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T.2429/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
8-1522321/2021
Certified that the document is admitted for registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

AE 531550

21 AUG 2021

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, WE 1. ASHOKE KUMAR NASKAR, PAN CARD NO. AHHPN3363R, AADHAAR CARD NO. 2066 4033 8259, 2. KRISHNA CHANDRA NASKAR, PAN NO. AXKPN0537C, AADHAAR CARD NO. 9211 6415 2230, 3. SUSANTA KUMAR NASKAR, PAN NO. ABRPN6004B, AADHAAR CARD NO. 7258 8265 3410, all are S/O Late Bakreswar Naskar, 4. SMT. MANORAMA NASKAR, PAN NO. ANVPN2007J, AADHAAR CARD NO. 9856 7439 0237, 5. SRI BISWAJIT NASKAR, PAN NO. ANVPN2008H, AADHAAR CARD NO. 4385

Contd.to Page..2

কেন্দ্রের নাম -
নাকি ন -
স্থাপন মূল্য -
ভেজার ফী -

বায়নাড কোর্ট
ডিকর ২৪ পরগণা
টি. ডি. নং.

স্থাপন কয়ের তারিখ -
যেটি স্থাপনের মূল্য -
মুজারী ফিস - বায়নাড
ভেজার ফী অর্পন ক্রমার সনদ

02.08.2024
8 00

Am...
[Handwritten signature]



-Bhambhani Das
1120



-Bhambhani Das
1121



-Pradip Kumar Das
1122



-Pradip Kumar Das
1123



-Pradip Kumar Das
1124

Register US 7(2)
District Sub Registrar-I
North 24 Parganas, Barasat

18 AUG 2024

3752 0114, Son of Late Ratikanta Naskar **6. SRI PRASENJIT NASKAR, PAN NO. AJTPN7765M, AADHAAR CARD NO. 8507 6866 6250**, S/O Late Ratikanta Naskar, all are residing at RC-30/10, Raghunathpur, P.O. Raghunathpur, P>S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, **7. SMT. BISHAKHA MANDAL, PAN NO. EFHPM8038A, AADHAAR CARD NO. 6427 3328 4105**, Wife of Basudeb Mondal, D/O Late Ratikanta Naskar, residing at Kampa Majherpara, Thakurtola, Barrackpur, Pin -743193, **8. SMT. RINA MONDAL, PAN NO. BCQPM3236H, AADHAAR CARD NO. 7290 2275 7166**, Wife of Dilip Mondal, Daughter of Late Ratikanta Naskar, residing at Jagatpur, Ashwini Nagar, P.S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, **9. SMT. BULA NASKAR, PAN NO. ANVPN2009G, AADHAAR CARD NO. 9196 7406 5351**, W/O Satyajit Naskar, D/O Late Ratikanta Naskar, residing at RD-26, Raghunathpur, P.S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, all are by Nationality - Indian, by Faith - Hindu, by Occupation - Business and Housewife and Housewife, **SEND GREETINGS :-**

WHEREAS We are the absolute owners of **ALL THAT** piece and parcel of **Bastu land** measuring about **15 Decimal** equivalent to **9 (Nine) Cottah 1 (One) Chattak 9 (Nine) sq. ft.** lying and situated at **Mouza - RAGHUNATHPUR, J.L.No. 8, Re. Sa. No. 134, Touzi No. 3027**, comprised in R.S. & L.R. Dag No. 225, in R.S. Khatian No 284 corresponding to L.R.Khatian No. 1607/1(0.2500 share = 4 Decimal), 119/1 (0.2500 share = 4 Decimal), 279/1(0.2500 share = 3 Decimal), 3824 (0.0416 share = 0.01 Decimal), 3825 (0.0416 share = 0.01 Decimal), 3826 (0.0417 share = 0.99 Decimal), 3827 (0.0417 share = 0.99 Decimal), 3828 (0.0417 share = 1 Decimal), 3829(0.0417 share = 1 Decimal) within the local limits of Rajarhat Gopalpur Municipality, presently under Bidhannagar Municipal Corporation being Ward No. 9, under P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat Newtown, Kolkata - 700059, District North 24 Parganas, have got by way of by way of inheritance



1126

Biswajit Naskar



1127

সিদ্ধান্ত সিংহ
Biswanath Singh
(Rina Mondal)



(Bula Naskar)

1128

Rina Mondal



1129

Bula Naskar



1130



Registrar US 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

18 AUG 2021

Gopal Majumdar

S/O Gopal Majumdar
Subhas nagar
P.S Barasat
Kot-121 Law clerk


and paying rents and taxes upto date unto the Government Authority is free from all encumbrances leans, charges, lispence whatsoever.

AND WHEREAS we are desirous of setting a multi storied building block wise with several flat/flats/apartments/garage space/shop rooms etc. constructed over our said land.

AND WHEREAS we have already been entered into a development agreement with the developer **SAPTACON**, is the Proprietorship firm having its registered office at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, represented by its sole proprietor **SRI BISWANATH DAS, PAN CARD NO. AHRPD6479Q, AADHAAR CARD NO. 5755 4513 7763**, S/O Nityananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas for the construction of the said proposed multi-storied building block wise with basement several flat/flats/apartment/garage space/shop room etc. to be built upon and over our aforesaid property specifically mentioned in the schedule hereunder and the said Development Agreement executed and registered on 17/8/2021 at the office of D.S.R. Barasat, vide being No. 2363 Book No.1, Volume No _____, pages from _____ to _____ for the year 2021.

AND WHEREAS in terms of the said Development Agreement we agreed to execute this Development Power of Attorney in favour of the said developer **SAPTACON**, is the Proprietorship firm having its registered office at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata -




Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

18 AUG 2021

700059, Dist. North 24 Parganas, represented by its sole proprietor **SRI BISWANATH DAS**, S/O Nityananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, for the purpose of the said construction of the proposed multi-storied building with basement and block wise consisting of several Flat/Flats/Apartments/Garage Spaces/Shop Rooms etc.

NOW KNOW YE AND THESE PRESENTS WITNESSETH :

That we hereby nominate, appoint, constitute **SAPTACON**, is the Proprietorship firm having its registered office at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, represented by its sole proprietor **SRI BISWANATH DAS**, S/O Nityananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, for the said construction of proposed building with several flat/flats/apartments/garage spaces/ shop rooms etc. to be built upon over our said land, messuage, hereditament and premises as our true and lawful attorney to do execute and perform or cause to be done, executed and performed in our names and on our behalf the following acts, matters and things viz :-

1. To prepare, submit and obtain the building plan for the said proposed construction sanctioned by the appropriate authority and to undertake any or all work for construction of flat/flats/apartments/garage spaces/shop etc. on our said land, mentioned in the Schedule of property below and also to manage, control, supervise and the management of constructional work and administer the said

properties and flat or flats/apartments/garage spaces/shop etc. to be built on the said property and to **amalgamate** the said plot/premises with the adjacent plot of land or purchased land of the developer for the purpose of better improvement and utilization and also more purposeful use of those plot/plots of land by dint of amalgamation or any other appropriate Indenture at the cost of the said attorney without affecting landowner's interest.

2. To negotiate or terms for and to agree and enter into and conclude any agreement to sale of any flat/flats/apartments/garage spaces/shop rooms to be built in the proposed building in our said land as morefully and particularly described and mentioned in the Schedule hereunder written to any Purchaser/Purchasers at such price which our said attorney in its absolute discretion shall think fit and proper and/or cancel and/or repudiate the same excluding our allocation i.e. **OWNER'S/LAND LORD'S ALLOCATION** mentioned in the Joint Venture/Development Agreement.

And to take electric connection in the proposed newly constructed building, to appoint labour, security or any other persons in the said building and to do all acts, things and to take necessary steps for all purposes in connection with the project/building to be constructed over our schedule property.

3. To receive from the intending purchaser/purchasers any earnest/booking money and/or advance or advances and also the balance of purchase/consideration money and to give good and valid receipts and discharge for the same which will protect the purchaser/purchasers without seeing the application of the money save and except our allocation i.e. **OWNER'S/LANDLORD'S** allocation as according to the terms condition of the Development Agreement.

4. Upon such receipt as aforesaid in our name and as our acts and deeds, to sign, execute, register and deliver any conveyance or conveyances in respect of the Developer's allocation mentioned in the Development Agreement of the said land and landed property (with flat/flats/apartments/garage spaces etc.) to be built by our said Attorney at its own cost in favour of the said purchaser/purchasers or their nominee and/or assignee or assignees.
5. To sign and execute all other deeds, instruments and assurances, which it shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said developer's allocation with proportionate land and/or flat/flats/apartments/garage spaces etc. on our said land as we could do ourselves if personally present.
6. To present any such conveyance or conveyances for registration and/or giving possession and to admit, execution and receipt of consideration before Additional District Sub-Registrar or District Registrar of Assurance (Kolkata) having authority for and to have the said conveyance or conveyances registered and do all other acts, deeds which our said attorney shall consider necessary for conveying the said land or landed property i.e. flat/flats/apartments/Shop rooms/garage spaces/Office accommodation etc. to any purchaser/purchasers as fully and effectually in all respect as we could do the same ourselves in respect of developer's allocation.
7. To commence, institute, file prosecute, defend and conduct any conduct any case, suit, appeal or legal proceedings that may be necessary to be filed against any person or persons in connection with our said property, to give necessary instructions as our behalf and also to make sign, verify, affirm present and file

Vokalatnama, Warrant of Attorney, complaints, Petition, including Writ Petition, Affidavit, Memorandum of Appeal, Letter or other necessary pleadings and papers and documents of any descriptions whatsoever in connections thereto and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.

8. To appear before any judge, Court, Tribunal, Authority or office including Municipal office, Collector, Police or other authorities and other offices and to do all acts, things necessary in connection therewith.

9. To retain, employ and discharge and counsel, Vakil, Advocate, Attorney, Solicitors, Agent, Pleader and to conduct all proceedings whether legal otherwise official and to pay costs charges and expenses incurred in connections therewith.

10. We do hereby agree that **NOTWITHSTANDING** anything contained hereinbefore all or any of the Power of Authorities hereby conferred shall be our said Attorney.

11. **AND GENERALLY** for We in our names and on our behalf to do and transact every set whatsoever or which ever we are entitled to do in respect of developers allocation fully and effectually to all intents and purposes as we might or could do if personally present **NOTWITHSTANDING** that no special Power or Authority in that behalf in contained in these presents.

12. And we hereby ratify and confirm and agree to ratify and confirm any act deed related to developers allocation that may be done or caused to be done by our said Attorney and all such acts and deeds shall be valid and binding upon us as if the same have been done by us personally.

13. And we hereby declare that the Powers and Authorities hereby given shall be remain enforced untill disposal of the entire building to be constructed.
14. **NOTWITHSTANDING** anything contained hereinabove it is hereby made clear that this Power of Attorney and Powers and authorities conferred by this Power of Attorney are limits to our interests in the said land and landed property.
15. The Developer i.e. our Attorney shall entitled to procure loan or advance from any financial institution whether Government or Private Body/Bodies, Bank, L.I.C., S.B.I. Home Finance, Home Trust or any other body/bodies corporate against the attorney's allocation as per as choice if necessary. And in respect of such loan the Owner/Land lord i.e. we shall have no right to raise any objection and PROVIDED THAT in respect of such loan the Owner/Landlord i.e. we will not responsible and/or liable.
16. The Power will remain enforce till disposal of the said proposed building and also sale of all the flat/flats/apartments/Shop rooms/garage spaces.
17. That our attorney shall have full right to appoint architect, engineer for constructing the building and to appoint supervisor, security guard also he shall have full right to demolish the existing construction if any over our landed property, and to fix signboard thereon and also take all necessary steps for developing our landed property till disposal of the same.
18. To receive sign and deal with all correspondences in our personal capacity in connection with the said property and to take delivery of any registered or insured letters or parcels sent to us under registered or issued covered.
19. To serve and accept service of summons notice, warrants, subjects or other processes of Court and authorities concerned and to do all things necessary in

connections therewith.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of **Bastu land** measuring about **15 Decimal** equivalent to **9 (Nine) Cottah 1 (One) Chattak 9 (Nine) sq. ft.** lying and situated at **Mouza - RAGHUNATHPUR**, J.L.No. 8, Re. Sa. No. 134, Touzi No. 3027, comprised in R.S. & L.R. Dag No. 225, in R.S. Khatian No 284 corresponding to L.R.Khatian No. 1607/1(0.2500 share = 4 Decimal), 119/1 (0.2500 share = 4 Decimal), 279/1(0.2500 share = 3 Decimal), 3824 (0.0416 share = 0.01 Decimal), 3825 (0.0416 share = 0.01 Decimal), 3826 (0.0417 share = 0.99 Decimal), 3827 (0.0417 share = 0.99 Decimal), 3828 (0.0417 share = 1 Decimal), 3829(0.0417 share = 1 Decimal) within the local limits of Rajarhat Gopalpur Municipality, presently under Bidhannagar Municipal Corporation being Ward No. 9, under P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat Newtown, Kolkata - 700059, District North 24 Parganas, which is butted and bounded by :

On the North : **Subir Gului**
On the South : **Pran Ballav Sarkar**
On the East : **Kanai Lal Baidya and others**
and Amar Nath Parik
(12 Feet Raghunathpur Road)
On the West : **Niranjan Naskar**

:: 10 ::

IN WITNESS WHEREOF We **1. ASHOKE KUMAR NASKAR, 2. KISHNA CHANDRA NASKAR,** all are S/O Late Bakreswar Naskar, **3. SUSHANTA KUMAR NASKAR, 4. SMT. MANORAMA NASKAR, 5. SRI BISWAJIT NASKAR,** Son of Late Ratikanta Naskar **6. SRI PRASENJIT NASKAR,** S/O Late Ratikanta Naskar, **7. SMT. BISHAKHA MANDAL, PAN NO.** Wife of Basudeb Mondal, D/O Late Ratikanta Naskar, **8. SMT. RINA MONDAL,** Wife of Dilip Mondal, Daughter of Late Ratikanta Naskar, **9. SMT. BULA NASKAR,** W/O Satyajit Naskar, D/O Late Ratikanta Naskar, have hereunto set and subscribed our respective hands and seal on this the 18th day of August, 2021.

SIGNED, SEALED & DELIVERED

in presence of WITNESSES:

1. Vijal Majumdar
Subharnagar
Baranagar

2. Avijit Naskar
RE-20/10, Raghunathpur,
Kolkata - 700059

Ashoke Kumar Naskar
Krishna Ch. Naskar

Vincent K. Naskar

Sushanta K. Naskar
Prasenjit Naskar

Biswajit Naskar

Rina Mondal
Smt. Rina Mondal

Bula Naskar

SIGNATURE OF THE EXECUTANTS

Drafted by: [Signature]

PANNALAL NASKAR

Advocate,

Judges' Court, Barasat.

Mobile No. 9830212296

WB-824188

I accept this power

SAPTACON

Binbenath Das,

Proprietor

SIGNATURE OF THE ATTORNEY

UNDER RULE 44A OF THE I.R. ACT 1908

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



শ্রী শ্রী কুমার
ডান হাত

শ্রী শ্রী কুমার

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



শ্রী শ্রী কুমার

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

শ্রী শ্রী কুমার

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



শ্রী শ্রী কুমার

ডান হাত

শ্রী শ্রী কুমার

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

Name : _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



মনোজ্ঞানন্দ
 ডান হাত

Signature of the Presentant *মনোজ্ঞানন্দ*
 Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE




ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant *Prasenjit Naskar*

(3) Name : _____

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Prasenjit Naskar
 ডান হাত

Signature of the Presentant *Prasenjit Naskar*

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



বিক্রমজি মন্ডল

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



All the above fingerprints are of the above named person and attested by the said person.

Rina Mondal

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Bula Naskar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



জন হাত

Bhishan Das
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



জন হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



জন হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal




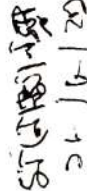






Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15028001522321/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Ashoke Kumar Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			<i>Ashoke Kumar Naskar</i> 18/8/21
2	Krishna Chandra Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			<i>Krishna Chandra Naskar</i> 18/8/21
3	Susanta Kumar Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			<i>Susanta Kumar Naskar</i> 18/8/21



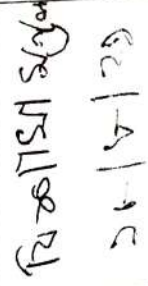


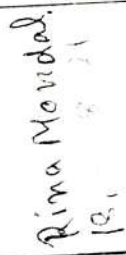


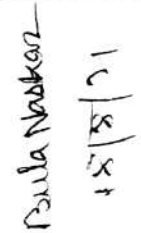


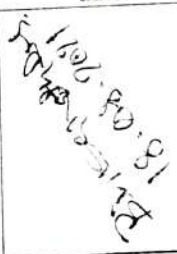


I. Signature of the Person(s) admitting the Execution at Private Residence.




SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Manorama Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			 26/6/20
5	Biswajit Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			 18/8/21
6	Prasenjit Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			 18/08/2021



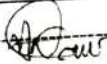
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
7	Bishakha Mandal Kampa Majherpara, Thakurtola, Barrackpore, City:- , P.O:- Thakurtola, P.S:-Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 743193	Principal			 26/11/20
8	Rina Mondal Jagatpur, Aswininagar, City:- , P.O:- Aswininagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			 Rina Mondal 19/11
9	Bula Naskar Rd-26, Raghunathpur, City:- , P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Principal			 Bula Naskar 16/11/20
10	Biswanath Das RH-37, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Represent ative of Attorney [Saptacon]			 Biswanath Das 18/11/20



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Ujjal Majumder Son of Gopal Majumder Subhasnagar, City - P.O.- Barasat, P.S.- Barasat, District - North 24-Parganas, West Bengal, India, PIN.- 700121	Ashoke Kumar Naskar, Krishna Chandra Naskar, Susanta Kumar Naskar, Manorama Naskar, Biswajit Naskar, Prasenjit Naskar, Bishakha Mandal, Rina Mondal, Bula Naskar, Biswanath Das			 18/8/21




(Amitava Dutta)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

Major Information of the Deed

No.:	I-1502-02429/2021	Date of Registration	21/08/2021
Deed No / Year	1502-8001522321/2021	Office where deed is registered	
Registration Date	17/08/2021 4:23:27 PM	1502-8001522321/2021	
Applicant Name, Address Other Details	Ujjal Majumder Subhasnagar, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9339961583, Status : Others		
Transaction	Additional Transaction		
138] 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. 9/-	Rs. 1,98,81,813/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article: E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150202363/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Raghunathpur Road, Mouza: Raghunathpur, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-225	LR-1607/1	Bastu Danga	4 Dec	1/-	53,01,817/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-225	LR-119/1	Bastu Danga	4 Dec	1/-	53,01,817/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-225	LR-279/1	Bastu Danga	3 Dec	1/-	39,76,363/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-225	LR-3824	Bastu Danga	0.01 Dec	1/-	13,254/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-225	LR-3825	Bastu Danga	0.01 Dec	1/-	13,254/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

5	LR-3826	Bastu	Danga	0.99 Dec	1/-	13,12,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Project Name :	
	LR-225	LR-3827	Bastu	Danga	0.99 Dec	1/-	13,12,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Project Name :
L8	LR-225	LR-3828	Bastu	Danga	1 Dec	1/-	13,25,454/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Project Name :
L9	LR-225	LR-3829	Bastu	Danga	1 Dec	1/-	13,25,454/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Project Name :
				TOTAL :		15Dec	9 /-	198,81,813 /-
				Grand Total :		15Dec	9 /-	198,81,813 /-

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Ashoke Kumar Naskar Son of Late Bakreswar Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx3R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence</p>
2	<p>Krishna Chandra Naskar Son of Late Bakreswar Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx7C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence</p>
3	<p>Susanta Kumar Naskar Son of Late Bakreswar Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence</p>

norama Naskar

ghtler of Late Raikanta Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-
rth 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife,
itizen of India, PAN No.:: ANxxxxxx7J,Aadhaar No Not Provided, Status :individual, Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence

Biswajit Naskar

Son of Late Raikanta Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-North
24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of
India, PAN No.:: ANxxxxxx8H,Aadhaar No Not Provided, Status :individual, Executed by: Self, Date of Execution:
18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence

Prasenjit Naskar

Son of Late Raikanta Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-North
24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of
India, PAN No.:: AJxxxxxx5M,Aadhaar No Not Provided, Status :individual, Executed by: Self, Date of Execution:
18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence

Bishakha Mandal

Wife of Basudeb Mondal Kampa Malherpara, Thakurtoia, Barrackpore, City:- , P.O:- Thakurtoia, P.S:-Barrackpore,
District:-North 24-Parganas, West Bengal, India, PIN:- 743193 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of India, PAN No.:: EFxxxxxx8A,Aadhaar No Not Provided, Status :individual, Executed by: Self,
Date of Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence

Rina Mondal

Wife of Dilip Mondal Jagalpur, Aswininagar, City:- , P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas,
West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN
No.:: BCxxxxxx6H,Aadhaar No Not Provided, Status :individual, Executed by: Self, Date of Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence

Bulia Naskar

Wife of Satyajit Naskar Rd-26, Raghunathpur, City:- , P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas,
West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN
No.:: ANxxxxxx9G,Aadhaar No Not Provided, Status :individual, Executed by: Self, Date of Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 18/08/2021
Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Saptacon RH-37, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AHxxxxxx9Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

ntative Details :

Name,Address,Photo,Finger print and Signature

Biswanath Das (Presentant)
Son of Nityananda Das RH-37, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-North
24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, , PAN No.:: AHxxxxxx9Q,Aadhaar No Not Provided Status : Representative,
Representative of : Saptacon (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Ujjal Majumder Son of Gopal Majumder Subhasnagar, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700121			

Identifier Of Ashoke Kumar Naskar, Krishna Chandra Naskar, Susanta Kumar Naskar, Manorama Naskar, Biswajit
Naskar, Prasenjit Naskar, Bishakhia Mandai, Rina Mondai, Bula Naskar, Biswanath Das

of property for L1		
From	To. with area (Name-Area)	
Susantia Kumar Naskar	Saplacon-4 Dec	
Transfer of property for L2		
From	To. with area (Name-Area)	
Ashoke Kumar Naskar	Saplacon-4 Dec	
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Krishna Chandra Naskar	Saplacon-3 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Manorama Naskar	Saplacon-0.01 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Bishakha Mandal	Saplacon-0.01 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Rina Mondal	Saplacon-0.99 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Manorama Naskar	Saplacon-0.99 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Manorama Naskar	Saplacon-1 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Biswajit Naskar	Saplacon-1 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road Raghunathpur, Pin Code : 700059

Sch No	Plot & Khatain Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 225, LR Khatain No:- 1607/1		Owner Name not selected by applicant.
L2	LR Plot No:- 225, LR Khatain No:- 119/1		Owner Name not selected by applicant.
L3	LR Plot No:- 225, LR Khatain No:- 279/1		Owner Name not selected by applicant.
L4	LR Plot No:- 225, LR Khatain No:- 3824		Owner Name not selected by applicant.
L5	LR Plot No:- 225, LR Khatain No:- 3825		Owner Name not selected by applicant.

	R Plot No:- 225, LR Khatian No:- 3826	Owner Name not selected by applicant.
	LR Plot No:- 225, LR Khatian No:- 3827	Owner Name not selected by applicant.
3	LR Plot No:- 225, LR Khatian No:- 3828	Owner Name not selected by applicant.
L9	LR Plot No:- 225, LR Khatian No:- 3829	Owner Name not selected by applicant.

09-2021

Affiliate of Market Value (WB P.U.V.I. Rules of 2001)

Notified that the market value of this property which is the subject matter of the deed has been assessed at Rs 98,81,813/-



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 18-08-2021
Presentation for registration at 22:10 hrs on 18-08-2021, at the Private residence by Biswanath Das .

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

Presented for registration at 22:10 hrs on 18-08-2021, at the Private residence by Biswanath Das .

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

Execution is admitted on 18/08/2021 by 1. Ashoke Kumar Naskar, Son of Late Bakreswar Naskar, RC-30/10, by caste Hindu, by Profession Business, 2. Krishna Chandra Naskar, Son of Late Bakreswar Naskar, RC-30/10, by caste Hindu, by Profession Business, 3. Susanta Kumar Naskar, Son of Late Bakreswar Naskar, RC-30/10, by caste Hindu, by Profession Business, 4. Manorama Naskar, Daughter of Late Ratikanta Naskar, RC-30/10, by caste Hindu, by Profession Business, 5. Biswajit Naskar, Son of Late Ratikanta Naskar, RC-30/10, Raghunathpur, P. O. Raghunathpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Biswajit Naskar, Son of Late Ratikanta Naskar, RC-30/10, Raghunathpur, P. O. Raghunathpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 6. Prasenjit Naskar, Son of Late Ratikanta Naskar, RC-30/10, Raghunathpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 743193, by caste Hindu, by Profession Business, 7. Bishakha Mandal, Wife of Basudev Mandal, Kampa Majherpara, Thakurtoia, Barrackpore, P. O. Thakurtoia, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 8. Rina Mondal, Wife of Dilip Mondal, Jagdipur, Aswininagar, P. O. Aswininagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 9. Bulu Naskar, Wife of Satyajit Naskar, Rd-26, Raghunathpur, P. O. Baguiati, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

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

Execution is admitted on 18-08-2021 by Biswanath Das, Proprietor, Saplecon, RH-37, Raghunathpur, City, P. O. Raghunathpur, P. S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indentified by Ujjal Majumder, . . . Son of Gopal Majumder, Subhasnagar, P. O. Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

2021

48

State of Admissibility (Rule 43, W. B. Registration Rules 1962)
Schedule under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number

of Indian Stamp Act 1899.

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 5932, Amount: Rs. 100/-, Date of Purchase: 02/07/2021, Vendor name: Tapas K



Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D. S. R. - II NORTH 24-

PARGANAS, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2021, Page from 81694 to 81753
being No 150202429 for the year 2021.



Digitally signed by AMITAVA DATTA
Date: 2021.08.23 14:10:37 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 2021/08/23 02:10:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

23/08/2021 Query No.-15028001522321 / 2021 Deed No. I - 150202429 / 2021. Document is digitally signed

Page 60 of 60