

07331

(2)

I-6991/15

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

S 259721

District Sub-Registrar
Registrar U.S. 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

2 SEP 2015

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

Know all men by these present that WE, (1) SRI PRASANTA NASKAR, (PAN AXYPN5340F) (2) SRI SUSHANTA NASKAR @ RATIKANTA NASKAR, (PAN-AQZPN7419H) both son of Late Mony Mohan Naskar, by religion -Hindu, by nationality- Indian, both at present residing at Premises No.278, K.M. Roychowdhury Road, P.S. Sonarpur, Dist-24 Pgs South, do hereby nominate, constitute and appoint M/S RAJWADA DEVELOPER_(PAN- AARFR9646N), a Partnership Firm, having its office at 26, Mahamaya Mandir Road, P.S. Sonarpur, Kolkata-700 084, Dist: 24

23/7/15

1606
255942/15

23/7/15

10 SEP 2015

15197

No.....Rs. 50/- Date.....

Name: M. Rajwada Developer

Address: 26 Mahanaya Mandir Road, Kol-84

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

50+20=70/-

Billal Agam

V.C.T.
3581

Billal Agam

V.C.T.
3537
- Subhankar Das

V.C.T.
3538
- Subhankar Das



District Sub-Registrar
Registrar U/S Act 1908
Registration Act 1908
Alipur, South 24 Parganas.

21 SEP 2015

Identified by me

Bodhisatva Bose
(Advocate) (F/1310/1312/2009)

Alipore Police Court,
Kol-27

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

19AA 331767

Parganas (South), represented by its partners namely (1) MR. PARVEEN AGARWAL (PAN- AGPPA1802M) (2) MR. BIKASH AGARWAL (PAN- AHAPA8484B) (3) MR. RAJ KUMAR AGARWAL (PAN- AHAPA8485A) all sons of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, all presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its authorised signatory MR. BIKASH AGARWAL (PAN- AHAPA8484B), son of Late Rajendra Kumar Agarwal, by faith-Hindu, by Nationality- Indian, By occupation- Business, presently residing at 26, Mahamaya

10 SEP 2015

15198

No.....Rs. 20/- Date.....

Name: *M/S Rajwada Developer*

Address: *26, Mahanaga, Mondir Road, Kol - 84*

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

21 SEP 2015

Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), by virtue of a General Power of Attorney which was registered before the office of the A.D.S.R. Garia, at South 24 Parganas, and is recorded in Book No. IV, Volume No. 1629-2015, page from 1590 to 1601, being no. 162900297 for the year 2015, to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me and on my behalf.

WHEREAS WE the sole and absolute owner of **ALL THAT** piece and parcel of bagan land hereditament and premises containing by estimation an area of **77.9 decimals** of bagan land comprised within Pargana-Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS WE have on 31.08.2015 executed an Agreement for Development of my property known as **ALL THAT** piece and parcel of danga land hereditament and premises containing by estimation an area of **77.9 decimals** of bagan land comprised within Pargana-Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality, with **M/S RAJWADA DEVELOPER** (PAN-AARFR9646N), a Partnership Firm, having its office at 26, Mahamaya Mandir Road,



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P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its partners namely (1) **MR. PARVEEN AGARWAL** (PAN- AGPPA1802M) (2) **MR. BIKASH AGARWAL** (PAN- AHAPA8484B) (3) **MR. RAJ KUMAR AGARWAL** (PAN- AHAPA8485A) all sons of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, all presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), represented by its authorised signatory **MR. BIKASH AGARWAL** (PAN- AHAPA8484B), son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, By occupation- Business, presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700 084, Dist: 24 Parganas (South), by virtue of a General Power of Attorney which was registered before the office of the A.D.S.R. Garia, at South 24 Parganas, and in recorded in Book No. IV, Volume No. 1629-2015, page from 1590 to 1601, being no. 162900297, for the year 2015, developer herein;

AND WHEREAS due to our personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Rajpur Sonarpur Municipality and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for



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2 SEP 2015

the construction of the new building at the said premises and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorneys shall think and deem fit and proper after submission of the original plans.

3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Rajpur Sonarpur Municipality, Fire Brigade authorities, WBSEDCL and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.

4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.



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5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises without making any liability upon the owners.
7. To sign or enter in to the sale documents regarding land for amalgamation purpose.
8. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Rajpur Sonarpur Municipality in respect of the said premises.
9. To appear before the Rajpur Sonarpur Municipality and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the



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Alipura, South 24 Parganas

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building plan/s and also for all the matters relating to the Said Premises.

10. To be mentioned here that the developer can deposit documents regarding the developer's allocation flats anywhere as mortgage.
11. To pay all outgoings, including Municipality taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
12. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.
13. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof at the compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding aforesaid before any civil or criminal court, provided however the Developers shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.
14. To sign, verify, declare, and/or affirm plaints, written statements, petitions, verifications, objections, cross-objections, counter claim,



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applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.

15. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
16. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.



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17. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.
18. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated 31.08.2015.



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21 SEP 2015

19. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated.

20. To receive all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

21. This Power of Attorney shall remain alive till the completion of the project and it is made clear that this power of attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said premises by the said Attorney at his own costs all the jobs mentioned hereinabove will be done by the attorney and agent herein at his sole risk and responsibility and under no circumstances the appointers shall be held responsible for any transaction, financial



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obligations/liabilities, misdeeds on the part of the attorney and agent herein. Besides the attorney shall do all acts in terms of the development agreement dated

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I myself could have done lawfully under my own hand and seal if personally present **AND** I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE

(SAID PREMISES)

ALL THAT piece and parcel of danga land hereditament and premises containing by estimation an area of 77.9 decimals of bagan land comprised within Pargana- Magura, Mouza- Jagaddal, P.S. Sonarpur, J.L. No.71, Touzi No.49 under R.S. Dag No.3293, L.R. Dag No.3365, R.S. Khatian No.480, L.R. Khatian No.1247, 894 under Rajpur Sonarpur Municipality, District- South 24 Parganas, within Ward No.25, of Rajpur Sonarpur Municipality butted and bounded as follows:

On the North: by link road 18 ft. wide

On the South: by vacant land of R.S. Dag No.3293

On the East: by 50 ft. wide bypass

On the West: by School Road 22 ft. wide



M
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

21 SEP 2015

WITNESS WHEREOF we hereby execute this General Power of Attorney on this the 21st day of September 2015.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. *Baldev Singh Das*
26, Mahamaya Mandir
Road, Mahamaya
Kolkata - 700084

2.

Pradeep Kumar Das
Sukumar Das

EXECUTANT

Drafted by me and

Prepared in my chamber

Bodhisatwa Bose.

Advocate

(F/1310/1312/2009)

Bikash Agarwal
As Lawfully Constituted Attorneys of
Rajwada Development Corporation.
1) Parveen Agarwal
2) Rajkumar Agarwal

ATTORNEY

Alipore Judges' Court

Kolkata - 700 027.

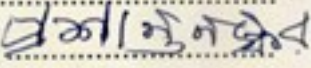


Office of the Dist Sub-Registrar IV
Registrar U/S 7(2) of
Registration Act 1908
Alipor, South 24 Parganas

24 SEP 2015

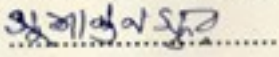
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	right hand					

Name
 Signature 

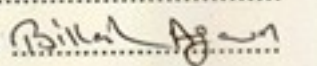
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Name
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Thumb 1st finger Middle Finger Ring Finger Small Finger

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Name BIKASH AARVAL
 Signature 

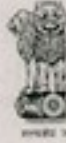
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	right hand					

Name
 Signature



District Sub-Registrar-IV
Registrar U/S 7(2) of
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Alipore, South 24 Parganas
21 SEP 2015



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query / Year 16041000255942/2015

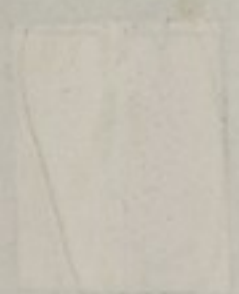
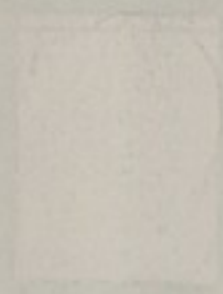
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Prasanta Naskar 278 K M Roy Chowdhury Rd, P.O.- Sonarpur, P.S.- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150	Principal			 21.9.15
2	Shri Sushanta Naskar 278 K M Roy Chowdhury Rd, P.O.- Sonarpur, P.S.- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150	Principal			 21.9.15
3	Mr Bikash Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Attorney [Rajwada Developer]			 21/9/15



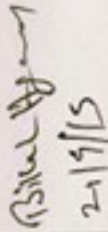



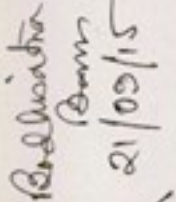
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I. Signature of the Person(s) admitting the Execution at Private Residence.

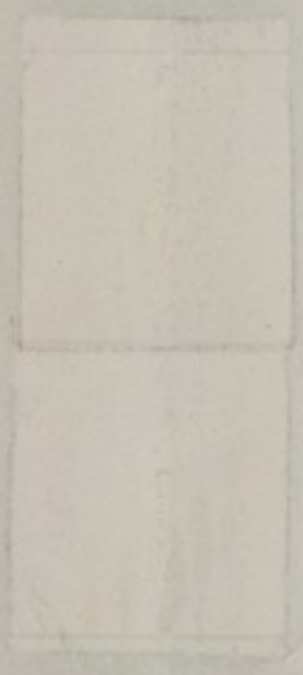
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4.0	Mr Bikash Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Attorney of Attorney [Mr Parveen Agarwal]			 5/16/12
4.1	Mr Bikash Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Attorney of Attorney [Mr Raj Kumar Agarwal]			 5/16/12
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Bodhisatwa Basu Son of Shri P K Basu Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Shri Prasanta Naskar, Shri Sushanta Naskar, Mr Bikash Agarwal, Mr Bikash Agarwal		 5/16/12	

(Tidip Misra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

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Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16041000255942/2015	Query Date	08/09/2015 1:18:07 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Bodhisatwa Basu		
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831528996		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 1/-	Total Market Value:	Rs. 1,87,20,804/-
Stampduty Payable	Rs. 70/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 53/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			Rs. 0/-
Amount of Stamp Duty to be Paid by Non Judicial Stamp			
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

✓ প্রকৃত মূল্য
 ✓ প্রকৃত মূল্য
 বিলা অংশ

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10/1/20

10/1/20

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal	LR Plot No:- 3365 , LR Khatian No:- 480	77.9 Dec	1/-	1,87,20,804/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 5 Ft.,
Principal Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Shri Prasanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXYPN5340F,		
2	Shri Sushanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AQZPN7419H,		
Attorney Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	Rajwada Developer 26 Mahamaya Mandir Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Organization	Executed by: Representative,	PAN No. AARFR9646N,		
2	Mr Parveen Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Individual	Executed by: Attorney,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGPPA1802M,		

Attorney Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
3	Mr Raj Kumar Agarwal Son of Late Rajendra Kr Agarwal Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Individual	Executed by: Attorney,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8485A,
Attorney Details				
SL No.	Attorney Name & Address	Other Details	Execution And Admission Details	Attorney of
1	Mr Bikash Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8484B,		Mr Parveen Agarwal, Mr Raj Kumar Agarwal
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Bikash Agarwal, Designation: Authorised Signatory/developer Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8484B,		Rajwada Developer
Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Shri Bodhisatwa Basu Son of Shri P K Basu Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,		Shri Prasanta Naskar, Shri Sushanta Naskar, Mr Bikash Agarwal, Mr Bikash Agarwal

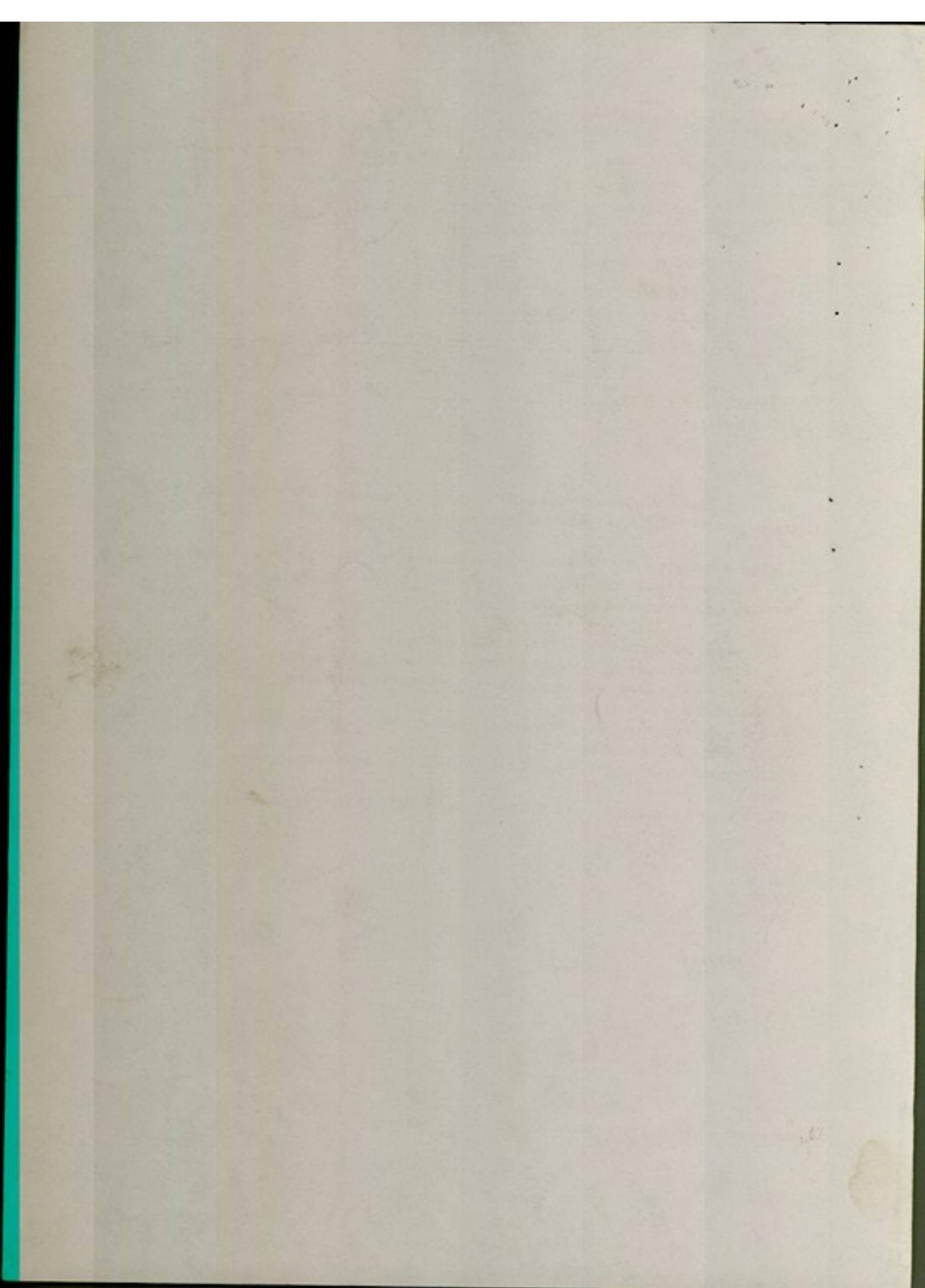
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	Shri Prasanta Naskar	Rajwada Developer	12.9833 Dec	16.6667
L1	Shri Prasanta Naskar	Mr Parveen Agarwal	12.9833 Dec	16.6667
L1	Shri Prasanta Naskar	Mr Raj Kumar Agarwal	12.9833 Dec	16.6667
L1	Shri Sushanta Naskar	Rajwada Developer	12.9833 Dec	16.6667
L1	Shri Sushanta Naskar	Mr Parveen Agarwal	12.9833 Dec	16.6667
L1	Shri Sushanta Naskar	Mr Raj Kumar Agarwal	12.9833 Dec	16.6667
Bank Details				
Bank details have not been supplied				

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 22/10/2015.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

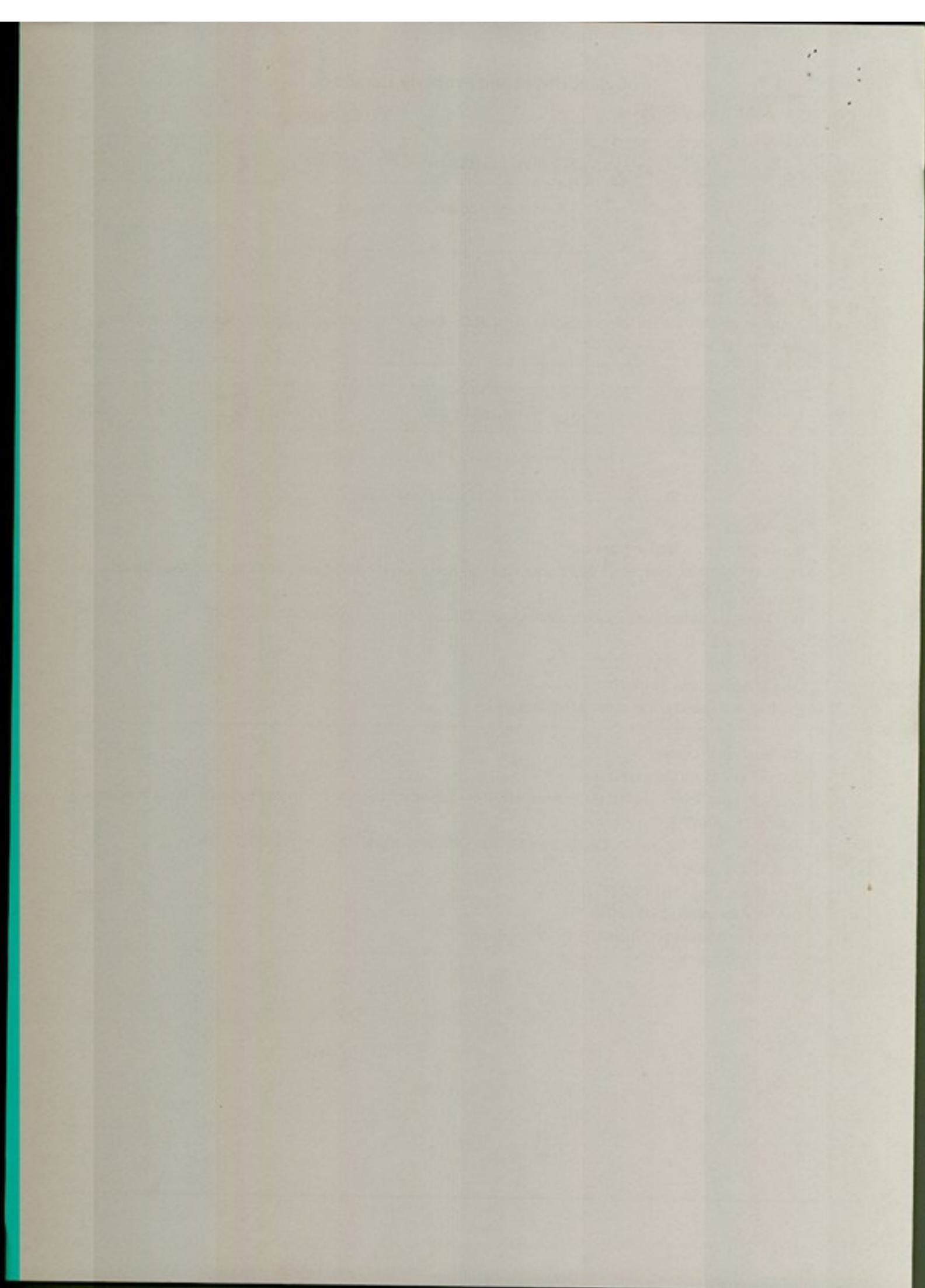


Seller, Buyer and Property Details

A. Principal & Attorney Details

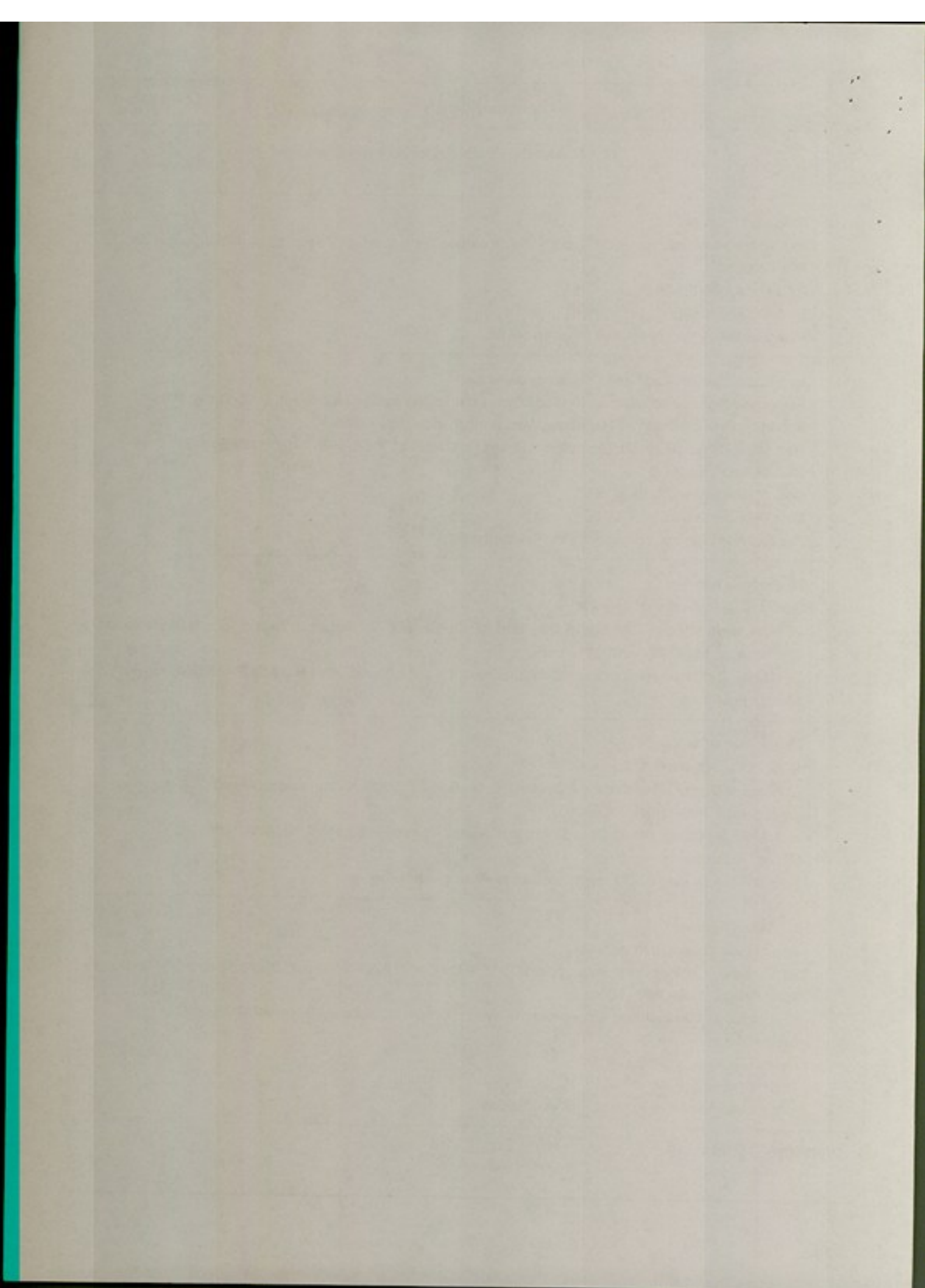
Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Bikash Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Prasanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXYPN5340F, Status : Individual Date of Execution : 21/09/2015 Date of Admission : 21/09/2015 Place of Admission of Execution : Pvt. Residence
2	Shri Sushanta Naskar Son of Late Mony Mohan Naskar 278 K M Roy Chowdhury Rd, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AQZPN7419H, Status : Individual Date of Execution : 21/09/2015 Date of Admission : 21/09/2015 Place of Admission of Execution : Pvt. Residence



Attorney Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Rajwada Developer 26 Mahamaya Mandir Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AARFR9646N, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Mr Bikash Agarwal, Authorised Signatory/developer Authorised Signatory/developer, Rajwada Developer 26 Mahamaya Mandir Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8484B, Status : Representative Date of Execution : 21/09/2015 Date of Admission : 21/09/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Mr Parveen Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGPPA1802M, Status : Individual</p>
3	<p>Mr Raj Kumar Agarwal Son of Late Rajendra Kr Agarwal Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8485A, Status : Individual Represented by their (2-3) constituted attorney as given below:-</p>
2-3 (1)	<p>Mr Bikash Agarwal Son of Late Rajendra Kr Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHAPA8484B, Status : Attorney Date of Execution : 21/09/2015 Date of Admission : 21/09/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details



Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Bodhisatwa Basu Son of Shri P K Basu Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India.	Shri Prasanta Naskar, Shri Sushanta Naskar, Mr Bikash Agarwal, Mr Bikash Agarwal	

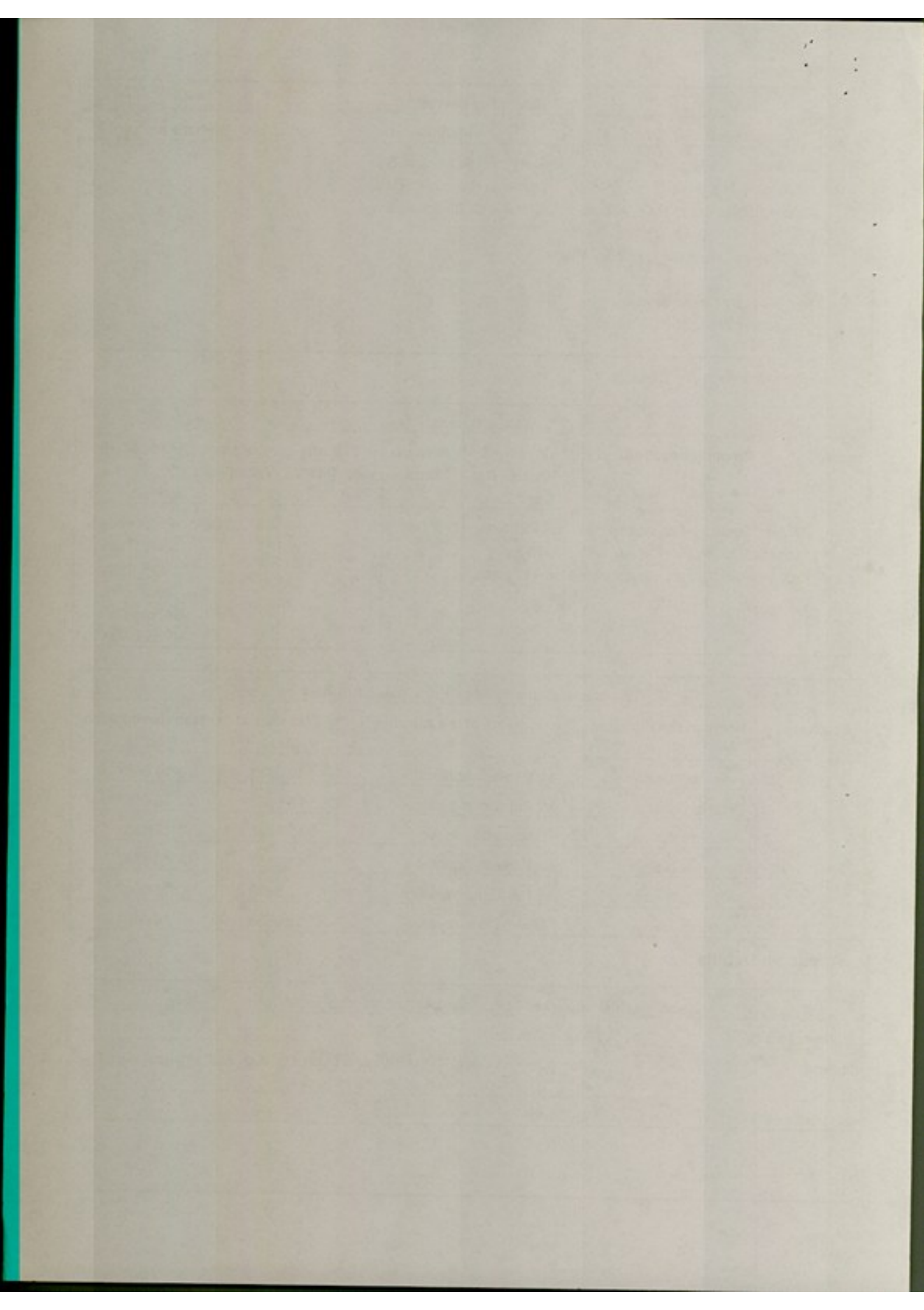
C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Jagaddal	LR Plot No:- 3365 , LR Khatian No:- 480	77.9 Dec	1/-	1,87,20,804/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 5 Ft.,

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Shri Prasanta Naskar	Mr Parveen Agarwal	12.9833	16.6667
	Shri Prasanta Naskar	Mr Raj Kumar Agarwal	12.9833	16.6667
	Shri Prasanta Naskar	Rajwada Developer	12.9833	16.6667
	Shri Sushanta Naskar	Mr Parveen Agarwal	12.9833	16.6667
	Shri Sushanta Naskar	Mr Raj Kumar Agarwal	12.9833	16.6667
	Shri Sushanta Naskar	Rajwada Developer	12.9833	16.6667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bodhisatwa Basu
Address	Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160406991 / 2015

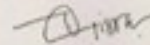
Query No/Year	16041000255942/2015	Serial no/Year	1604007331 / 2015
Deed No/Year	I - 160406991 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Bikash Agarwal	Presented At	Private Residence
Date of Execution	21-09-2015	Date of Presentation	21-09-2015

Remarks

On 08/09/2015

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 1,87,20,804/-



(Tridip Misra)

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

On 21/09/2015

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

Presented for registration at 20:45 hrs on : 21/09/2015, at the Private residence by Mr Bikash Agarwal ..

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

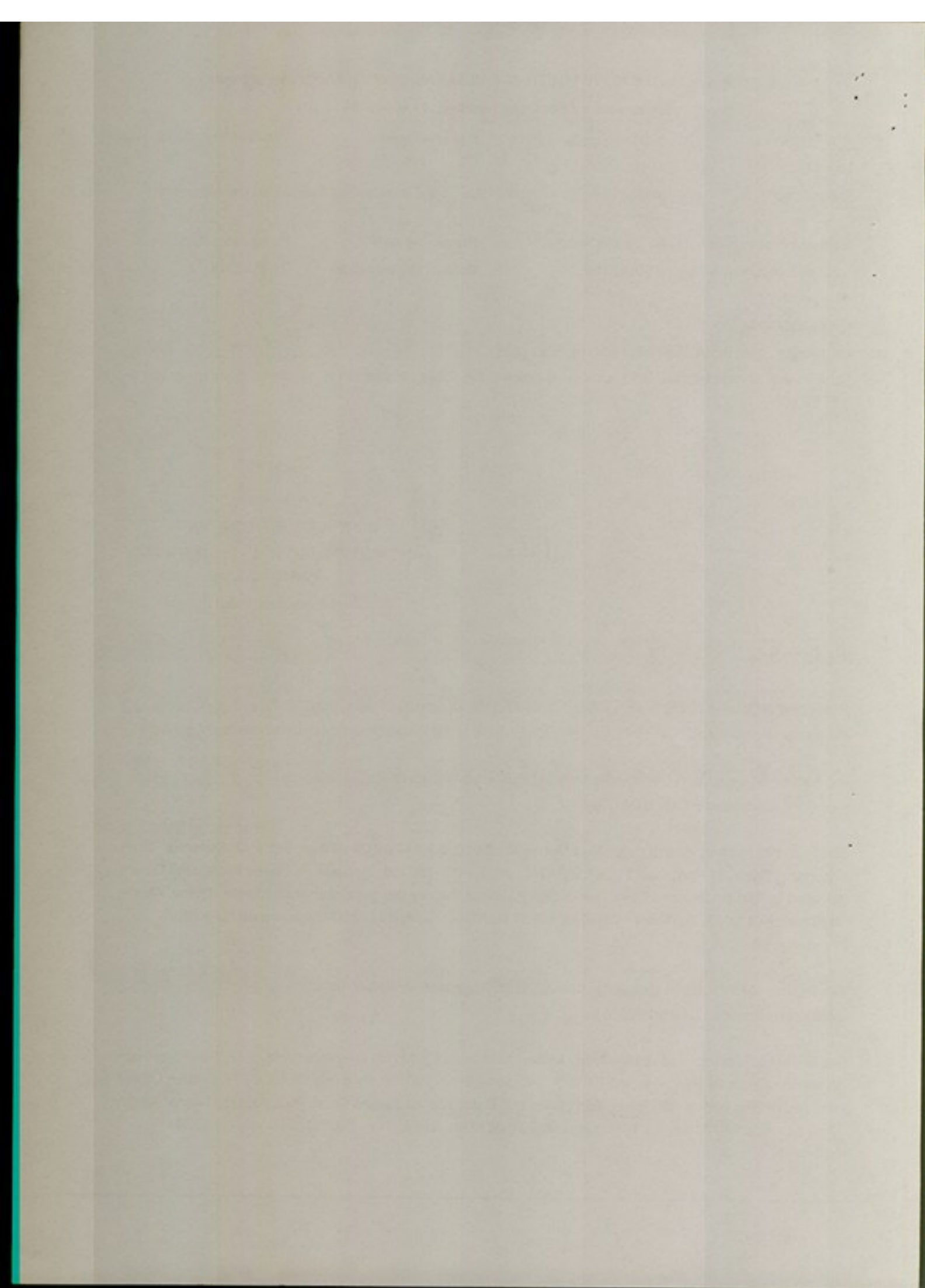
Execution is admitted on 21/09/2015 by

Shri Prasanta Naskar, Son of Late Mony Mohan Naskar, 278 K M Roy Chowdhury Rd, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Others Indetified by Shri Bodhisatwa Basu, Son of Shri P K Basu, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 21/09/2015 by

Shri Sushanta Naskar, Son of Late Mony Mohan Naskar, 278 K M Roy Chowdhury Rd, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Others Indetified by Shri Bodhisatwa Basu, Son of Shri P K Basu, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate



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

Execution is admitted on 21/09/2015 by

Mr Bikash Agarwal Authorised Signatory/developer, Rajwada Developer
Identified by Shri Bodhisatwa Basu, Son of Shri P K Basu, Alipore Judges Court, P.O: Alipore, Thana: Alipore, ,
City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By
Profession Advocate

Executed by Attorney

Execution by

1. Mr Bikash Agarwal, 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South
24-Parganas, WEST BENGAL, India, PIN - 700084

as the constituted attorney of

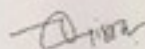
1. Mr Parveen Agarwal, 26 Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South
24-Parganas, WEST BENGAL, India, PIN - 700084

2. Mr Raj Kumar Agarwal, Mahamaya Mandir Rd Mahamayatala Garia, P.O: Garia, Thana: Sonarpur, , South
24-Parganas, WEST BENGAL, India, PIN - 700084

Identified by Shri Bodhisatwa Basu, Son of Shri P K Basu, Alipore Judges Court, P.O: Alipore, Thana: Alipore, ,
City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By

Profession Advocate

is admitted by him



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 23/09/2015

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

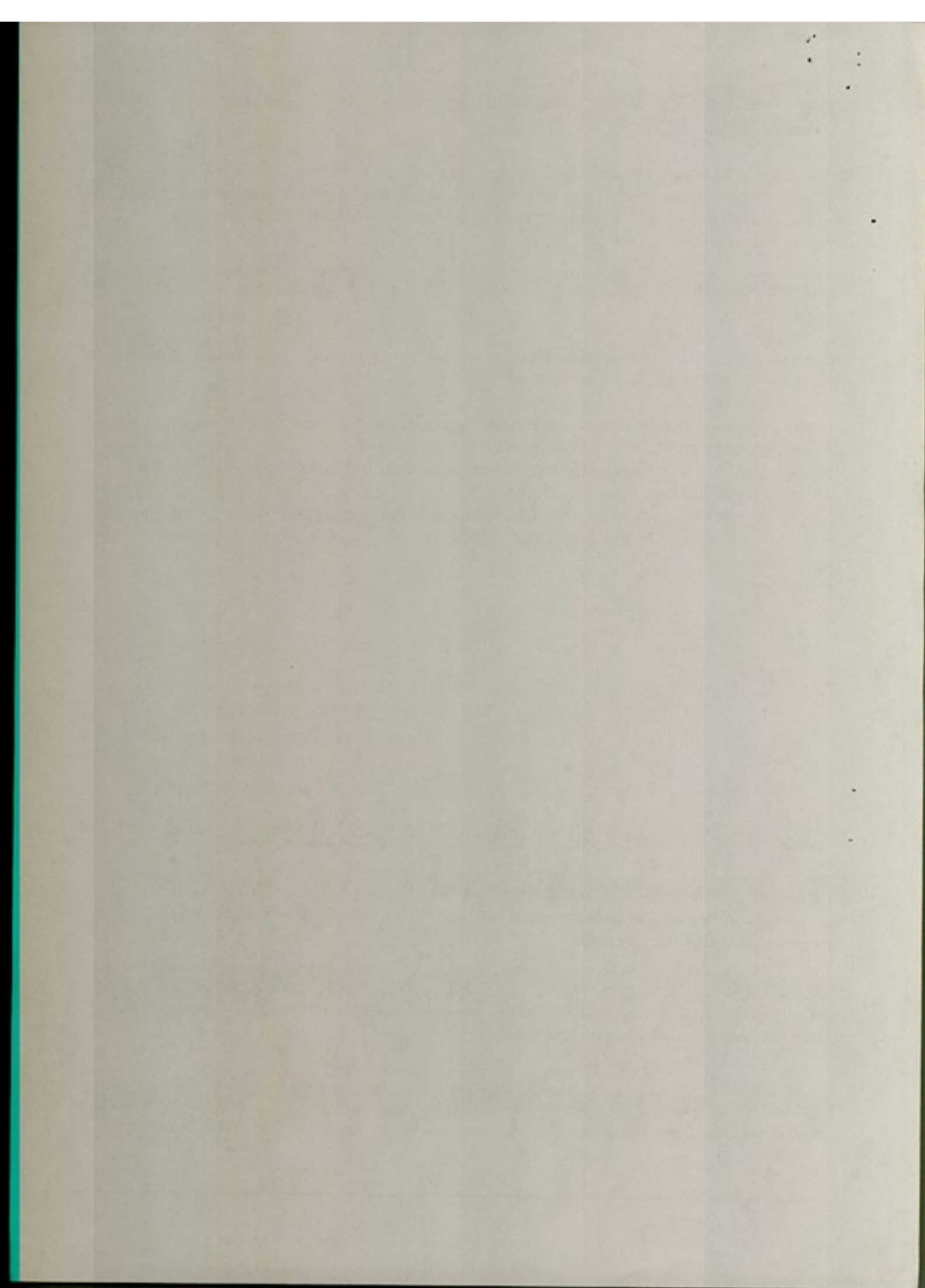
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article
number : 48(g) of Indian Stamp Act 1899.

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

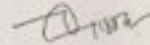
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 70/-



Description of Stamp

1. Rs. 50/- is paid on Impressed type of Stamp, Serial no 15197, Purchased on 10/09/2015, Vendor named Subhankar Das.

2. Rs 20/- is paid on Impressed type of Stamp, Serial no 15198, Purchased on 10/09/2015, Vendor named Subhankar Das.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 77298 to 77321

being No 160406991 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.09.29 12:08:48 -07:00
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 29/09/2015 12:08:47
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24 PARGANAS
West Bengal.



(This document is digitally signed.)