/08/2022
92/1, BAGHAJATIN PLACE, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx1C, Aadhaar No: 68xxxxxxxxx7836 Status : Representative, Representative of : IGNITE CONSTRUCTION (as PARTNER)				

Smt SRABA
Wife of Shri B
Date of Execut
12/08/2022, Ac
Self, Date of Ad



Name	Photo	Finger Print	Signature
Smt SRABANI BAKSHI Wife of Shri BIDHAN BAKSHI Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office	 Aug 12 2022 4:29PM	 LTI 12/08/2022	 12/08/2022
BAGULA, PURBA PARA, City:- , P.O:- BAGULA, P.S:-Hanskhali, District:-Nadia, West Bengal, India, PIN:- 741502, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx1G, Aadhaar No: 95xxxxxxxx4033 Status : Representative, Representative of : IGNITE CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH BAGCHI Son of Late AJAY BAGCHI 2/8VIDYASAGAR, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	 12/08/2022	 12/08/2022	 12/08/2022
Identifier Of Shri SURENDRA JAIN, Shri PARTHA DAS, Smt SRABANI BAKSHI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SURENDRA JAIN	IGNITE CONSTRUCTION-5.775 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Road, Mouza: Garagachha, , Ward No: 001, Holding No:22 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 105, LR Khatian No:- 672	Owner:সুরেন্দ্র কুমার জৈন, Gurdian:ওমপ্রকাশ , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.

On 12-08-2022
Certificate of Admissibility
Admissible under rule 21 of Indian Stamp Act



Endorsement For Deed Number : I - 160210750 / 2022

On 12-08-2022

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 14:14 hrs on 12-08-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Shri PARTHA DAS ..

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 53,86,502/-

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

Execution is admitted on 12/08/2022 by Shri SURENDRA JAIN, Alias Shri SURENDRA KUMAR JAIN, Son of Late OMPRAKASH JAIN, 25, COLLEGE STREET, 2ND FLOOR., P.O: CHITTARANJAN AVENUE, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Business

Indetified by Mr DEBASISH BAGCHI, , , Son of Late AJOY BAGCHI, 2/8VIDYASAGAR, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Service

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

Execution is admitted on 12-08-2022 by Shri PARTHA DAS, PARTNER, IGNITE CONSTRUCTION, 138/2, BAGHAJATIN PLACE, GROUND FLOOR, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr DEBASISH BAGCHI, , , Son of Late AJOY BAGCHI, 2/8VIDYASAGAR, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Service

Execution is admitted on 12-08-2022 by Smt SRABANI BAKSHI, PARTNER, IGNITE CONSTRUCTION, 138/2, BAGHAJATIN PLACE, GROUND FLOOR, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr DEBASISH BAGCHI, , , Son of Late AJOY BAGCHI, 2/8VIDYASAGAR, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 835069, Amount: Rs.100/-, Date of Purchase: 10/08/2022, Vendor name: Tanmoy Kar Purakayastha



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 390742 to 390768
being No 160210750 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.08.24 17:43:27 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/08/24 05:43:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)