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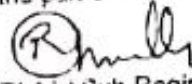
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 362489

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


 District Sub-Registrar-II
 Alipore, South 24 Parganas

11 6 JUL 2018
11 26 JUL 2018

12-20
 12/07/18
 2. No. 198493/18

POWER OF ATTORNEY FOR DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS shall come We, (1) SRI SWAPAN SARKAR, (PAN EQTPS3707K), son of Late Kshirode Chandra Sarkar, by faith Hindu, by occupation Property Holder, by Nationality Indian, residing at Parbangla, Naba Nagar, Boddhir Bandh, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31 under Maheshtala Municipality, Kolkata 700 140, District South 24 Parganas, (2) SMT. TANVI CHAKRABORTY (PAN BDZPC5003L), wife of Subhankar

Sital Prasad Mandal

7249 Date 11/07/18
sold to Tanvi Chakraborty & or
of Durbepare South Nazimabad colony
Rupess/RS Pt. Moheshkhal

SD

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol.

P-141



2

District Sub-Register-II
Alipore, South 24 Parganas

12 JUL 2018

Samiran Banerjee
s/o. Late G.M. Banerjee
Advocate
Alipore Judges' Court
Kolkata-700027

Chakraborty and daughter of Late Tapan Sarkar, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at Purbapara South, Naba Nagar Colony, Post Office Batanagar, Police Station Maheshtala, Kolkata 700 141, District South 24 Parganas, (3) **SRI RANJAN MONDAL** (PAN CTNPM1280N) son of Late Prabodh Kumar Mandal, by faith Hindu, by occupation Property Holder, by Nationality Indian, residing at Uttar Purba Para, Parbangla, Batanagar, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31, under Mahestala Municipality, Kolkata 700 140, District South 24 Parganas, and (4) **SRI SITAL PRASAD MANDAL**, (PAN ADLPM8394H), son of Late Jatindra Nath Mandal, by faith Hindu, by occupation Property holder, by nationality Indian, residing at 10, Nityananda Nagar, Post Office Danesh Seikh Lane, Howrah, Police Station-Sankrail, Pin 711 109 and (5) **MOHAMMED SULTAN**, (PAN AEBPM9987R), son of Late Abdul Rahim, by faith Muslim, by occupation Business, by nationality Indian, residing at 37/4A, Watgunge Street, Post Office Khidirpore, Police Station Watgunge, Kolkata 700 023, hereinafter jointly called and referred to as the **PRINCIPALS** of this Power of Attorney **SEND GREETINGS :**

WHEREAS we, the above named Principals are the joint Owners and possessors of the piece or parcel of land measuring 15 Cottahs 8 Chittacks 28 Square Feet, more or less, together with structure measuring 1550 situated at Holding No. E3-48/New, B. B. T. Road (right side towards Kolkata), Boddhir Bandh, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31 under the limits of the Maheshtala Municipality, Kolkata -700 140, in the District of South 24 Parganas under Mouza Parbangla, Touzi No. 343, R. S. No. 44, R. S. Dag No. 336, 336/733, (P) and 354(P), J. L. No. 49, L. R. Khatian Nos. 2472, 2473, 2474, 2717 and 2471, more fully

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described in the Schedule below and hereinafter called as the 'said property'.

AND WHEREAS with a view to develop the said property by making construction of a residential multi storied building we have entered into a registered Agreement for Development of the said Premises with **M/S. SUNRISE ERECTORS PRIVATE LIMITED** (PAN AARCS0088A), a Private Limited Company incorporated under Indian Companies Act, 1956, having its Office at 11/1, Paddapukur East Lane, Post Office Khidderpore, Police Station Watgunge, Kolkata 700 023 and represented by its Managing Director **MOHAMMED SULTAN** (PAN AEBPM9987R), son of Late Abdul Rahim, by faith Muslim, by occupation Business, residing at 37/4A, Watgunge Street, Post Office Khidderpore, Police Station Watgunge, Kolkata 700 023, (therein referred to as the Developer) on *2nd* July, 2018 under the terms and conditions as contained therein, since registered in Book No. I, Volume No. 1602-2018, pages from — to — , being Deed No. 7498 for the year 2018 of D.S.R. - II at Alipore South 24 Parganas.

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AND WHEREAS it was expressly agreed by and between the Parties to the said Agreement that the said Developer will construct the proposed building into and over the said property being piece and parcel of land measuring **15 Cottahs 8 Chittacks 28 Square Feet**, more or less, together with structure measuring **1550** situated at **Holding No. E3-48/New, B. B. T. Road (right side towards Kolkata), Boddhir Bandh, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31 under the limits of the Maheshtala Municipality, Kolkata -700 140, in the District of South 24 Parganas under Mouza Parbangla, Touzi No. 343, R. S. No. 44, R. S. Dag No. 336, 336/733, (P)**

Sital Prasad Mandal

and 354(P), J. L. No. 49, L. R. Khatian Nos. 2472, 2473, 2474, 2717 and 2471, at his own cost and expenses in accordance with the sanctioned Building Plan to be had and obtained from the Maheshtala Municipality and on completion of the said building the Owners will get :-

OWNERS' ALLOCATION/CONSIDERATION shall mean 10865 Square Feet super built up area out of total FAR. Sri Swapan Sarkar and Smt. Tanvi Chakraborty will get 5694 Square Feet super built up area jointly and Sri Ranjan Mondal and Sri Sital Prasad Mandal will get 774 Square Feet super built up area jointly, according to their proportionate share of land in the First Schedule property which is morefully and particularly described in the **Second Schedule** hereunder written. The above said Owner's allocation are joint allocation and the Owners will execute a separate Deed of Partition for separate enjoyment of their respective share following Flats to be given under Owner's joint allocation.

- 1) One Self contained Flat being **Flat No. 1E**, in the **First Floor**, measuring **896 Square Feet** more or less super built up area.
- 2) One Self contained Flat being **Flat No. 1F**, in the **First Floor**, measuring **774 Square Feet** more or less super built up area.
- 3) One Self contained Flat being **Flat No. 2E**, in the **Second Floor**, measuring **896 Square Feet** more or less super built up area.
- 4) One Self contained Flat being **Flat No. 2F**, in the **Second Floor**, measuring **774 Square Feet** more or less super built up area.
- 5) One Self contained Flat being **Flat No. 3A**, in the **Third Floor**, measuring **880 Square Feet** more or less super built up area.
- 6) One Self contained Flat being **Flat No. 3D**, in the **Third Floor**, measuring **1124 Square Feet** more or less super built up area.

Sital Prasad Mandal

7) One Car Parking Space on the ground floor measuring 135 Sq.ft. more or less super built up area and one shop room 215 Sq.ft. more or less super built up area.

8) One Self contained Flat being Flat No. 3F, in the Third Floor, measuring 774 Square Feet more or less super built up area.

The Owners will be entitled to get their fixed allocated portion as mentioned hereinabove. The other area of the Schedule Premises to be in the allocation of the Developer and the Developer will be entitled to deal with the same according to its choice save and except the Owners' allocated area mentioned therein above.

AND WHEREAS we are aged and remain busy with our respective business, so it is not possible for us to attend the respective offices or to take necessary steps for obtaining Sanction Building Plan, Drainage, electric, water connection etc., for the new house.

AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developer to do all acts, deeds, matters and things for smooth running the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that we, (1) SRI SWAPAN SARKAR, (2) SMT. TANVI CHAKRABORTY, (3) SRI RANJAN MONDAL, (4) SRI SITAL PRASAD MANDAL, and (5) MOHAMMED SULTAN, do hereby nominate, constitute and appoint one of our Co-sharer MOHAMMED SULTAN, son of Late Abdul Rahim, by faith Muslim, by occupation Business, residing at 37/4A, Watgunge Street, Post Office Khidirpore, Police Station Watgunge, Kolkata 700 023, Managing Director of M/S. SUNRISE ERECTORS

Sital Prasad Mandal

PRIVATE LIMITED, a Private Limited Company incorporated under Indian Companies Act, 1956, having its Office at 11/1, Paddapukur East Lane, Post Office Khiddipore, Police Station Watgunge, Kolkata 700 023 as our true and lawful constituted **ATTORNEY** in our names and on our behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in our names and on our behalf relating to the said property fully mentioned in the Schedule hereunder written.

1. To manage and protect the said property as my Attorney for construction of the new building and to maintain and manage the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.
2. To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.
3. To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/Premises.
4. To draw, prepare and sign on our behalf in the plan or Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.

Sibal Prasad Mondal

5. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project at the said Premises.
6. To appear and represent us before the Maheshtala Municipality, Calcutta Electric Supply Corporation or West Bengal State Electricity Distribution Company, B. L. & L. R. O., Collector, Land Acquisition & Requisition Department, K. M. D. A. (Kolkata Metropolitan Development Authority), K. I. T. (Kolkata Improvement Trust), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc., and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.
7. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said Premises.
8. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises and to take

Sital Prasad Mandal

necessary steps which our said Attorney at his own discretion shall think fit and proper.

9. To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation (save and except Owners' allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) in terms of the said Development Agreement dated 12th July, 2018 and registered in Book No. 1, Volume No. 1602-2018, pages from — to — , being Deed No. 7498 for the year 2018 of D.S.R. - II at Alipore South 24 Parganas and to execute and register any Gift Deed in favour of the Maheshtala Municipality, Boundary Declaration or any other Deed/s in favour of the Maheshtala Municipality that may be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

Sital Prasad Mandal

10. To enter into Agreement/Instrument for negotiations or to finalise all sale pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said Premises on such terms and conditions considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in instalments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/ Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.

Sital Prasad Mandal

11. To deliver possession and/or make over the constructed Flats/ Office/Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Promoter hand over the Flat to the Owners in terms of the Agreement for Development.
12. To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.
13. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said Attorney.
14. To engage Architect, L. B. S. Solicitors, Advocates, and other legal agents and to sign Vokatnamas, Powers, authorisations and to revoke such appointments and to appoint others in his place and to make payment of their fees.
15. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations and acknowledgements.

Sital Prasad Mandal

16. To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof.
17. To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space/Flat/Shop/Unit/Godown etc., save and except Owners' allocation.
18. To obtain Drainage Connection, Water Connection from the Maheshtala Municipality and Electricity Connection from the CESC Limited and to bring utility services on our behalf.
19. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof AND we the Principals hereto do confirm accept and agree that all such shall be always binding on us and we do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.
20. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in our names and on our behalf.
21. To sell, transfer, convey and assign or otherwise dispose of the several Flats, Car Parking Space/Shop/Godown, etc., from the Developer's allocation in the Schedule below property (save and except Owners'

Sital Prasad Mandal

allocation as mentioned in the Development Agreement) or any part thereof to any person, firm etc., and to sign execute and register all deeds, agreements, instruments and to do all acts and things as our said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

22. To receive the consideration from the intending Buyer(s) in respect of the said Developer's allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority in our names and on our behalf.

23. For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said Premises which my said Attorney at his own discretion shall think, fit and proper.

24. To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

AND IT IS HEREBY declared and confirmed that Powers and authorities hereby granted and conferred shall remain in free during the continuance of the said Development Agreement **PROVIDED HOWEVER** that the Attorney shall not relate any financial liability on the Principals herein and shall always keep the Owners fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which we may be interested and on our behalf to execute and do all acts, deeds,

Sital Prasad Patel

matters and things as fully and effectually in all respects as we ourselves could do the same, if personally present.

AND we hereby for ourselves, ratify and confirm, and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said Premises notwithstanding no express power in that behalf is herein provided.

**THE SCHEDULE ABOVE REFERRED TO
(Description of the Premises after amalgamation)**

ALL THAT piece or parcel Bastu land measuring 15 Cottahs 8 Chittacks 28 Square Feet, more or less, together with structure measuring 1550 Square Feet made of brick wall tile shed standing thereon, lying and situated at Holding No. E3-48/New, B. B. T. Road (right side towards Kolkata), Boddhir Bandh, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31 under the limits of the Maheshtala Municipality, Kolkata -700 140, in the District of South 24 Parganas under Mouza Parbangla, Touzi No. 343, R. S. No. 44, R. S. Dag No. 336, 336/733, (P) and 354(P), J. L. No. 49, L. R. Khatian Nos. 2472, 2473, 2474, 2717 and 2471 and which is butted and bounded as follows:-

- ON THE NORTH** : By 75 Feet Wide Budge Budge Tank Road and land of Astobala Jana and Ors.
- ON THE EAST** : By 10 Feet wide common passage.
- ON THE SOUTH** : By 8 Feet wide Common Passage and Drain then House of Ajit Mondal, S. C. Chakraborty and K. Adhikary.
- ON THE WEST** : By land of Mahanta Mandal R. S. Dag No. 336/733 (P).

Sital Prasad Mandal

Road Zone (B. B. T. Road {other than 12, 13, 17, 24, 25, 28, 35}
property located on B.B.T. Road)

IN WITNESS WHEREOF we, (1) SRI SWAPAN SARKAR, (2) SMT. TANVI CHAKRABORTY, (3) SRI RANJAN MONDAL, (4) SRI SITAL PRASAD MANDAL, and (5) MOHAMMED SULTAN, have set our hands to this Power of Attorney on this 12th day of July, 2018.

WITNESSES

1. Samiran Banerjee
Advocate
Alipore Judges' Court
Kolkata-700027

1. Swapen Sarkar
2. Tanvi Chakraborty
3. Ranjan Mondal
4. Sital Prasad Mandal
5. Md. Sultan

2. Bhaskar Mondal.
Son of Sital Prasad Mandal.
10. Nityananda Nagar.
P.O → D. S. Lane
Howrah - 71109.

(SIGNATURE OF THE EXECUTANTS)

SUNRISE ERECTORS PVT. LTD.

Md. Sultan
Managing Director

Drafted by

Samiran Banerjee
Advocate, W.B./983/2010

Judges' Court, Alipore,
Kolkata - 700 027.

Typed by

Dabulal Mondal

NEW VIJAYA
10, Old Post Office Street,
Kolkata - 700 001.

(SIGNATURE OF THE ATTORNEY)



Sw

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....SWAPAN SARKAR.....

Signature.....Swapan Sarkar.....



Tanvi

Chakraborty

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....TANVI CHAKRABORTY.....

Signature.....Tanvi Chakraborty.....














Ranjan Mondal












	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....RANJAN MONDAL.....

Signature.....Ranjan Mondal.....

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Sital Prasad Mandal</i>	left hand					
	right hand					

Name..... SITAL PRASAD MANDAL
 Signature..... Sital Prasad Mandal

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Md Sultan</i>	left hand					
	right hand					

Name..... MOHAMMED SULTAN
 Signature..... Md. Sultan

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No./Year	1602-1000198493/2018	Office where deed will be registered
Query Date	12/07/2018 12:49:24 PM	D.S.R. II SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details	Samiran Banerjee Thana: Alipore, District: South 24-Parganas, WEST BENGAL, Mobile No: 9830415918 Status: Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Market Value	
Set Forth value	Rs. 1,00,97,365/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article 48(g))	Rs. 39/- (Article E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 3,846/-		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No./Year): 160207498/2018. Received Rs. 50/- (FIF TV only) from the applicant for issuing the assesment slip (Urban area)	

Land Details :

District: South 24-Parganas, P. S. - Maheshitala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward Other Than 12, 13, 17, 24, 25, 28, 35) Property Located Not On BBT Road --), Mouza: Par Bangla, Ward No 31, Holding No E348/New

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-335	LR-2472	Basu	Basu	15 Katha 8 Chatak 28 Sq Ft		89,34,865/-	Width of Approxiat Road /5 Ft
Grand Total :					25.6392Dec	0 /-	89,34,865/-	

Structure Details :			Other Details		
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Structure Type
S1	On Land/L1	1550 Sq Ft	0/-	11,62,500/-	Structure
Total :		1550 sq ft	0/-	11,62,500/-	

Gr Floor, Area of floor : 1550 Sq Ft, Residential Use, Cemented Floor, Age of Structure 0Year, Roof Type Pucca, Extent of Completion: Complete

Side Panel Marked

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri SWAPAN SARKAR Son of Late Kshirode Chandra Sarkar Parbangla, Naba Nagar, Boddhir Bandh., P.O. - Parbangla Via Batanagar, P.S. - Maheshtala, District. - South 24-Parganas, West Bengal, India, PIN - 700140 Sex Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: EQTPS3707K, Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by Self . To be Admitted by: Self
2	Smt TANVI CHAKRABORTY Wife of Subhankar Chakraborty Purbapara South, Naba Nagar Colony, Purbapara Sout, P.O. - Batanagar, P.S. - Maheshtala, District. - South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BDZPC5003L, Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by Self . To be Admitted by: Self
3	Shri RANJAN MONDAL Son of Late Prabodh Kumar Mandal Uttar Purba Para, Parbangla., P O - Parbangla Via Batanagar, P S - Maneshtala, District. - South 24-Parganas, West Bengal, India, PIN - 700140 Sex Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: CTNPM1280N, Status Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by Self . To be Admitted by: Self
4	Shri SITAL PRASAD MANDAL Son of Late Jatindra Nath Mandal 10 Nityananda Nagar., P O - Danesh Seikh Lane, P S - Sankrail, District - Howrah, West Bengal, India PIN - 711109 Sex Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: ADLPM8394H, Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by Self . To be Admitted by: Self
5	SULTAN MOHAMMED Son of Late Abdul Rahim 37/4A, Wattgunge Street., P O - KHIDDERPORE, P S - Wattgunge, District. - South 24-Parganas, West Bengal, India, PIN - 700023 Sex Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: AEBPM9987R, Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by Self . To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	SUNRISE ERECTORS PRIVATE LIMITED 11/1, Paddapukur East Lane, P.O. - Khiddirpore, P.S. - Wattgunge, District. - South 24-Parganas, West Bengal, India, PIN - 700023 PAN No.: AARCS0088A, Status : Organization, Executed by: Representative	Organization	Executed by Representative

Sital Prasad Mandal

Representative Details :

SI No	Name & Address	Representative of
1	SULTAN MOHAMMED Son of Late Abdul Rahim 37/4A, Wategunge Street, P.O:- Khidirpore, P.S:- Wategunge District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AEBPM9987R	SUNRISE ERECTORS PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name & address
Mr SAMIRAN BANERJEE Son of Mr ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri SWAPAN SARKAR, Smt TANVI CHAKRABORTY, Shri RANJAN MONDAL, Shri SITAL PRASAD MANDAL, SULTAN MOHAMMED SULTAN MOHAMMED

N

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SWAPAN SARKAR	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
2	Smt TANVI CHAKRABORTY	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
3	Shri RANJAN MONDAL	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
4	Shri SITAL PRASAD MANDAL	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
5	SULTAN MOHAMMED	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SWAPAN SARKAR	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
2	Smt TANVI CHAKRABORTY	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
3	Shri RANJAN MONDAL	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
4	Shri SITAL PRASAD MANDAL	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
5	SULTAN MOHAMMED	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft

Sital Prasad Mandal

Note:

- if the given information are found incorrect, then the assessment made stands invalid
1. Query is valid for 30 days (i.e. upto 11/08/2018) for e-Payment Assessed market value & Query is valid for 44 days (i.e. upto 25/08/2018) for registration.
 2. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable
 3. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
 4. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
 5. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
 6. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lacs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
 7. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area
 8. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
 - 9.

Sitlal Prasad Mandel

Major Information of the Deed

Deed No :	I-1602-07647/2018		
Query No / Year	1602-1000198493/2018	Date of Registration	16/07/2018
Query Date	12/07/2018 12:49:24 PM	Office where deed is registered	
Applicant Name, Address & Other Details	D.S.R. -II SOUTH 24-PARGANAS, District. South 24-Parganas		
	Samiran Banerjee Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830415918, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 1,00,97,365/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 39/- (Article:E, M(b), H)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160207498/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward Other Than 12,13,17,24,25,28,35) Property Located Not On BBT Road --), Mouza: Par Bangla, Ward No: 31, Holding No: E348/New

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-336	LR-2472	Bastu	Bastu	15 Katha 8 Chatak 28 Sq Ft		89,34,865/-	Width of Approach Road: 75 Ft.
Grand Total :					25.6392Dec	0/-	89,34,865 /-	



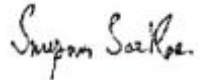


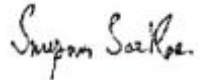


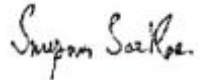


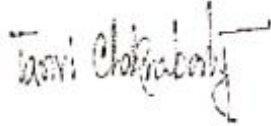


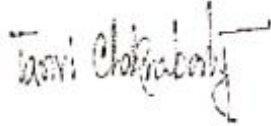


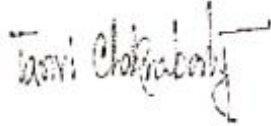


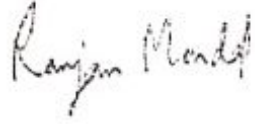


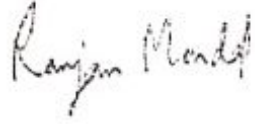


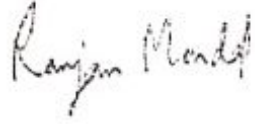
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1550 Sq Ft.	0/-	11,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1550 sq ft	0/-	11,62,500 /-	



Major Information of the Deed :- I-1602-07647/2018-16/07/2018





Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SWAPAN SARKAR Son of Late Kshirode Chandra Sarkar Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office </td> <td>  12/07/2018 </td> <td>  LTI 12/07/2018 </td> <td>  12/07/2018 </td> </tr> </tbody> </table> <p>Parbangla, Naba Nagar, Boddhir Bandh,, P.O:- Parbangla Via Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EQTPS3707K, Status :Individual, Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office</p>	Name	Photo	Fingerprint	Signature	Shri SWAPAN SARKAR Son of Late Kshirode Chandra Sarkar Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office	 12/07/2018	 LTI 12/07/2018	 12/07/2018
Name	Photo	Fingerprint	Signature						
Shri SWAPAN SARKAR Son of Late Kshirode Chandra Sarkar Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office	 12/07/2018	 LTI 12/07/2018	 12/07/2018						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt TANVI CHAKRABORTY Wife of Subhankar Chakraborty Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office </td> <td>  12/07/2018 </td> <td>  LTI 12/07/2018 </td> <td>  12/07/2018 </td> </tr> </tbody> </table> <p>Purbapara South, Naba Nagar Colony, Purbapara Sout, P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDZPC5003L, Status :Individual, Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office</p>	Name	Photo	Fingerprint	Signature	Smt TANVI CHAKRABORTY Wife of Subhankar Chakraborty Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office	 12/07/2018	 LTI 12/07/2018	 12/07/2018
Name	Photo	Fingerprint	Signature						
Smt TANVI CHAKRABORTY Wife of Subhankar Chakraborty Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office	 12/07/2018	 LTI 12/07/2018	 12/07/2018						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri RANJAN MONDAL Son of Late Prabodh Kumar Mandal Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office </td> <td>  12/07/2018 </td> <td>  LTI 12/07/2018 </td> <td>  12/07/2018 </td> </tr> </tbody> </table> <p>Uttar Purba Para, Parbangla,, P.O:- Parbangla Via Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CTNPM1280N, Status :Individual, Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office</p>	Name	Photo	Fingerprint	Signature	Shri RANJAN MONDAL Son of Late Prabodh Kumar Mandal Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office	 12/07/2018	 LTI 12/07/2018	 12/07/2018
Name	Photo	Fingerprint	Signature						
Shri RANJAN MONDAL Son of Late Prabodh Kumar Mandal Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office	 12/07/2018	 LTI 12/07/2018	 12/07/2018						



Major Information of the Deed :- I-1602-07647/2018-16/07/2018

17/07/2018 Query No:-16021000198493 / 2018 Deed No :I - 160207647 / 2018, Document is digitally signed.

Name	Photo	Fingerprint	Signature	
SITI SITAL PRASAD MANDAL (Presentant) Son of Late Jatindra Nath Mandal Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office			<i>Sital Prasad Mandal</i>	
	12/07/2018	LT 12/07/2018	12/07/2018	
10, Nityananda Nagar,, P.O:- Danesh Selkh Lane, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADLPM8394H, Status :Individual, Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	SULTAN MOHAMMED Son of Late Abdul Rahim Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office			<i>Md. Sultan</i>
		12/07/2018	LT 12/07/2018	12/07/2018
37/4A, Watgunge Street,, P.O:- KHIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AEBPM9987R, Status :Individual, Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNRISE ERECTORS PRIVATE LIMITED 11/1, Paddapur East Lane, P.O:- Khiddirpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.:: AARCS0088A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	SULTAN MOHAMMED Son of Late Abdul Rahim Date of Execution - 12/07/2018, , Admitted by: Self, Date of Admission: 12/07/2018, Place of Admission of Execution: Office			<i>M d. Sultan</i>
		Jul 12 2018 1:36PM	LT 12/07/2018	12/07/2018



Major Information of the Deed :- I-1602-07647/2018-16/07/2018

37/4A, Watgunge Street., P.O:- Khiddirpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AEBPM9987R Status : Representative, Representative of : SUNRISE ERECTORS PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name & address	
Mr SAMIRAN BANERJEE Son of Mr ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri SWAPAN SARKAR, Smt TANVI CHAKRABORTY, Shri RANJAN MONDAL, Shri SITAL PRASAD MANDAL, SULTAN MOHAMMED, SULTAN MOHAMMED	12/07/2018
<i>Samiran Banerjee</i>	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN SARKAR	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
2	Smt TANVI CHAKRABORTY	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
3	Shri RANJAN MONDAL	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
4	Shri SITAL PRASAD MANDAL	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec
5	SULTAN MOHAMMED	SUNRISE ERECTORS PRIVATE LIMITED-5.12783 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN SARKAR	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
2	Smt TANVI CHAKRABORTY	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
3	Shri RANJAN MONDAL	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
4	Shri SITAL PRASAD MANDAL	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft
5	SULTAN MOHAMMED	SUNRISE ERECTORS PRIVATE LIMITED-310.00000000 Sq Ft



Major information of the Deed :- I-1602-07647/2018-16/07/2018

On 12-07-2018

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

Presented for registration at 12:20 hrs on 12-07-2018, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Shri SITAL PRASAD MANDAL , one of the Executants.

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 1,00,97,365/-

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

Execution is admitted on 12/07/2018 by 1. Shri SWAPAN SARKAR, Son of Late Kshirode Chandra Sarkar, Parbangla, Naba Nagar, Boddhir Bandh., P.O: Parbangla Via Batanagar, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Others, 2. Smt TANVI CHAKRABORTY, Wife of Subhankar Chakraborty, Purbapara South, Naba Nagar Colony, Purbapara Sout, P.O: Batanagar, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife, 3. Shri RANJAN MONDAL, Son of Late Prabodh Kumar Mandal, Uttar Purba Para, Parbangla., P.O: Parbangla Via Batanagar, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Others, 4. Shri SITAL PRASAD MANDAL, Son of Late Jatindra Nath Mandal, 10, Nityananda Nagar., P.O: Danesh Seikh Lane, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Others, 5. SULTAN MOHAMMED, Son of Late Abdul Rahim, 37/4A, Waugunge Street., P.O: KHIDDERPORE, Thana: Waugunge, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by Profession Business

Indetified by Mr SAMIRAN BANERJEE, . . Son of Mr . . ALIPORE JUDGES COURT, P.O ALIPORE, Thana: Alipore, 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 12-07-2018 by SULTAN MOHAMMED, Managing Director, SUNRISE ERECTORS PRIVATE LIMITED, 11/1, Paddapukur East Lane, P.O:- Khidderpore, P.S:- Waugunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Mr SAMIRAN BANERJEE, . . Son of Mr . . ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- .H = Rs 28/- .M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7249, Amount: Rs.100/-, Date of Purchase: 11/07/2018, Vendor name: Samiran Das

(Signature)

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



Major Information of the Deed :- I-1602-07647/2018-16/07/2018

On 16-07-2018.

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

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

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-07647/2018-16/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 253944 to 253979

being No 160207647 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.07.17 11:32:23 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 17/07/2018 11:32:14
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)