

01595/24

I 01559/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 260572

Handwritten notes: 4.2.21, 8/4/2021

REGISTERED POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I SRI RAMPRASAD

NASKAR (PAN- ATIPN1189Q) son of- Late Bijoy Krishna Naskar, by

Address: 302/24-panch...

4 FEB 2021

faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152, being the owner of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **S.P. CONSTRUCTION** (PAN- ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Narendrapur, Kolkata- 700152

SL NO. 5410Dt.....

11 FEB 2021

NAME.....

ADDRESS.....

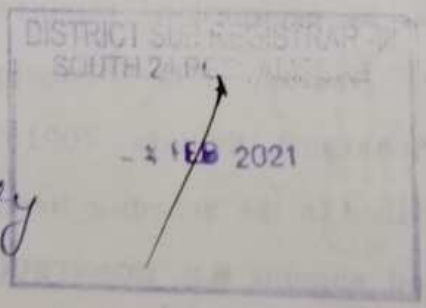
RS. 100/-

Dibakar Bhattacharjoe
Advocate
High Court, Calcutta

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



Identifier
Manas Chakraborty
S/o. Manik Chakraborty
Nabapally, Dhalua.
Kp1-700152.



others.

and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN- AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN- ACKPN6880H) son of Late Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Narendrapur, Kolkata- 700152, (3) **SRI PINTU DEBNATH** (PAN- AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN- BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Narendrapur, Kolkata- 700150, to be the true and lawful constituted Attorney for us in our names and on behalf of us to do all or any of the following acts, deeds and things:-

WHEREAS:-

- I. The Landowner herein is well seized and possessed and the owner of the land measuring about 4 (four) cottahs 14 (fourteen) chittacks 36 (thirty six) sq. ft., which is morefully and particularly described in the Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispences whatsoever however;
- II. Sri Bijoy Krishna Naskar, Sri Annada Prasad Naskar and Smt. Shailabala Dasi were the recorded owner of ALL THAT piece and parcel of land measuring 240 decimals within



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Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, and as such each of them was the joint owner of undivided 1/3rd share of the aforesaid property.

- III.** Sailabala Dasi died intestate leaving behind her 3 (three) daughters namely Smt. Sarala Bala Dasi, Smt. Kachi Bala Mondal and Smt. Shanti Bala Mondal as her only legal heirs and successors and the said legal heirs of said Sailabala Dasi was lawfully enjoying and occupying the 1/3rd share of the total land measuring 240 decimals within Mouza-Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, as left by their deceased mother.
- IV.** By virtue of a registered Deed of Sale dated 6th November 1968, executed by Smt. Sarala Bala Dasi, Smt. Kachi Bala Mondal and Smt. Shanti Bala Mondal sold, transferred and conveyed in favour of Bijoy Krishna Naskar and Sri Annada Prasad Naskar ALL THAT piece and parcel of land measuring about 80 decimal out of total 240 decimal within Mouza-Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 along with other lands and the said Deed was duly executed at the office of the Sub. Registrar, Baruipur and recorded in Book No. 1, Volume No. 110, Pages from 233 to 236, Being No. 10623 for the year 1968.
- V.** Bijoy Krishna Naskar was the recorded owner of various other plots of land alongwith the part of land lying and



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situate at Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, and as such he became the sole and absolute owner of 1/3rd share of land out of total land measuring about 240 decimal and his name was recorded and finally published in Revisional Settlement Record-of-Rights (Parcha).

- VI.** Bijoy Krishna Naskar due to need of money sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 7 (seven) cottahs out of his total land within Mouza-Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, in favour of Sri Ram Prasad Naskar (the Landowner herein) by virtue of a registered Deed of Sale registered on 02.06.1995 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 3, Pages from 40 to 45, Being No. 143 for the year 1996.
- VII.** By virtue of the above-stated Deed of Sale, Sri Ram Prasad Naskar (the Landowner herein) being the owner of the land measuring about 7 (seven) cottahs within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 mutated his name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality and thereafter he sold some portion of his said land of 7 (seven) cottahs and presently Sri Ram Prasad Naskar (the Landowner herein) has been



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retaining the land measuring about 4 cottahs 14 chittacks 36 Sq. ft. within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 morefully and particularly described in the Schedule written hereunder and at present the Landowner herein have been enjoying the absolute ownerhip of the said land without any interferences from anyone. The property is free from all sorts of encumbrances, liens, attachments, claims and demands etc. whatsoever;

VIII. The land which is being described hereinabove within these presents is situated under the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 2, and the Landowner at present has been enjoying the said land as more fully described in the Schedule hereunder written without any interruption and hindrances.

IX. The Landowner herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached **S.P. CONSTRUCTION** the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowner and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 04/03/2021 before D.S.R.-III, Alipore and recorded in Book No. I, Being No 01533, for the year 2021;

X. In order to develop the said premises as per the said Development Agreement dated 04/03/2021 the Landowner herein have decided to

Ram Prasad Nankar



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execute this General Power of Attorney in favour of (1) SRI SUKANTA KUMAR MONDAL, son of- Sri Subir Mondal, (2) SRI SUBRATA NASKAR son of Late Santosh Naskar, (3) SRI PINTU DEBNATH son of- Late Anil Debnath and (4) SRI PINTU MONDAL son of- Sri Kanai Chandra Mondal:-

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees /purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making me liable which shall fully exonerate the persons paying such money.



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3. To pay all rents and taxes, charges expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps



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whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.

8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation 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.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsif, BL&LRO Office, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.



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12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange to demolish structure of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if I, do the same personally.
16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or



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other documents (except Land Owners' allocation) of transfer of their allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.

17. To negotiate on terms for and to agree and to sell the said space /spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces/share etc. in the premises except our allocations as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.
18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except my allocation as mentioned in Indenture including Development Agreement.



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20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making me liable which will protect the Purchaser or Purchasers.
21. Upon such receipt as aforesaid in my name and as my act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat /flats/space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as Vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in my name be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except my allocation as mentioned in Indenture made between the parties.
22. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or



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agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat/flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as ourselves to personally present.

23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the said Development Agreement.
24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said



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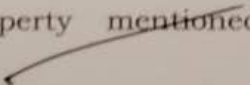
Premises in which our is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.

25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all plaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer 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 described in the Schedule hereunder.
26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part



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thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.

29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement and to exercise all my rights therein.
32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
33. This General Power of Attorney is related and collateral covenants documents of registered Development Agreement which has been duly registered at D.S.R.-III, Alipore of even dated in respect of Schedule Property between the Landowner and the Developer herein. 
34. This Power of Attorney shall remain restricted only for the Development of the said property ~~mentioned~~ in Schedule hereunder and 



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SOUTH 24 PGS., ALIPORE

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construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring about **4 (four) cottahs 14 (fourteen) chittacks 36 (thirty six) sq. ft.** be the same a little more or less in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 196, L.R. Khatian No. 4353, R.S. Dag No. 181 corresponding to L.R. Dag No.- 191, **Holding No. 62, Dhalua Paschim**, under Additional District Sub. Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 2 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:- (adjacent to Dhalua Main Road).

ON THE NORTH : By 12 feet wide Municipal Road;

ON THE SOUTH : By R.S. Dag No. 181 (P);

ON THE EAST : By R.S. Dag No. 181 (P);

ON THE WEST : By 12 feet wide Municipal Road;



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IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 4th day of **March, 2021** (Two Thousand and Twenty One).

SIGNED, SEALED & DELIVERED by

the **parties** at Calcutta in presence

of:-

1. Manas Chakraborty
Nabapally, Dhalug
K01-700/52.

2. Babur Goudin
Garia Palace
K01-152

Ram Prasad Naskar

SIGNATURE OF THE EXECUTANT

S P CONSTRUCTION

Pintu Kumar
Partner

S P CONSTRUCTION

Pintu Kumar
Suryanka Kumar Mandal
Partner

SIGNATURE OF THE ACCEPTORS

Drafted by:-

Dibakar Bhattacharjee.

Dibakar Bhattacharjee
Advocate,

High Court, Calcutta.

WB-359/2001.



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE

- 4 FEB 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



Ram Prasad Wasthak

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sujayankumar Manoj

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Subrata Chatterjee












	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



DISTRICT SUB REGISTRAR - I
SOUTH 24 PGS., ALIPORE
- 4 FEB 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

	Pintu Debnath		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					












	Pintu Mondal		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE
- 4 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT
RAMPRASAD NASKAR

भारत सरकार
GOVT. OF INDIA

BIJAY NASKAR
01/01/1965
Permanent Account Number
ATIPN1189Q

Ramprasad Naskar
Signature



Ramprasad Naskar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



यदि धन प्राप्त हो
Permitted Account Number Card
ADIFS6473Q

आयकर
S.P. CONSTRUCTION

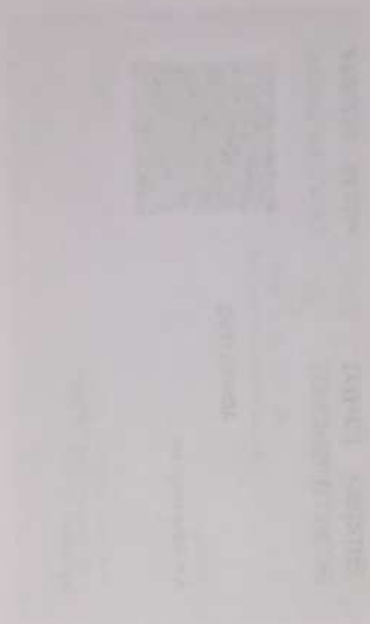
परिचय पत्र
Date of Issuance / Form No.
010000117

8012094

Pinty Moida.



11/11/2017



PERMANENT ACCOUNT NUMBER
AHBPM1094Q

NAME
SUKANTA KUMAR MONDAL

FATHER'S NAME
SUBIR MONDAL

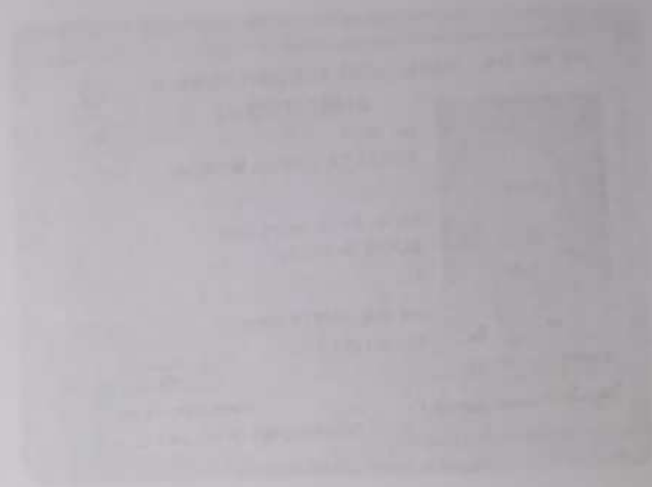
DATE OF BIRTH
03-12-1971

SIGNATURE
Sukanta Kumar Mondal

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

Sukanta Kumar Mondal





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आयकर विभाग
INCOME TAX DEPARTMENT
PINTU MONDAL
KANAI MONDAL
18/04/1989
Form No. 10
BWCPIA703018
Pintu Mondal

भारत सरकार
GOVT. OF INDIA



2007/18


Pintu Mondal.





Pintu Debnath

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACKPN6880H



नाम / NAME
SUBRATA NASKAR

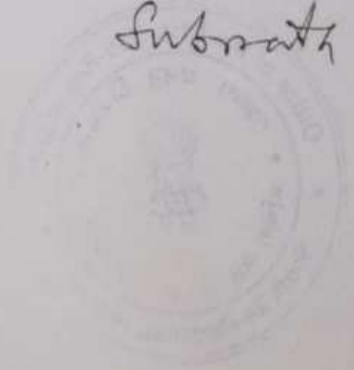
पिता का नाम / FATHER'S NAME
SANTOSH NASKAR

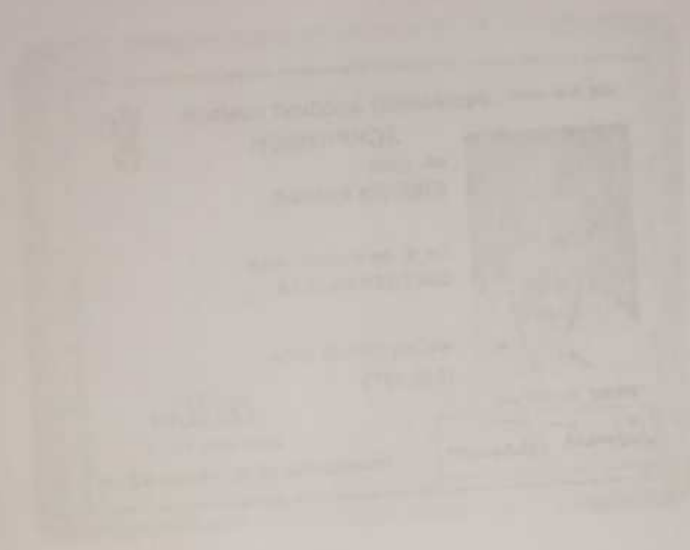
जन्म तिथि / DATE OF BIRTH
12-09-1973

हस्ताक्षर / SIGNATURE
Subrata Naskar

SB Das
आयकर अधिकारी, ए.ए. - 111
COMMISSIONER OF INCOME-TAX, W.B. - III

Subrata Naskar





Handwritten text, possibly a signature or name, located to the left of the official stamp.



WB/Z3/109/222114

Date: 02/12/2013

Address:
DHALUYA NABAPALLI RAJPUR
SONARPUR SONARPUR SOUTH 24
PARGANAS-700152

DATE: 02/12/2013

151-সোনপুর উত্তর সংসদ কেন্দ্রের নির্বাচন
স্বাক্ষরিত কার্ডের স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

ধারা ১৩৩(১) অনুযায়ী, ধারা ১৩৩(১) এর অধীনে প্রদত্ত
কার্ডের স্বাক্ষর পরিবর্তন করা হলে, নির্বাচন
স্বাক্ষরিত কার্ডের স্বাক্ষর
In case of change in address mentioned this Card No.
in the relevant Form for including photocopy in the
roll at the changed address and to obtain the card
with same number.

Manas Chakraborty

WB/Z3/109/222114

ELECTION COMMISSION OF INDIA
IDENTITY CARD



নির্বাচন কমিশন
Elector's Name : Manas Chakraborty
পিতার নাম : মানস চক্রবর্তী
Father's Name : Manas Chakraborty
সঙ্গ/স্বামী : পু/ম
Date of Birth : 02/01/1977



Major Information of the Deed



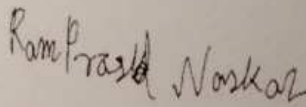
Deed No :	I-1603-01559/2021	Date of Registration	04/03/2021
Query No / Year	1603-8000497979/2021	Office where deed is registered	
Query Date	04/03/2021 12:33:15 PM	1603-8000497979/2021	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9674239808, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 57,62,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301533/2021 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: Dhulua Main Road, Mouza: Dhelua, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-191	LR-4353	Bastu	Bastu	4 Katha 14 Chatak 36 Sq Ft	2,00,000/-	57,62,251/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.1263Dec	2,00,000 /-	57,62,251 /-	

Principal Details :



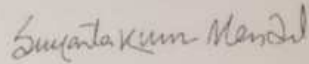


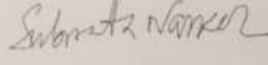


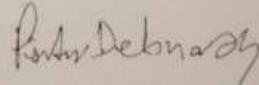
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ramprasad Naskar Son of Late Bijoy Krishna Naskar Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office	 <small>04/03/2021</small>	 <small>LTI 04/03/2021</small>	 <small>04/03/2021</small>

Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021
 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office



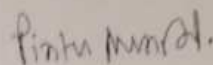
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.P.CONSTRUCTION 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.:: ADxxxxxx3Q,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
	Mr Sukanta Kumar Mondal Son of Mr Subir Mondal Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 <small>Mar 4 2021 2:25PM</small>	 <small>LTI 04/03/2021</small>	 <small>04/03/2021</small>
	Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mr Subrata Naskar Son of Late Santosh Naskar Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 <small>Mar 4 2021 2:21PM</small>	 <small>LTI 04/03/2021</small>	 <small>04/03/2021</small>
	Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			
3	Name	Photo	Finger Print	Signature
	Mr Pintu Debnath (Presentant) Son of Late Anil Debnath Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 <small>Mar 4 2021 2:22PM</small>	 <small>LTI 04/03/2021</small>	 <small>04/03/2021</small>

L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Mr Pintu Mondal Son of Mr Kanai Chandra Mondal Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 Mar 4 2021 2:23PM	 LTI 04/03/2021	 04/03/2021
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx0B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborti Son of Mr Manik Chakraborti Dhalua, Nabapally, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152			
	04/03/2021	04/03/2021	04/03/2021

Identifier Of Mr Ramprasad Naskar, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ramprasad Naskar	S.P.CONSTRUCTION-8.12625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 191, LR Khatian No:- 4353	Owner:রামপ্রসাদ নস্কর, Gurdian:বিজয় কৃষ্ণ নস্কর, Address:মির্জা, Classification:শদি, Area:0.09000000 Acre,	Owner Name not selected by applicant.

On 04-03-2021

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 13:16 hrs on 04-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Pintu Debnath .

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 57,62,251/-

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

Execution is admitted on 04/03/2021 by Mr Ramprasad Naskar, Son of Late Bijoy Krishna Naskar, Dhalua, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Identified by Mr Manas Chakraborti, , Son of Mr Manik Chakraborti, Dhalua, Nabapally, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 04-03-2021 by Mr Sukanta Kumar Mondal, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborti, , Son of Mr Manik Chakraborti, Dhalua, Nabapally, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 04-03-2021 by Mr Subrata Naskar, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborti, , Son of Mr Manik Chakraborti, Dhalua, Nabapally, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 04-03-2021 by Mr Pintu Debnath, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborti, , Son of Mr Manik Chakraborti, Dhalua, Nabapally, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 04-03-2021 by Mr Pintu Mondal, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborti, , Son of Mr Manik Chakraborti, Dhalua, Nabapally, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AG0572, Amount: Rs.100/-, Date of Purchase: 11/02/2021, Vendor name: Tanmoy Kar Purkayastha



Debasish Dhar
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 1603-2021, Page from 59994 to 60022

being No 160301559 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.23 18:29:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/23 06:29:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)