

02128/19

D 01929/19

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

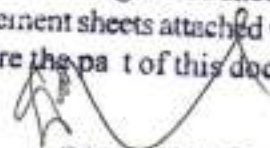
INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 078660

18/06/19
12.58
11/12834/19

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.


District Sub-Register-III
Alipore, South 24-parganas

18 JUN 2019

DEVELOPMENT POWER OF ATTORNEY

BY THIS DEVELOPMENT POWER OF ATTORNEY, made this ...^{18/6}th day of ...^{June}... Two Thousand and Nineteen by HARADHAN GHOSH, (having Income Tax PAN ALCPS0346QA), son of Late Lakshman Chandra Ghosh, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 14, Baburam Ghosh Road, P.O & P.S. - Regent Park, Kolkata - 700 040, hereinafter referred to as the "PRINCIPAL" SEND GREETINGS:-

10 APR 2019

911

Rs. _____
Rs. _____
Rs. _____
Rupees _____



[Signature]
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-1



District Sub-Registrar-III
Alipore, South 24 Parganas

18 JUN 2019

Ratan Pal.
Advocate
High Court, Calcutta

WHEREAS I, the **PRINCIPAL** become the absolute owner of in respect of **ALL THAT** the piece and parcel of undivided 1/5th share of total land admeasuring about 44 cottah 4 chittacks 22 sq. ft. be the same a little more or less together with undivided 1/5th share of total various R T S shed structures measuring about 3000 sq. ft. more or less including a Tank comprising an area of 6 cottah, more or less, under CS Dag Nos. 1918, 1947, 1048, 1949, 1950 appertaining to CS Khatian No. 30 in Mouza: Kasba, being the Municipal Premises No. 12/1A Dharmatala Road, (**Zone - Shani Mandir - Lohamaath**), Kolkata - 700 042, District: South 24 Parganas, West Bengal.

WHEREAS:

By Development Agreement dated 12.06.2019 registered with the office of the DSR-III, Alipore, South 24 Parganas and recorded in Book NO. I, Being No. 1928..... for the year 2019 (hereinafter referred to as the said **AGREEMENT**), the Principal has engaged and appointed do hereby appoint and Constitute in favour of **SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP** a Limited Liability Partnership Firm under the Limited Liability Partnership Act having its office at Room No. 101, Block B, 1st floor, 7 Ganpat Bagla Road, P.O. & P.S. - Jorabagan, Kolkata - 700 007, represented by its designated partners namely **(1) SRI PRADEEP KUMAR SINGH**, son of Late Parmeshwar Singh, residing at 89, Salkia School Road, P.S. - Golabari, PO - Salkia, Howrah - 711106, **(2) SRI AJAY SARAWOGI** son of Sri Nand Lal Sarawgi residing at DB-48, Salt Lake City, Sector I, P.O. & P.S. - Bidhan Nagar, Kolkata 700064, ^{both are Indian} (hereinafter referred to as the **DEVELOPER**) for the purpose of development of the property at the Municipal Premises No. 12/1A Dharmatala Road, Kolkata - 700 042 (more fully mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the said **PREMISES**).

Haradhan Shosh

Haradhan Shosh



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Alipore, South 24 Parganas

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- A. It has been further agreed by and between the Principal herein and the Developer under the said Agreement that the Principal herein shall grant and execute a Power-of-Attorney in favour of the of the Developer to do act and perform necessary acts deeds and things necessary and/ or required for the purpose of the development of the said Premises and to sell and transfer the units/saleable spaces except Owner's allocation which is mentioned in the said registered Development Agreement.
- B. Under the said Agreement, the Developer firm to do act and perform various acts deeds and things required for the development of the said Premises and to sell and transfer the Units/Saleable Spaces in favour of the prospective transferees as required by the Developer from time to time only Developer's allocation share.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, the said Principal do hereby nominate constitute and appoint **SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP** a Limited Liability Partnership Firm under the Limited Liability Partnership Act having its office at Room No. 101, Block B, 1st floor, 7 GanpatBagla Road, P.O. & P.S. - Jorabagan, Kolkata - 700 007, represented by its designated partners namely **(1) SRI PRADEEP KUMAR SINGH**, son of Late Parmeshwar Singh, residing at 89, Salkia School Road, P.S. - Golabari, PO - Salkia, Howrah - 711106, **(2) SRI AJAY SARAWOGI** son of Sri NandLalSarawgi residing at DB-48, Salt Lake City, Sector I, P.O. & P.S. - Bidhan Nagar, Kolkata 700064, be my true and lawful Attorneys to act do and perform the following acts deeds and that is to say:

1. To look after manage supervise and administer all necessary affairs and matters in respect of the said Premises.



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2. To cause to erect boundary walls around the said Premises.
3. To cause to demolish/ dismantle the existing structures upon the land at the said Premises.
4. To appoint, engage and employ durwans, security men, employees for the safety and security of the said Premises and pay their salary, remunerations and charges in terms of the said Agreement.
5. To apply for and obtain the mutation, conversion, assessment, determination of annual valuation, amalgamation and/or separation of the said Premises and to sign and execute all declarations, forms, affidavits, applications and all other papers and documents as required for such purpose.
6. To appoint Architect(s), Engineer(s), Contractor(s), agents, staff and to cause survey and soil test work of the said Premises and to pay their fees and charges.
7. To enter upon the said premises with men and material as may be required for the purpose of development work and erect the New Buildings as per the Building Plans to be sanctioned by the concerned statutory authorities.
8. To apply for and obtain for mutation, amalgamation, separation, correction of records, conversion of nature of land, sanction of Building Plan and further to obtain all approvals, consents, licenses, clearances permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws for erection construction and completion of New



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Building(s) upon the land at the said premises and also to appear and represent the Grantors before the concerned authorities such as the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, WBSEDCL, WBSEB, CESC, Directorate of Lifts, Fire Services, Fire Brigade, Traffic Department, Directorate of Electricity, Police authorities, SWID, B.S.N.L., Public Works Department (PWD), Roads and Highway Department, National Highway Authority of India, Land Reforms offices, Planning authorities, Pollution Control Board, the authorities under Urban Land (Ceiling & Regulations) Act, 1976, Real Estate (Regulation & Development) Act, 2016 or law corresponding thereto, West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, West Bengal Land Reforms Act, Town and Country (Planning & Development) Act, West Bengal Pollution Control Board, West Bengal Housing Industry Regulation Act and/or Rules and/ or other competent authorities in the matters pertaining to the said Premises and for that purpose and to sign and execute necessary applications, undertakings, affidavits, deeds, documents, maps, sketches, drawings etc. for the aforesaid purpose and to obtain delivery of such plan.

9. To apply for, sign and execute necessary applications, undertakings, affidavits, sketches, drawings etc. for modifications/ variations/ alterations of the Building Plans from time to time as may be required.
10. To pay and deposit necessary fees and charges for obtaining such approvals, consents, permissions, sanctions, no-objections and sanctions and such modification/ variations/ alteration of the sanctioned plans and to receive and realize refunds of the excess and surplus of such amounts of fees and charges, if any.



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11. To appear before the concerned authorities for determination and fixation and/or finalization and/ or assessment of the annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
12. To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities for erection construction and completion of New Buildings at the said Premises.
13. To apply for and obtain connections of gas, water, sewerage, drainage, electricity, telephone and other facilities and utilities at the said Premises and to make alterations thereof and to close down 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 acts, deeds and things as may be deemed fit and proper by the said Attorneys.
14. To apply for and obtain occupancy and completion certificate in respect of buildings or parts thereof from the concerned authorities.
15. To pay and deposit all rates, taxes and outgoings including municipal taxes, surcharge, Urban Land Tax, Rent, Revenue, Khazana and other statutory charges whatsoever, payable for and on account of the said Premises and receive and realize refunds of excess and surplus amounts if any.
16. To accept any service of writ of summons, notices, warrants, Subpoenas or other legal process and to appear in any courts,



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tribunals or authorities and to file, institute, commence, prosecute, enforce, defend, answer, oppose, settle and compromise all actions, suits, cases, appeals, revisional applications, review, trial, write applications and other legal proceedings and demands touching any of the matters concerning the said Premises or any part thereof including relating to acquisition and/or requisition in respect of the said premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid and to adduce and depose evidences before any Court (Civil or Criminal or Revenue), Tribunal, Judicial Forum, Quasi-judicial forum and to sign, verify and affirm all complaints, petitions, depositions, papers, applications, petitions, written statements, vakalatnamas, memorandum of appeal and/or other papers and documents to be filed therein or otherwise required in connection therewith.

17. To sign, declare and/or affirm any complaint, written statement, petition, affidavit, verification, vakalatnama, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
18. To engage, appoint, terminate and discharge any solicitor, counsel, advocate, vakil, pleader, lawyer and pay their fees.
19. To mortgage the said premises or any of them with any bank, financial institution or other lending entity and raise finance therefrom, to secure project finance required by the Developer and further to execute any further document or documents in furtherance of the above objective and further to acknowledge the debt and security without exposing the Principal to any debt or liability.



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20. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer and to exercise all rights and remedies available to the principal thereunder including to terminate any contract or agreement in such manner as the said Attorneys may deem fit and proper.
21. To have the names of transferees mutated and the portions purchased by them separately assessed in all municipal records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney or attorneys may deem fit and proper.
22. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability on the said premises or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the said Premises or any part thereof.
23. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Grantor could do in person.
24. To negotiate and enter into agreements with the prospective purchasers for sale and transfer of the units/saleable spaces in the New Building(s) at the said Premises in terms of the said Agreement.



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25. To receive the considerations, realizations, premium and rents accruing from sale and transfer of the units/saleable spaces in the New Building(s) at the said Premises in terms of the said Agreement and to give and effectuate receipt for the same except Owner's allocation which is mentioned in the said registered Development Agreement.
26. To sign execute and present for registration agreements indentures deeds and other documents for the purpose of sale and transfer of the units/saleable spaces in the New Building(s) at the said premises and attributes pertaining thereto in terms of the said Agreement.
27. To represent me and appear before any Registrar of Assurances, District Registrar or Additional District Sub-Registrar or other Officers or Authorities having jurisdiction in that behalf and thereto present for registration and acknowledge and register pursuant to the provisions and regulations in that behalf for the time being enforced all agreements indentures deeds and other documents executed and signed or made either by us personally or under authority of these presents or which we could present for registration and to admit the execution thereof and do all other acts and things in that behalf as our said Attorneys may deem necessary prudent or expedient for the purpose of sale and transfer of the units/saleable spaces in the New Building(s) at the said premises together with attributes pertaining thereto in terms of the said Agreement only Developer's allocation share which is mentioned in the said registered Development Agreement.
28. To grant consent and 'No Objection Certificate' and to sign the agreements indentures deeds and other documents as may be required



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for enabling prospective purchasers to apply for and obtain loans/financial accommodation from banks and/or financial institutions but total loan liability will be borne by the Developer.

29. To give physical possession of the units/saleable spaces to the prospective transferees in the Project
30. To generally do all acts, deeds, matters and things in respect of the development of the said premises and sale and transfer of the units/saleable spaces in the New Building(s) the said premises together with attributes pertaining thereto as the said Attorneys shall think fit and proper in terms of the said Agreement Developer's allocation share which is mentioned in the said registered Development Agreement.
31. To enter into any agreement with other person/persons on my behalf and to sign and execute all other deeds or conveyances to transfer deeds or instruments, assurances or declaration of deeds on my behalf and take consideration money thereof on my behalf in connection with sale of the property in respect of Developer's allocation as per Registered Development Agreement and present the same before the Learned Registering Authority for admit and complete registration on my behalf, in connection with such sale of Developer's Allocation at my said property as mentioned in the schedule hereunder written.

The Principal doth hereby agree to ratify and confirm all and whatever acts, deeds, matters and things that the said Attorneys shall lawfully do or cause to be done by virtue hereof.



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For all or any of the purposes hereinbefore stated to appear before all authorities having jurisdiction and to sign, execute correspond and submit papers and documents on our behalf.

AND GENERALLY to do all acts, deeds and things in my name as I could have lawfully done and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in respect of or about the said Premises and development as aforesaid in terms of the said Agreement.

AND GENERALLY to act as our Attorneys for and on our behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever our said Attorneys shall do or purport to be done by virtue of these presents except Owner's allocation which is mentioned in the said registered Development Agreement .

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development power of attorney shall never be treated as the Agreement/ final documents for transfer of property between the owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.



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THE SCHEDULE ABOVE REFERRED TO:
(SAID PREMISES)

ALL THAT the piece and parcel of undivided 1/5th share of total land admeasuring about 44 cottah 4 chittacks 22 sq. ft. be the same a little more or less together with undivided 1/5th share of total various R T S shed structures measuring about 3000 sq. ft. more or less including a Tank comprising an area of 6 cottah, under CS Dag Nos. 1918, 1947, 1048, 1949, 1950 appertaining to CS Khatian No. 30 in Mouza: Kasba, being the Municipal Premises No. 12/1A Dharmatala Road, (**Zone - Shani Mandir - Lohamaath**), Kolkata - 700 042, District: South 24 Parganas, West Bengal TOGETHER WITH all sorts of easement rights over the common passage, electricity, drainage, etc. and butted and bounded as follows:-

On the North : By Premises No. 50/3D, 50/3E, 50/3C, 50/3A/3, 50/2C, 50/2B, Dharmatala Road & 16' - 6" road.

On the South : By Premises No. 41B, 22C/1 Dharmatala Road

On the East : By 50/3F/1A Dharmatala Road

On the West : By 59A, 59B, 59C Dharmatala Road.

OR HOWSOEVER OTHERWISE the same now are is or heretofore were or was situated butted bounded called known numbered described or distinguished.



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District Sub-Registrar-III
Alipore, South 24 Parganas

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IN WITNESS WHEREOF I, the said Principal, have hereunto set and subscribed my hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the said **Principal** at Kolkata in the presence of:

WITNESSES :-

1. *Sushil K. Singh*
8/0. Late Madan Mohan Singh
3, Pathuriaghata Street
Kolkata - 700 006.

2. *Kalân Pal.*
Advocate,
High Court,
Calcutta.

Harender Ghosh
Signature of the Principal

Drafted & Prepared by :

Kalân Pal.

ADVOCATE,

HIGH COURT, CALCUTTA.

Enrol No. WB/675/1992.

18/06/2019.

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Accepted by me

Pradeep Kumar Singh
Designated Partner
SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP
Ajay Sarawog


































Designated Partner
Signature of the Attorney



District Sub-Registrar-III
Alipore, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS

	Hanchha Shogh					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	Pradeep Kumar Singh					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	A Jay Sankar					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						



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District Sub-Registrar-III
Alipore, South 24 Parganas

18 JUN 2019



ভারত সরকার
 Government of India

রতন পাল

Ratan Pal

পিতা : লাক্ষ্মন চন্দ্র পাল

Father Lakhman Chandra Pal

জন্মতারিখ/DOB: 11/02/1966

লিং / Male



6841 0299 0642

আধার - সাধারণ মানসের অধিকার



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEAPG1636A



नाम /NAME

HARADHAN GHOSH

पिता का नाम /FATHER'S NAME

LAKHASMAN CHANDRA GHOSH

जन्म तिथि /DATE OF BIRTH

15-07-1967

हस्ताक्षर /SIGNATURE

Haradhan Ghosh

Handwritten signature

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ARSPS9969D



नाम / NAME
PRADEEP KUMAR SINGH

पिता का नाम / FATHER'S NAME
LATE PARMESHWAR SINGH

जन तिथि / DATE OF BIRTH
15-01-1962

हस्ताक्षर / SIGNATURE
Shain

श्री. ए. जयसिंग
श्री. ए. जयसिंग, (कम्यू. ऑफिस), कोलकाता
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना देकर संयुक्त आयकर अधिकारी (मदति एवं तकनीकी), पी-7, चौरींगबी स्क्वायर, कोलकाता - 700 069.

In case this card is lost/lost, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY SARAWOGI

NAND LAL SARAWOGI

10/01/1969

Permanent Account Number

AMAPS4881K

Ajay Sarawogi

Signature



19122013

Ajay Sarawogi

इस कार्ड को खोने / फंसे पर कृपया सूचित करें / लौटाने :-
आयकर सेवा केंद्र, एनएसडीएल
5वीं मंजिल, मन्त्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 9917/8,
मॉडल कॉलोनी, नज्द ड्रॉप बंगला चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Flat No. 341, Survey No. 9917/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 3660, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

Ajay Sarawogi



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADQFS8966G



नाम / Name
SARAWOGI & SANDEEP BUILDERS
& DEVELOPERS LLP

निगमन / गठन की तारीख
Date of Incorporation/Formation
09/05/2018

21/05/2018

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP

Pradeep Kumar Singh

Designated Partner

यदि कार्ड खोया/किसी का कार्ड खोया है, तो कृपया:
आयकर पैन सेवा इकाई, एन एस डी
5-बी गेटवे, नवी दिल्ली, प्लॉट नं. 341, सर्वे नं. 997/3,
मॉडल कॉलोनी, नज्द डीप बंगला चौक, पुरा,
पिन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDI,
5th Block, Main Street,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8081, Fax: 91-20-2721 8084
e-mail: itnsdi@nsdi.gov.in

SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP



Major Information of the Deed

Deed No :	I-1603-01929/2019	Date of Registration	18/06/2019
Query No / Year	1603-1000138341/2019	Office where deed is registered	
Query Date	18/06/2019 12:55:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ratan Pal Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8697893055, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 3,20,30,113/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301928/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dharma Tala Road, Road Zone : (Shani Mandir – Lohamaath) , Premises No: 12/1A, , Ward No: 067 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 13 Chatak 31.4 Sq Ft	78,50,000/-	3,18,50,113/-	Width of Approach Road: 17 Ft. , Project Name :
Grand Total :				14.6126Dec	78,50,000 /-	318,50,113 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1,50,000/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	1,50,000 /-	1,80,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri HARADHAN GHOSH (Presentant) Son of Late LAKSHMAN CHANDRA GHOSH Executed by: Self, Date of Execution: 18/06/2019 , Admitted by: Self, Date of Admission: 18/06/2019 ,Place : Office	 18/06/2019	 LTI 18/06/2019	 18/06/2019
14, BABURAM GHOSH ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPG1636A, Status :Individual, Executed by: Self, Date of Execution: 18/06/2019 , Admitted by: Self, Date of Admission: 18/06/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP 7, GANAPAT BAGLA ROAD, BLOCK - B, Flat No: 101, 1ST FLOOR, P.O:- JORABAGAN, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: ADQFS8966G, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADEEP KUMAR SINGH Son of Late PARAMESHWAR SINGH Date of Execution - 18/06/2019 , , Admitted by: Self, Date of Admission: 18/06/2019 , Place of Admission of Execution: Office	 Jun 18 2019 1:04PM	 LTI 18/06/2019	 18/06/2019
89, SALKIA SCHOOL ROAD, P.O:- SALKIA, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARSPS9969D Status : Representative, Representative of : SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri AJAY SARAWOGI Son of Shri NANDALAL SARAOGI Date of Execution - 18/06/2019, , Admitted by: Self, Date of Admission: 18/06/2019, Place of Admission of Execution: Office	 <small>Jun 18 2019 1:04PM</small>	 <small>LTI 18/06/2019</small>	 <small>18/06/2019</small>
DB-48, SALT LAKE CITY, SECTOR - I, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AMAPS4881K Status : Representative, Representative of ; SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RATAN PAL Son of Late LAKSHAMAN CHANDRA PAL 6, OLD POST OFFICE STREET, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 <small>18/06/2019</small>	 <small>18/06/2019</small>	 <small>18/06/2019</small>
Identifier Of Shri HARADHAN GHOSH, Mr PRADEEP KUMAR SINGH, Shri AJAY SARAWOGI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri HARADHAN GHOSH	SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP-14.6126 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri HARADHAN GHOSH	SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP-600.00000000 Sq Ft

Endorsement For Deed Number : I - 160301929 / 2019

On 18-06-2019

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 12:58 hrs on 18-06-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri HARADHAN 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 3,20,30,113/-

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

Execution is admitted on 18/06/2019 by Shri HARADHAN GHOSH, Son of Late LAKSHMAN CHANDRA GHOSH, 14, BABURAM GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Identified by Mr RATAN PAL, , Son of Late LAKSHAMAN CHANDRA PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-06-2019 by Mr PRADEEP KUMAR SINGH, PARTNER, SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP, 7, GANAPAT BAGLA ROAD, BLOCK - B, Flat No: 101, 1ST FLOOR, P.O:- JORABAGAN, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr RATAN PAL, , Son of Late LAKSHAMAN CHANDRA PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 18-06-2019 by Shri AJAY SARAWOGI, PARTNER, SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP, 7, GANAPAT BAGLA ROAD, BLOCK - B, Flat No: 101, 1ST FLOOR, P.O:- JORABAGAN, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr RATAN PAL, , Son of Late LAKSHAMAN CHANDRA PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no Y078660, Amount: Rs.50/-, Date of Purchase: 10/04/2019, Vendor name: Samiran Das



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 61258 to 61282

being No 160301929 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.06.19 16:10:01 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 19-06-2019 16:09:56

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)