

4712/18

L-4309/18



পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

AA 478557

Handwritten notes: 2-1-25/18, 11/09/18, 1:28

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

Additional District Sub-Registrar,
Garia-South 24 Parganas

1 SEP 2018

DEVELOPMENT POWER OF ATTORNEY
(After Registration of Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 11th day of SEPTEMBER, Two Thousand Eighteen (2018);

(1) SRI MANABENDRA NASKAR (PAN-AIJPN8597H)
(Mob. No: **8777475250**) and (2) SRI RAJENDRA NATH
NASKAR (PAN AXNPN1701H) (Mob. No: **9874988933**) both
sons of late Shyamal Naskar and Smt Kalpana Naskar @
Kalpana Bala Naskar, both by religion-Hinduism, by
occupation- Business, by Nationality – Indian, residing at
Tegharia Narendrapur Station Road, P.O.- Ramkrishna
Pally, P.S.- Sonarpur, District- South 24-Parganas,
hereinafter jointly called and referred to as the "PRINCIPALS
/ OWNERS"

SEND GREETINGS;

WHEREAS one Satya Bala Dasi @ Satya Bala
Naskar, wife of Late Tufan Naskar a resident of Tegharia
Narendrapur Station Road, P.O.- Ramkrishna Pally, P.S.-
Sonarpur, PIN – 700150 within District 24- Parganas was the
recorded owner of Bastu Land measuring more or less 16
Decimals comprised in R.S. Khatian No. 110, corresponding
to L.R. Khatian No. 434 appertaining to R.S. Dag No. 282
corresponding to L.R. Dag No. 299 in Mouza – Teghari, J.L.
No. 52, Touzi No. 294, under P.S.- Sonarpur, ADSR Office –
Garia, formerly Sonarpur within the District of South 24-
Parganas at present under Ward No. 08 of Rajpur Sonarpur

Municipality which she was owning and possessing as absolute owner and her name had been published both in the record of R.S. and L.R.

AND WHEREAS similarly another Kalpana Bala Naskar @ Kalpana Naskar, wife of Late Shyamal Naskar and mother of OWNERS herein was also sole and absolute owner of Bastu Land measuring more or less 16 Decimals comprised in R.S. Khatian No. 110, corresponding to L.R. Khatian No. 434 appertaining to R.S. Dag No. 282 corresponding to L.R. Dag No. 299 in Mouza - Teghari, J.L. No. 52, Touzi No. 294, under P.S.- Sonarpur, ADSR Office - Garia, formerly Sonarpur within the District of South 24- Parganas at present under Ward No. 08 of Rajpur Sonarpur Municipality which she was owning and possessing as absolute owner and her name had been published both in the record of R.S. and L.R.

AND WHEREAS husband of both Satya Bala Dasi @ Satyabala Naskar and Kalpana Bala Naskar @ Kalpana Naskar are two brothers and they are by relation sister-in-law to each other. Both the Owners are the sons of Kalpana Bala Naskar @ Kalpana Naskar and nephews to Satyabala

Dasi @ Satyabala Naskar i.e. to say sons of brother-in-law of Satya Bala Dasi @ Satya Bala Naskar.

AND WHEREAS said Satyabala Dasi @ Satya Bala Naskar who is one and identical person has no issue and are being looked after by both the Owners as good as their mother.

AND WHEREAS said Satyabala Dasi by three different Deed of Sale sold, conveyed and transferred her entire land with structure measuring Bastu land more or less 8 (eight) Cottahs 8 (Eight) Chittaks 0 (Zero) Square Feet and 600 (Six Hundred) Square Feet kuncha Tile Shed structure unto and in favour of OWNERS which were registered with the Office of the ADSR Garia at Garia, South 24- Parganas details of which are as follows :-

Date	Area		Vol. No.	Pages	Deed No. for the year 2015
	Land C-Ch-Sft	(RTS)			
16/12/2015	2-14-00	200 Sft.	1629-2015	47405 to 47424	I/162904089
16/12/2015	2-12-00	200 Sft.	1629-2015	47425 to 47444	I/162904090
16/12/2015	2-12-00	200 Sft.	1629-2015	47445 to 47464	I/162904091

AND WHEREAS thereby thus the Satyabala Dasi @ Satya Bala Naskar sold out and transferred her entire land as rest of the land out of her 16 decimals were consumed by adjacent road and other utility services to make the Land develop at the site / location.

AND WHEREAS Kalpana Bala Naskar @ Kalpana Naskar also developed her entire land where by also consumed a chit of land and rest area measuring more or less 8 (Eight) Cottahs 6 (Six) Chittaks 0 (Zero) Square Feet comprised in R.S. Khatian No. 110 appertaining to R.S. Dag No. 282 corresponding to L.R. Khatian No. 79 appertaining to L.R. Dag No. 299 in Mouza - Teghari, J.L. No. 52, Touzi No. 294 under P.S.- Sonarpur was transferred unto and in favour of her both sons Sri Manabendra Naskar and Sri Rajendra Nath Naskar by and under a Deed of Gift which was unconditional from a mother to her offspring out of love and affection towards her sons, the OWNERS herein.

AND WHEREAS said Deed of Gift was executed and registered on 16/12/2015 with the office of the A.D.S.R. Garia at Garia, South 24- Parganas duly recorded in Book

No. I, Volume No. 1629-2015 from Pages from 47391 to 47404 as Being No: 162904088 for the year, 2015.

AND WHEREAS as such entire land as was under occupation of said Kalpana Naskar @ Kalpana Bala Naskar was transferred to the OWNERS herein thus the OWNERS herein acquired entire land with structure owned by Satya Bala Dasi @ Satya Bala Naskar by way of purchase and entire land in actual possession of Kalpana Naskar @ Kalpana Bala Naskar by way of Gift as stated above. Hence the Owners herein become joint owners of Bastu Land measuring 28 decimals (14+14) decimals without any hindrance from any corner whatsoever.

AND WHEREAS both the Owners mutated their names with the BL & LRO Sonarpur by paying all Khaznas etc. and their respective name have been published in the L.R. Record in respect of Bastu Land measuring more or less 14 decimals comprised in L.R. Khatian No. 4273 appertaining to L.R. Dag No. 299 land measuring in the name of owner Manabendra Naskar and Bastu Land measuring more or less 14 Decimals comprised in L.R. Khatian No. 4274 appertaining to L.R. Dag

No. 299 in the name of another owner, Rajendra Nath Naskar as such both Owners become exclusive joint owners of total land measuring more or less .28 decimals hereinafter called and referred to as the SAID LAND.

AND WHEREAS out of said Land a portion of land measuring 2 (Two) Cottahs 12 (Twelve) Chittaks i.e. the portion of land purchased from satyabala Dasi @ Satya Bala Naskar by and under Deed No. I/04091/15 keeping aside rest part of the land measuring more or less 14 (Fourteen) Cottahs 0 (Zero) Chittak 0 (Zero) Square Feet both the owners decided to develop by constructing Building / Buildings consisting of Flats, Car Parking and other spaces with usual facilities and amenities as per Building Plan to be sanctioned by the Rajpur Sonarpur Municipality as the said land fall under the ward No. 08 of the Rajpur Sonarpur Municipality which is free from all encumbrances and the owners having a very good marketable title over the said land details whereof morefully described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the SAID PREMISES specifically known as

Holding No. 92, Tegharia, Tegharia Station Road, Kolkata - 700 150.

AND WHEREAS as the Owners have no such funds or expertise to execute such construction or to exploit the same commercially as such in order to put their dream into reality engaged SRI AMITAVA BISWAS, son of Late Anit Biswas sole Proprietor of ROYAL GROUP, a Proprietorship Firm, residing and its office at 22B, Ajanta Road, Kolkata - 700075, P.S.- Survey Park, P.O.- Santoshpur, as their DEVELOPER and decided to transfer the said premises with all original documents to start all necessary steps to sanction the Building Plan and after getting the same execute the project on Ownership basis in the ratio of 62:38 i.e. to say 38% of the FAR to be allotted to OWNERS and 62% of the F.A.R. shall treated as Developer's Allocation.

AND WHEREAS the Developer herein, the Party of the OTHER PART has agreed to make the construction of the proposed flat system new building for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind

of flats etc. after giving the OWNERS herein the 38% saleable space in kind of flats etc. of Contractor as the OWNERS' ALLOCATION as more fully described and mentioned in the SECOND SCHEDULE hereunder written and the DEVELOPER shall develop the entire land at it's own cost, experience and efforts and shall enjoy, entire construction of the building except the Owners' Allocation and also except the common areas and facilities as per sanctioned building plan and accordingly both the parties mutually have agreed upon and enter into a Development Agreement on 11.09.2018 which was duly registered with the Office of the Additional District Sub-Registrar Garia at Garia, District - South 24-Parganas and recorded in Book No: I, as Being No: 4308 for the year, 2018.

Amritava Biswas

Amritava Biswas

AND WHEREAS in conformity with the terms and conditions of the said Development Agreement the OWNERS / PRINCIPALS are hereby obligated to appoint said Developer, **SRI AMITAVA BISWAS (PAN- AGHPB4051F)** son of Late Anil Biswas, ^{Sole proprietor of ROYAL GROUP} by profession - Business, by religion - Hinduism, office and residence at 22B, Ajanta Road, New Santoshpur, P.O.- Santoshpur, Kolkata - 700 075, Police

Rasendra Nath Nayak
Mamabada Nayak
Rasendra Nath Nayak
Mamabada Nayak

Station - Survey Park, District South 24 Parganas as their Constituted Attorney so that besides discharging of all other legal obligation the Developer has to sell and transfer his share of allocation i.e. DEVELOPER'S share at his choice and discretion.

NOW KNOW ALL YE BY THESE PRESENTS we are not experienced enough to conduct such construction as such it is not possible for us to look after, manage and supervise all the affairs in respect of Development Work and other allied acts, deeds, things, matters relating to my Schedule below mentioned property by appearing personally for which it is necessary to appoint an attorney who shall be able to do all the above mentioned affairs relating to our said premises and its Development as such we do hereby nominate, constitute and appoint **SRI AMITAVA BISWAS (PAN- AGHPB4051F)** son of Late Anil Biswas, by profession - Business, by religion - Hinduism, office and residence at 22B, Ajanta Road, New Santoshpur, P.O.- Santoshpur, Kolkata - 700 075, Police Station - Survey Park, District South 24 Parganas as our true and lawful Attorney to do or cause to be done or

following acts, deeds and things in my name and on my behalf that is to say :-

1. To look after, manage, supervise the said land / premises on behalf of us.
2. To appear and filed application for assessment and mutation of said premises by the Rajpur Sonarpur Municipality and to do and perform necessary formalities to mutate the said premises with the record of said Municipality, accept all such assessment, signed all record and document for the purpose in our name on our behalf.
3. To look after and to control all the affairs for the development of the said land and construction of a multi storied building thereon as per building plan to be sanctioned by the Rajpur Sonarpur Municipality, at the cost of the Developer and the Developer shall sign and execute on our behalf upon all the Declaration Deed for construction and completion of the project in the said premises as mentioned in the Schedule below and

registrar the such document as per requirement for the interest of the proposed project.

4. To execute and submit all development plan/s, documents statements, papers, undertakings, declarations, as may be required for necessary sanction, modification and/or alteration of sanctioned plan by the appropriate authority and other appropriate authorities on our behalf.
5. To appear and represent on our behalf as the Principal being Land Owner herein on or before any necessary authorities including, Rajpur Sonarpur Municipality, Fire brigade, West Bengal Police, Kolkata Police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and / or alteration of Development plan for the Schedule mentioned property and also for the interest of the proposed project.
6. To pay fees for obtaining sanction, modification and such other orders and permissions from the necessary

authorities on our behalf as required for sanction, modification and / or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, architects and other agents and sub-contractor for the aforesaid purposes as our said attorney shall think fit and proper.

7. To receive the excess amount of fees, if any, paid for the purpose mutation or assessment or ~~accept~~ all such agreement or sanction, modification and/or alteration of the sanctioned plan to any authority or authorities.
8. To develop the said property by making construction of such type of building or buildings thereon as our said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and / or structure of whatsoever nature if standing in the said property, as our said Attorney shall think fit and proper.

9. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and/or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority / authorities for such connection of electric, drainage and sewerage etc. and execute and sign all papers, plans for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may deem fit and proper by our said Attorney on our behalf.

10. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid on our behalf.

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

12. To appear and represent us before all authorities for fixation and / or finalization of the annual valuation of the said property 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 Attorney may deem fit and proper.

13. To negotiate with the intending Purchaser or Purchasers for giving possession of the flats etc. against proper considerations only from the Developer's Allocation as mentioned in the said registered Development Agreement dated ...11.../09.../2018 excluding the Owners' Allocation.

14. To collect advance or part payment or full consideration from the intending Purchaser or Purchasers of flats, car parking space etc. alongwith the proportionate share of land on our behalf as per said registered Development Agreement from the Developer's Allocation only excluding the Owner's Allocation as mentioned in the said registered Development Agreement and grant

Members Name N. S. S. S. S.

Signature of N. S. S. S. S.

receipt in favour of the said Purchaser or Purchasers on our behalf.

15. To advertise in different news papers and display, hoarding in different places and also to engage agency or agencies for sale of the flats out of the Developer's Allocation excluding our Allocation being Owners' Allocation alongwith the proportionate share of land and to sell the **Developer's Allocation** to any intending Purchaser or Purchasers at any consideration price to be fixed up only by the Developer.

16. To enter into Agreement for Sale with any intending Purchaser or Purchasers and to sell the flats / car parking spaces etc. out of the **Developer's Allocation** only (excluding the Owners' Allocation in terms of the said ~~registered Development~~ Agreement) to the intending Purchaser or Purchasers at the price or consideration money as shall be fixed by our said Attorney and to receive the entire earnest / consideration money or sale proceeds thereof and also to present, execute and register the Agreement for Sale,

Deed of Conveyance or other instruments relating to such transfer out of the Developer's Allocated portion of the said property before any registering Officer within the registering jurisdiction of the property mentioned in the Schedule written hereunder on our behalf.

17. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
18. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers and acknowledge the receipt of the same on our behalf.
19. To appear and represent us before any Notary, Registrar of Assurances, District Registrar, Additional District Sub Registrar, Metropolitan Magistrate / Judicial Magistrate, all Courts both Civil & Criminal, Forum etc. and other office or offices or authority or authorities having jurisdiction and to present for registration and

complete for registration and to acknowledge and register or have registered and performed any kind of deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Declaration for Amalgamation Instruments and / or any kind of instrument writing executed and signed by the said Attorney in any manner after taking permission from the authority concerned, if it is required concerning the said property as per said registered Development Agreement in connection with the Developer's Allocation only.

20. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof on our behalf.

21. To file and defend suits, cases, appeals and applications of whatsoever nature for and on my behalf or to be institute preferred by any person or persons in respect of the said property.

22. To compromise suits, appears or other legal proceedings in any Court, tribunals or other authority whatsoever and to sign and verify applications thereof.
23. To sign declare and / or affirm any plaints, written statements, petitions, affidavits, verifications, Vokatnama, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
24. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or other person or persons or authority including the Rajpur Sonarpur Municipality and given valid receipts and discharged thereof.
25. To install lift in the building of the premises, if required and sign and execute all the papers in connections with the such installation of lift in the building.

AND GENERALLY to act, as our Attorney, in relation to all matters pertaining to our said property and on our behalf to

do all instruments, acts, matters, deeds and things as fully and effectually as we could do if we could personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring an area of Bastu 14 Cottahs more or less, along with a 200 Sq.ft. R.T. Shed Structure standing thereon lying and situate in Mouza - Teghari, comprised in L.R. Khatian No. 4273 and 4274 appertaining to L.R. Dag No. 299, J.L. No. 52, Police Station - Sonarpur, within the local limits of the Rajpur Sonarpur Municipality under Ward No. 08, being Holding No. 92, Tegharia, Tegharia Narendrapur Station Road, Kolkata - 700 150, in the District of South 24- Parganas, which is butted and bounded as follows :-

ON THE NORTH	::	Part of Land of R.S. Dag No. 282 ;
ON THE SOUTH	::	Part of Land of R.S. Dag No. 282 ;
ON THE WEST	::	Part of Land of R.S. Dag No. 282, 284 and 547;
ON THE EAST	::	17'ft wide Narendrapur Tegharia Station Road ;

IN WITNESS WHEREOF We the above named PRINCIPAL
have hereunto set and subscribed and signature on this the
.....^{11th} day of SEPTEMBER, Two Thousand EIGHTEEN.

WITNESSES:-

1) *Bappi Bhatn*
891 MAYA BHD
K-1-99

Mansardan Naska

Rajendra Nath Nayak

Signature of the **PRINCIPALS**

I do hereby accept the above
Power given by the PRINCIPALS

2) *Dibans Naskar*
Samarpur Tegharis
Kaf-150

ROYAL GROUP
Anil Kumar Biswas
Signature of the **ATTORNEY**
Proprietor

Drafted by

Satyendra Debroy
Advocate
Alipore Criminal Court
Kolkata 700 027.
Enrolment No. WB/439/1986

Computer Print by:

Ayan Chakraborty
AYAN COPIERS
Jadavpur C.I.T. Market,
Kolkata - 700 032.

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name SRI MANABENDRA NASKAR

Signature Manabendra Naskar

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name SRI RAVENDRA NATH NASKAR

Signature Ravendra Nath Naskar

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name SRI AMITAVA BISWAS

Signature Amitava Biswas

आयकर विभाग
INCOME TAX DEPARTMENT
MANABENDRA NASKAR
SHYAMAL NASKAR

भारत सरकार
GOVT. OF INDIA

03/09/1977
Permanent Account Number
ALJPN8597N


Signature

Manubhai Narkar

आयकर विभाग
INCOME DEPARTMENT
RAJENDRA NATH NASKAR
BHYAMAL NASKAR
02/02/1942
Permanent Account Number
AXNPN1701H



भारत सरकार
GOVT. OF INDIA



Rajendra Nath Naskar

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

AGHPB4051F



नाम /NAME
AMITAVA BISWAS

पिता का नाम /FATHER'S NAME
ANIL BISWAS

जन्म तिथि /DATE OF BIRTH
10-11-1975

हस्ताक्षर /SIGNATURE

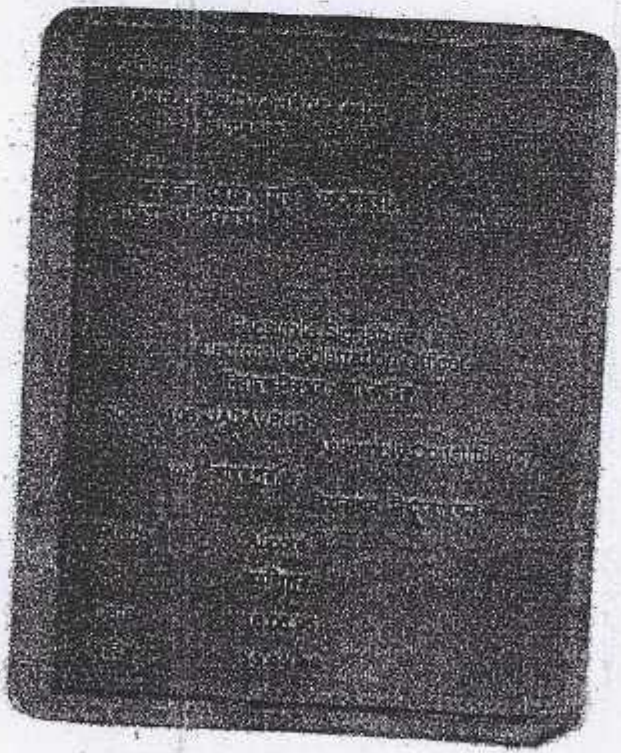
S. Satish

असल सचिव, (कंप्यू. ऑप.), भा.स.

Commissioner of Income-tax(Computer Operations)



Sanitara Shwa



Major Information of the Deed

Deed No.:	I-1629-04309/2018	Date of Registration:	11/09/2018
Query No./Year:	1629-1000251382/2018	Office where deed is registered:	
Query Date:	11/09/2018 1:17:34 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details:	Satyen Deb Roy Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777401009, Status : Advocate		
Transaction:	Additional Transaction:		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Serforth value:	Market value:		
Rs. 20,20,000/-	Rs. 1,12,58,489/-		
Stamp duty 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]:- 162904308/2018 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: Narendrapur Station Road, Mouza: Teghari





Sch. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Serforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-299	LR-4273	Bastu	Bastu	8 Katha 6 Chatak	10,00,000/-	66,99,993/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	LR-299	LR-4274	Bastu	Bastu	5 Katha 10 Chatak	10,00,000/-	44,99,996/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
TOTAL :					23.1Dec	20,00,000 /-	111,99,989 /-	
Grand Total :					23.1Dec	20,00,000 /-	111,99,989 /-	

Structure Details :



Sch. No.	Structure Details	Area of Structure	Serforth Value (In Rs.)	Market Value (In Rs.)	Other Details
S11	On Land L1, L2	200 Sq Ft.	20,000/-	58,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	20,000 /-	58,500 /-	

Major Information of the Deed :- I-1629-04309/2018-11/09/2018

Municipal Details :


Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger print Signature
1	<p>Mr Manabendra Naskar (Presentant) Son of Late Shyamal Naskar Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office</p>   <p>Signature: <i>Manabendra Naskar</i></p> <p>11/09/2018 LTI 11/09/2018 11/09/2018</p> <p>Tegharia Narendrapur Station Road, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIDPN8597N, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office</p>
2	<p>Mr Rajendra Nath Naskar Son of Late Shyamal Naskar Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office</p>   <p>Signature: <i>Rajendra Nath Naskar</i></p> <p>11/09/2018 LTI 11/09/2018 11/09/2018</p> <p>Tegharia Narendrapur Station Road, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXNPN1701H, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office</p>

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr Amitava Biswas Son of Late Anil Biswas Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office</p>   <p>Signature: <i>Amitava Biswas</i></p> <p>11/09/2018 LTI 11/09/2018 11/09/2018</p> <p>Son of Late Anil Biswas Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGHPB4051F, Status :Individual, Executed by: Self, Date of Execution: 11/09/2018 , Admitted by: Self, Date of Admission: 11/09/2018 ,Place : Office</p>

Major Information of the Deed :- I-1629-04309/2018-11/09/2018

Transfer Details :

Name & address	
Mr Satyendra Debray Son of Late G M Debray Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Manabendra Naskar, Mr Rajendra Nath Naskar, Mr Amitava Biswas	
	11/09/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Manabendra Naskar	Mr Amitava Biswas-6.90938 Dec
2	Mr Rajendra Nath Naskar	Mr Amitava Biswas-6.90938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Manabendra Naskar	Mr Amitava Biswas-4.64063 Dec
2	Mr Rajendra Nath Naskar	Mr Amitava Biswas-4.64063 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Manabendra Naskar	Mr Amitava Biswas-100.00000000 Sq Ft
2	Mr Rajendra Nath Naskar	Mr Amitava Biswas-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narendrapur Station Road,
Mouza: Teghari

Sch No	Plot & Khatian Number	Details of Land
L1	LR Plot No:- 299(Corresponding RS Plot No:- 282), LR Khatian No:- 4273	Owner:মানবেন্দ্র নস্কর, Gurdian:শ্যামল, Address:ভেঘরীয়া স্টেশন রোড রামকৃষ্ণলী কোল - 700150, Classification:বাড়, Area:0.14000000 Acre,
L2	LR Plot No:- 299(Corresponding RS Plot No:- 282), LR Khatian No:- 4274	Owner:রাজেন্দ্র নাথ নস্কর, Gurdian:শ্যামল, Address:ভেঘরীয়া স্টেশন রোড রামকৃষ্ণলী কোল - 700150, Classification:বাড়, Area:0.14000000 Acre,

Endorsement For Deed Number : I - 162904309 / 2018

Major Information of the Deed :- I-1629-04309/2018-11/09/2018

11-09-2018

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 2 (A) (3) 46 (1) W.B. Registration Rules, 1962)

Presented for registration at 13:28 hrs on 11-09-2018, at the Office of the A.D.S.R. GARIA by Mr Manabendra Naskar, one of the Executants.

Certificate of Market Value (WS RUM rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,12,58,489/-

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

Execution is admitted on 11/09/2018 by 1. Mr Manabendra Naskar, Son of Late Shyamal Naskar, Tegharia Narendrapur Station Road, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr Rajendra Nath Naskar, Son of Late Shyamal Naskar, Tegharia Narendrapur Station Road, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Mr Amitava Biswas, Son of Late Anil Biswas, 22B, Ajanta Road, New Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr Satyendra Debray, , , Son of Late G M Debray, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 3611, Amount: Rs.100/-, Date of Purchase: 06/09/2018, Vendor name: Samiran Das



Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1629-04309/2018-11/09/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2018, Page from 131724 to 131755
being No 162904309 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.09.11 14:24:48 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 11-Sep-18 2:23:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)