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P-0518/2016/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 818926

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

District Sub-Registrar
Muzaffarpur

2 OCT 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENT that M/S KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD (PAN : AADCK7161J), having its office at Sahu Colony, Damodarpur, P.S. Kanti, P.O. Damodarpur, District Muzaffarpur, Pin Code -

SL. NO. 1522 DATE 16/9/22

VALUE 100 RUPEES PAISE
NAME TIMIR BARAN MANDAL Advocate

ADDRESS 8, Natunpara, 5th Bye Lane
P.O. - D. S. Lane, Howrah-711109
STAMP VENDOR- HIRAN CHANDRA MUKHERJEE
MOb: 9831599383 / 8296953646
CIVIL COURT, HOWRAH

[Handwritten signature]



District Sub-Registrar-II
Howrah

12 OCT 2022

A. Veerendra M. Rao
Howrah court

843113, State - Bihar, represented by its Director - **SMT. MEENA SINHA**, (PAN -AQQPS8814A, AADHAAR NO- 8079 1116 7587), wife of Shiv Nandan Sah, by faith Hindu, by occupation Business, by nationality Indian, residing at Sahu Colony, Damodarpur, P.S. Kanti, P.O. Damodarpur, District Muzaffarpur, Pin Code - 843113, State - Bihar, hereinafter called and referred to as the **"OWNERS/ PRINCIPALS/ EXECUTANT/ FIRST PARTY.**

AND

M/S. LOKENATH CONSTRUCTION having its office situated at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, represented by its Sole proprietor - **SRI BIPLAB CHAKRABORTY** (PAN - AIAPC4206E Aadhaar No. 7185 2145 9570) son of Late Basudeb Chakraborty, by faith Hindu, by Occupation Business, by nationality Indian, residing at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, hereinafter referred to as the **"DEVELOPER/ATTORNEY/ SECOND PARTY.**

WHEREAS total area of Bastu land measuring about 16 Cottah 01 Chittaks 30 Square feet comprised under R.S. Dag No- 265, 266, 267 & 268, Khatian No- 236/1, 285, L.R. Khatian No- 1096, Mouza - Podrah, J.L. No-38, Police Station -Sankrail, District Howrah is exclusively belongs to the vendor therein i.e. Fatik Chandra Baidya.

AND WHEREAS in pursuance with a registered Deed of Sale executed on the year of 1927 enter into Book No- I, Volume No- 16, Pages from 156 to 158, being No- 1240 for the year 1927 before the Domjur Sub Registry Office and another Deed of Sale executed on the year 1942 enter into Book No- I, Volume No- 23, Pages from 286 to 288, being No- 1252 for the year 1942 before the District Sub Registrar at Howrah, one late Beni Madhav Baidya purchased the said property along with adjacent other properties form the then Vendor Smt. Chamatkari Bewa and Sri Pasupati Basu respectively.

AND WHEREAS after purchasing the said properties, the said Beni Madhav Baidya became the sole owner and occupier of the same and mutated his name before appropriate concern of settlement office.

AND WHEREAS the said Beni Madhav Baidya died on 17/07/1966 intestate leaving behind and surviving three sons, Fatik Chandra Baidya, Asutosh Baidya, Sombhunath Baidya and two daughter namely Smt. Lakhmi Bala Naskar and Smt. Bhanumoti Naskar, who became the joint owners in respect of undivided 1/5th share of the said property as left by their predecessor in interest.

AND WHEREAS subsequently the said co-owners failed inconvenience to joint possession of the said properties, for which the said Fatik Chandra Baidya filed a suit for partition and separation of shares of the said properties, against his other brothers and sisters, which was being registered as title suit No- 7 of 1985, before the Ld 3rd Civil Judge (Sr. Divn) at Howrah. In

pendency of the said suit the dispute and difference between the parties of the said suit was amicable settled and they jointly filed a comprised petition and on the basis of such comprised petition the Ld. Court vide its order dated 19/03/2010 has been pleased to pass a comprised decree in the said suit in presence of all the parties.

AND WHEREAS as per terms and condition of the comprised Decree, the said Fatik Chandra Baidya became the absolute owner and occupier of the said property as specifically and they mentioned as Lot - B of the said comprised petition and in colour 'Green' in the annexed plan of the said comprised decree.

AND WHEREAS as per terms and condition Decree, the said Kali Pada Baidya & ors are the absolute owners and occupiers of the said property as specifically mentioned as Lot - E of the said comprised petition and in colour 'Yellow' in the annexed plan of the said comprised decree.

AND WHEREAS in pendency of the said partition suit the said Lakhmi Bala Naskar died on 13/09/1998 leaving and surviving her sons and daughter namely Kalipada Naskar, Dulal Naskar, Goutam Naskar, Arup Naskar, Meena Naskar, Prabha Naskar, Shibani Naskar and Sandhya Mondal, who became the joint owners and occupiers of the said property as left by their predecessors namely Lakhmi Bala Naskar since deceased subsequently the said Dulal Baidya died on 01/11/2011 intestate as bachelor and all the aforesaid legal heirs inherited all the property left by the said deceased Dulal Baidya.

AND WHEREAS the said Fatik Chandra Baidya while seized and possessed the same sold away an area 08 Cottah 06 Chittaks 34

Square feet land within the Schedule mentioned land property in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part herein and executed and registered a deed of Sale in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part herein and simultaneously delivered possession in respect of the said piece of land transferred by him and the said deed of sale was registered before the office of District Sub-Registrar, Howrah dated 27/07/2012 and the said deed was recorded in Book No- I, CD Volume No- 18, Page from 1578 to 1595, Being No- 06518, for the year 2012.

AND WHEREAS the said Fatik Chandra Baidya also sold away the an area 07 Cottah 08 Chittaks 1 Square feet land within the Schedule mentioned land property in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part herein and executed and registered a deed of Sale in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part and simultaneously delivered possession in respect of the said piece of land transferred by him and the said deed of sale was registered before the office of District Sub-Registrar, Howrah dated 27/07/2012 and the said deed was recorded in Book No- I, CD Volume No- 18, Page from 1686 to 1703, Being No- 06523, for the year 2012.

AND WHEREAS the said Kalipada Naskar & ors also sold away the an area 04 Cottah 13 Chittaks 38 Square feet land within the Schedule mentioned land property in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First

Part herein and executed and registered a deed of Sale in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part and simultaneously delivered possession in respect of the said piece of land transferred by them and the said deed of sale was registered before the office of District Sub-Registrar, Howrah dated 27/07/2012 and the said deed was recorded in Book No- I, CD Volume No- 18, Page from 1992 to 2010, Being No- 06531, for the year 2012.

AND WHEREAS the present owner herein got its name mutated in respect of the schedule mentioned landed property under R.S. L.R. Dag No- 265, 266, 267 & 268, L.R. Khatian No- 5252, Mouza – Podrah, J.L. No-38, P.S. Sankrail, District Howrah and also converted its nature of land under L.R. Dag No- 265, 266 & 268 from Danga, Bastu, Danga to commercial Housing complex vide Memo No- X/S-29/SNK/36/14/SNK/Com/1219/SDLS/LR dated 02/09/2014 and L.R. Dag No- 267 from Bagan to Housing Complex vide Memo No- X/S-29/5763/1(4)/SANK/14 dated 09/10/2017 and the present owner herein is the absolute owner and occupier of the schedule mentioned property and possessed the same peacefully without any interruption disturbance from any corner.

AND WHEREAS while thus obtained absolute right, title, interest followed by peaceful and khas possession thereto by way of purchase as well as mutated its name in the all concerned authorities, The Owner/First Party hereto desires to raise multi-storied building at the Schedule premises but due to some problems and in lack of experience and further in lack of

sufficient funds, the Owner hereto is not capable to do the same and that the Owner hereto approach the Second Party/Developer to do said acts by raising the new constructions of a masonry building as per sanctioned plan vide Memo No- 416/032/HZP/EP dated 11/03/2016 upon the land mentioned in the Schedule below.

AND WHEREAS the Owner/First Party is owner and occupier of the schedule mentioned property and has been seized and possessed of the same by paying rents and taxes thereof while he duly possessed the same without any interruption any corner whatsoever.

AND WHEREAS the First Party herein is absolute owner and occupier of the schedule mentioned property and the owner of this deed of Sale seized and possessed the same peacefully without any interruption disturbance from any corner together with all sorts of easement rights attached thereto which is morefully described in the schedule herein below and hereinafter called the "**SAID PROPERTY**".

AND WHEREAS the owner decided to invest their property in a profitable manner by construction a multistoried building over the said property but due to inconvenience to look after, manage, control and develop the said property, I the above named Appointers/ Principal entered into a Development Agreement on 12/10/2022 with **M/S. LOKENATH CONSTRUCTION** having its office situated at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, represented by its Sole proprietor - **SRI BIPLAB**

CHAKRABORTY (PAN - AIAPC4206E Aadhaar No. 7185 2145 9570) son of Late Basudeb Chakraborty, by faith Hindu, by Occupation Business, by nationality Indian, residing at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, which is registered before the District Sub-Registrar- II Howrah and recorded in Book No- I, Volume No- 0513-2022, Being No- 0513 !2011..... for the year 2022 and by that agreement both the parties has been settled their allocation and in such effect the said Developer has already taken necessary steps for obtaining sanctioned plan from the Howrah Zila Parishad. Now it has become necessary to make and execute a Development power of Attorney wherein and whereby we want to appoint the said Developer as my lawful Constituted attorney to do all acts, deeds things and cause to be done and perform in respect of my said property in terms of the said Development Agreement on my behalf.

NOW KNOW WE ALL MEN by these presents that I, the above named Appointer do hereby nominate constitute and appoint **M/S. LOKENATH CONSTRUCTION** having its office situated at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, represented by its Sole proprietor - **SRI BIPLAB CHAKRABORTY** (PAN - AIAPC4206E Aadhaar No. 7185 2145 9570) son of Late Basudeb Chakraborty, by faith Hindu, by Occupation Business, by nationality Indian, residing at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, hereinafter referred to as the **A T T O R N**

E Y as my true and lawful Attorney to do all acts, things, perform, execute and cause to be done, executed and performed in respect of my property more fully and practically described in the schedule hereunder written as mentioned below in my name and on my behalf that to say :-

- 1) To Sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the measuages tender hereditaments premises or any part thereof and also take possession and to administer all the effects thereof in my name and on my behalf.
- 2) To appoint any architect, contractor, developer or promoter for the construction of any building/buildings on the land comprised in the said premises or any portion thereof the good view and greater interest of my family in my name and on my behalf.
- 3) To receive consideration money or earnest from the intending purchaser or purchasers or deposit in respect of newly constructed building/buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts.
- 4) To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, state of West Bengal, Central Government, Bodies or public bodies or Corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become

due or owing or payable to or recoverable by us in connection with and /or in relation to the said premises to given and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said property with any person or persons, firms, bodies public or Parishad or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them in my name and on my behalf.

- 5) To present after execution all sale deeds and/or documents and/or Agreement relating to Developer's portion and/or in respect of any transfer assignment or sale of any portion or portions of newly constructed any building/buildings to the appropriate authority of Registration and to appear and represent for the said property before such authority and to admit execution for the Registration of such deeds and or documents of instruments for Registration and/or to receive such deed/deeds, and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourself on my name and on my behalf.
- 6) To make prepare or cause to be made or prepared all any sketches, Plans, applications and all other papers or documents as may be necessary and/or in re-construction with and/or relating to the construction and/or erection of building/buildings in or upon the land comprised in the said premises or any part of any portion whereof which is to be made, signed, sealed, execute,

- affirmed, endorsed, verified and delivered for the said purpose on my behalf.
- 7) To make sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or reconstruction and/or erection of building/buildings in or upon the said land or said property or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in my names and on my behalf.
 - 8) To make over, submit file and deliver on such schemes, application and/or all other papers and or documents which may be necessary and/or required for any of the said purpose relating to the construction in the said property before the Authority of Howrah Zila Parishad, Improvement Trust or Office of the Collectorate, treasury, revenue officers, B.L.. & L.R.O and Settlement Officer and/or any Magistrate, Court and also Civil and Criminal Court and S.D.M, Court, Original or appellate side of the Hon'ble High Court, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling & Regulation Act, 1976, C.E.S.C, Police Authorities, Insurance company or any other Revenue Authority, State or Central Govt. Authority/Authorities or any other local or public authority or authorities whatsoever in order to get all or any aforesaid schemes sanctioned as aforesaid and to make sign, seal, execute, affirm, endorse, verify and deliver all applications, petitions, Plan, papers and/or documents

as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the Howrah Zila Parishad or the authorities relating to the said building plan sanctioned in my name and on my behalf.

- 9) To get back or receive the scheme/plan for construction of building/buildings in or upon the said land/premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drain and/or sewerage connection to be submitted for being sanctioned by the Howrah Zila Parishad or improvement Trust or Fire Brigade authorities on my behalf.
- 10) To pay and/or to receive refund of the excess amount of fees, if any paid for such purpose aforesaid in my name and on my behalf.
- 11) To enter into agreement for Sale or Lease or transfer in any manner either in part or in full in respect to the schedule mentioned property for betterment and benefits of the family with any person or persons or any company as will be required and proper and fit on my behalf.
- 12) To sign, execute and/or register all or any documents, instruments, agreement for sale and/or transfer of flat or flats, or portion or portions or entire portion along with undivided proportionate share of land thereof according to the West Bengal Ownership Apartment Act, 1972, upon the newly construction building or building on the said premises to any person, persons, firms or company and will presents such documents instruments or deeds or conveyance for sale for registration to the District, Sub-Registration Office or Registration of

Assurances, Kolkata and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyance on my behalf in connection with Developer's allocation only.

- 13) To appear and represent us before all or any judicial administrative revenue or legal authority, Notary public, Registrar of 1st Classes, Police Station, Police Commissioner, Income Tax Department, Howrah Zila Parishad, Rent Controller and or to file Suit, appeal, Revision petition, application in any court of law or authority including the writ court and court of Tribunal, Arbitrator Judicial Authority, including Office of the other authorities and in all other Government or Semi Government office and department, for schedule noted property and to make all such steps as will be required, necessary proper and fit for said property.
- 14) To make build erect or construct any multistoried or other building/buildings or structure/structures in or upon any portion of the land or upon the total land comprised in the said premises and/or to make any alteration and/or addition/additions in any manner whatsoever will be necessary of the newly constructed building, buildings thereon or as will be required and proper on my behalf.
- 15) To make, sign and verify all the plaint, written statement, application or objection, Vakalatnama, petition, Memo of Appeal, Affidavits to any court and to appropriate authorities in my name and on my behalf for the schedule noted property.

- 16) To make partition, separation, amalgamation and allotment of the property which is described in the Schedule herein below on my behalf.
- 17) To appoint Advocates or solicitor Bar at law on my behalf whenever my said Attorney shall think fit and proper to do so for the proper management of the schedule noted property.
- 18) To compromise, compound or withdraw all cases, application or to refer to arbitration all disputes and differences arises in connection with the schedule noted property.
- 19) To sign, verify and file application of execution for any decree or orders to any Court on my behalf when my said Attorney shall think proper in connection with the schedule noted property.
- 20) To negotiate on terms and to agree and enter into and conclude any agreement for Sale of the property, which is described in the Schedule herein below, to any purchaser or purchasers at such price which my said Attorney think proper.
- 21) To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on my behalf.
- 22) To Sign and execute and/or registrar all or any document/ documents, any deed such as agreement for Sale, deed of Sale, Lease declaration, rectification and other deed instrument, assurance and transfer in my name and on my behalf in connection with Developer's allocation.
- 23) To receive consideration amount from any person/persons for the said property partly or fully including undivided

proportionate impartible share of land in connection with Developer's allocation.

- 24) All the receivables or payable to the principal must be paid to the principal.
- 25) That power of attorney will be cancel automatically or revocable in nature or sale of entire developer portion and or cancel by both parties consent.
- 26) The attorney shall sell the portion save and except owner allocation and can received sale proceeds against portion save and excepts owner allocation.

AND GENERALLY to do all that is or may be necessary and proper for the aforesaid.

AND I, the said appointers, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done the premises by Virtue of these presents this the 12th day of October, Two thousands, Twenty Two. (2022)

SCHEDULE

ALL THAT piece and parcel of Bastu land total area measuring **20 (Twenty) Cottahs 12 (Twelve) Chittaks 28 (Twenty eight) Square feet** (more or less), with 100 Square feet R.T.S. (out of which an area 02 Cottah 38 Sq.ft. under L.R. Dag No- 267, and an area 04 Cottahs 13 Chittaks 04 Square feet under L.R. Dag No- 266, and an area 13 Cottahs 05 Chittaks 34 Square feet under L.R. Dag No- 268 and an area 8 Chittaks 42 Square feet under L.R. Dag No-265 all L.R. Khatian No. 5252 Mouza Podrah, P.S. Sankrail, District Howrah), comprised in R.S Dag No. 265, 266, 267 & 268, L.R. Dag No. 265, 266, 267 & 268 L.R. Khatian No. 5252, within Mouza Podrah, J.L. No. 38, P.S. Sankrail, under Thanamakua Gram Panchayet, District – Howrah : 711109 within the limit of Howrah Zila Parisad, within the jurisdiction of Additional District Sub Registrar Ranihati, District Sub Registrar – I & II Howrah, being butted and bounded as follows:-

ON THE NORTH : Land of Marari Mohan Baidya, Kishori Mohan Baidya & Sambhu Baidya

ON THE SOUTH : Land of Badal Dhar & Asutosh Baidya

ON THE EAST : Village Road (20 feet wide)

ON THE WEST : Border of Panchpara Mouza.

IN WITNESS WHEREOF we the parties put their hands and seal on the day, month and year written hereinbefore

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

Witnesses

Bidish Narkar
Vill - Mammakara.
P.O. A. S. Lane.
Dist. - Howrah - 711009

KAUSHALYA KRISHNA INFRASTRUCTURE
CONSTRUCTION PRIVATE LIMITED

मीना खिद्ये

Director

SIGNATURE OF THE EXECUTANT

2. Manoj Dutta Roy.
Chunarvati Colony.
Howrah - 9.

Accept the Power

For LOKENATH CONSTRUCTION

Riprab Chakraborty
Proprietor

SIGNATURE OF THE ATTORNEY

Readover and explain
in Hindi and
Drafted by me

Timir Baran Mandal
Advocate. Wb/630/2002.
Howrah Judge's Court
Typed by












Dej. Saha
Howrah Judge's Court.

FORM FOR TEN FINGER IMPRESSION

Page No. ...

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	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature : Prakash Chakraborty

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	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature : मनिषि

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

Signature : _____

Major Information of the Deed

Deed No :	I-0513-12016/2022		Date of Registration	12/10/2022
Query No / Year	0513-8002977507/2022		Office where deed is registered	
Query Date	12/10/2022 1:15:15 PM		D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Timir Baran Mandal Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9831599383, Status : Advocate			
Transaction	Additional Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement				
Set Forth value	Market Value			
Rs. 12,25,000/-	Rs. 83,46,470/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051312011/2022			

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: PODRAH, Mouza: Podra, Pin Code : 711109

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-265	LR-5252	Bastu	Bastu	8 Chatak 42 Sq Ft	1,00,000/-	2,23,439/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-266	LR-5252	Bastu	Bastu	4 Katha 13 Chatak 4 Sq Ft	4,00,000/-	19,28,130/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-267	LR-5252	Bastu	Bastu	2 Katha 38 Sq Ft	2,00,000/-	8,21,498/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-268	LR-5252	Bastu	Bastu	13 Katha 5 Chatak 34 Sq Ft	5,00,000/-	53,46,403/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					34.3017Dec	12,00,000 /-	83,19,470 /-	
Grand Total :					34.3017Dec	12,00,000 /-	83,19,470 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	25,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	25,000 /-	27,000 /-	

Principal Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Kaushalya Krishna Infrastructure Construction Private Limited Sahu Colony, Damodarpur, City:- , P.O:- Damodarpur, P.S:-KANTI THERMAL POWER, District:-Muzaffarpur, Bihar, India, PIN:- 843113 , PAN No.:: aaxxxxx1j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Lokenath Construction Vivekananda Nagar, City:- , P.O:- Podrah, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 , PAN No.:: aixxxxx6e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Meena Sinha (Presentant) Wife of Shiv Nandan Sah Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office			
		Oct 12 2022 1:20PM	LTI 12/10/2022	12/10/2022
Sahu Colony, Damodarpur, City:- , P.O:- Damodarpur, P.S:-KANTI THERMAL POWER, District:-Muzaffarpur, Bihar, India, PIN:- 843113, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxx4a,Aadhaar No Not Provided Status : Representative, Representative of : Kaushalya Krishna Infrastructure Construction Private Limited (as DIRECTOR)				

Name	Photo	Finger Print	Signature
Mr Biplob Chakraborty Son of Late Basudeb Chakraborty Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office			
	Oct 12 2022 1:19PM	LTI 12/10/2022	12/10/2022
Vivekananda Nagar, City:- , P.O:- Podrah, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx6e,Aadhaar No Not Provided Status : Representative, Representative of : Lokenath Construction (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aswini Kumar Rana Son of Late B C Rana Howrah Court, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	12/10/2022	12/10/2022	12/10/2022
Identifier Of Mrs Meena Sinha, Mr Biplob Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-0.92125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-7.94979 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-3.38708 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-22.0435 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-100.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: PODRAH, Mouza: Podra, Pin Code : 711109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 265, LR Khatian No:- 5252	Owner:মে: কৌশল্যা কৃষ্ণ ইন: কন: প্রা: লি:, Gurdian:মীনা সিনহা, Address:এম.বি.বি.এল কলেজ পাথনা টলি, দামোদরপুর মন্ডফরপুর, বিহার, Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 266, LR Khatian No:- 5252	Owner:মে: কৌশল্যা কৃষ্ণ ইন: কন: প্রা: লি:, Gurdian:মীনা সিনহা, Address:এম.বি.বি.এল কলেজ পাথনা টলি, দামোদরপুর মন্ডফরপুর, বিহার, Classification:বাগু, Area:0.07000000 Acre,	Owner Name not selected by applicant.

	LR Plot No:- 267, LR Khatian No:- 5252	Owner:मे: कौशल्या कुँ इन: कन: प्रा: लि:, Gurdian:मीना सिनहा, Address:एम.बि.बि.एल कलेज पाथना टलि, दामोदरपुर मऊफरपुर, बिहार, Classification:बागान, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 268, LR Khatian No:- 5252	Owner:मे: कौशल्या कुँ इन: कन: प्रा: लि:, Gurdian:मीना सिनहा, Address:एम.बि.बि.एल कलेज पाथना टलि, दामोदरपुर मऊफरपुर, बिहार, Classification:डासा, Area:0.22000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 051312016 / 2022

On 12-10-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:17 hrs on 12-10-2022, at the Office of the D.S.R. - II HOWRAH by Mrs Meena Sinha ..

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 83,46,470/-

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

Execution is admitted on 12-10-2022 by Mrs Meena Sinha, DIRECTOR, Kaushalya Krishna Infrastructure Construction Private Limited, Sahu Colony, Damodarpur, City:- , P.O:- Damodarpur, P.S:-KANTI THERMAL POWER, District:-Muzaffarpur, Bihar, India, PIN:- 843113

Indetified by Mr Aswini Kumar Rana, , , Son of Late B C Rana, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-10-2022 by Mr Biplob Chakraborty, PROPRIETOR, Lokenath Construction, Vivekananda Nagar, City:- , P.O:- Podrah, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Indetified by Mr Aswini Kumar Rana, , , Son of Late B C Rana, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 1522, Amount: Rs.100.00/-, Date of Purchase: 16/09/2022, Vendor name: H C Mukherjee



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2022, Page from 337333 to 337358
being No 051312016 for the year 2022.



Digitally signed by Panchali Munshi
Date: 2022.10.12 15:27:07 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2022/10/12 03:27:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)