

685/2019

L-6402



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Just loan AC 332948  
Case no: 707/2019

118550/19  
30.08.19  
7.05.19  
5.9.19  
I certify that the document is submitted for registration, The Signature Sheet & the Assessment Sheet attached with this document is the copy of the document.

*Amrita Barman*  
Addl. Dist. Sub Registrar  
Naihati, North 24 Parganas  
5 SEP 2019

:- DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :-

TO ALL TO WHOM THESE PRESENTS SHALL COME We,  
(1) SRI SHIBMANDHIR GOSWAMI (PAN: AMGPG4929E), son of Late Ram Kailash Goswami, (2) SRI AMARNATH GOSWAMI (PAN: ALGPG2690D), son of Late Ram Kailash Goswami and (3) SRI BHIMENDRA GOSWAMI (PAN: ANBPG5844L), son of Late Ram

Contd... P/2



4770  
 Serial No. \_\_\_\_\_ Date \_\_\_\_\_  
 Value Rs. 100/-  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_

19 AUG 2019

AMIT BISWAS  
 Stamp Vendor  
 Kalyani A.C.J.M. Court

Shibmandhir Goswami  
 Naihati, 24 pgs. (N)

Shib mandhir Goswami



V.L.P. 1-2679

Shib mandhir Goswami



V.L.P. 1-2681

Aman Goswami



V.L.P. 1-2680

Bhupendra Goswami 2682



SRIRAM CONSTRUCTION

Safarali Saha  
 Proprietor

Addl. Dist. Sub Registrar  
 Naihati, North 24 Parganas

Sister Shovan Banerjee  
 Advocate  
 S/o Sri Bidyut Banerjee

30 AUG 2019

Kailash Goswami, all are by faith Hindu, by Nationality Indian by Occupation Business, all are presently residing at 150, Baroda Bridge Road (East), P.O. & P.S. Naihati, Dist. North 24 Pgs., Pin - 743 166, West Bengal hereinafter jointly referred to and called as the "**PRINCIPALS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives) of the **FIRST PART**, hereinafter referred to and called as the **LAND OWNERS / PRINCIPALS**, state as follows :-

AND WHEREAS being thus seized and possessed of the 'A' Schedule mention property the Owner became the sole and absolute owners of ALL



ALL THAT piece and parcel of land measuring about 47 Cotthas 04 Chattaks 16 Sq.ft. or 78 Decimal be the same little more or less which is lying and situated under Mouza- Naihati, J.L. No. 3, comprised in R.S. Dag No. 4086, 4086/4562, 4085, 4085/4564, 4086/4563, 4093, 4086/4561, 4086/4560, comprised in L.R. Dag No. 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044 (14 dcml. of land under L.R. Dag No. 3037, 09 dcml. of land under L.R. Dag No. 30, 38, 07.60 dcml. of land under L.R. Dag No. 3039, 07.70 dcml. of land under L.R. Dag No. 340, 19.38 dcml. of land under L.R. Dag No. 3041, 19 dcml. of land under L.R. Dag No. 3042, 01.26 dcml. of land under L.R. Dag No. 3043, 0.06 dcml. of land under L.R. Dag No. 3044), under R.S. Khatian No. 1839, 1838, 2175, 1463, 1840, 301 L.R. Khatian No. 5789, 5790, 5791, 5792 being Municipal Holding No. 1147, 1148, 1125 & 1353 at 7/C Bijoy Nagar, under Ward No.11, within the limits of Naihati Municipality, under Police Station Naihati, under jurisdiction of Sub- Registrar at Naihati, in the District of North 24 Parganas, along with all rights of common passages And rights of egress and ingress and common facilities and amenities which is butted and bounded by: On the North : Municipal By Lane, On the South : Land of Harihar Chakraborty & Others, On the East : 40'-00" wide East Baroda Bridge Road & Land of Jyogen Nath, On the West : Municipal Bye Lane. And we have seized and possessed of the same and all out going rates and taxes free from all encumbrances, liens, lispendens, lease, mortgage, attachment, claims and/ or demands.


AND WHEREAS We have jointly entered into a Development Agreement with the Developer "**SRIRAM CONSTRUCTION**" a proprietorship firm having its official address at B-10/251, Kalyani,



P.O.Kalyani, Dist. Nadia.W.B. and is represented by its sole proprietor/ owner SRI SAPTARSHI SAHA (PAN- BAYPS3644F), son of Sri. Mohan Lal Saha, by faith- Hindu, by nationality Indian, by occupation Business, presently residing at B-10/251, Kalyani, Post Office & Police Station – Kalyani, District- Nadia; West Bengal for development of the said property under certain terms and conditions specifically stated therein.

AND WHEREAS the said Development Agreement has been executed and registered in the office of the Naihati A.D.S.R. Office on 05-07-2019, Book No. 01, C.D. Volume No. 1507-2019, Pages 102298 to 102359, being Development Agreement No. 4937 for the year 2019 by making payment of the requisite stamp duty and registration fees.

AND WHEREAS pursuant to the said registered development agreement, We have to execute a power of attorney authorising the developer for development of the said property and sale of the flats/units and car parking spaces and commercial spaces under the developer's allocation mentioned in schedule "C" below as also in The said Development agreement and for other allied lawful purposes and for that it has become necessary and expedient for us to appoint an Attorney to do necessary acts on our behalf particularly stated below.

 KNOW ALL MEN BY THESE PRESENTS THAT I do hereby **nominate, constitute and appoint – The Developer “SRIRAM CONSTRUCTION”** a proprietorship firm having its official address at B-10/251, Kalyani, P.O.Kalyani, Dist. Nadia.W.B. and is represented by its sole proprietor/ owner SRI SAPTARSHI SAHA (PAN- BAYPS3644F), son of Sri. Mohan Lal Saha, by faith- Hindu, by nationality Indian, by occupation Business, presently residing at B-10/251, Kalyani, Post Office & Police Station – Kalyani, District- Nadia; West Bengal, as our true and lawful ATTORNEY in our names and on our behalf to do, inter alia, all or any of the following



acts, deeds and things that is to say :

1. To enter into, hold and defend possession of the said property and every part thereof and also to deliver possession of the building or the said premises or any part thereof and also to manage, maintain and administer the premises and all building and construction thereon and every part thereof.
2. To develop the premises by construction of building or buildings thereon and for the said purpose to demolish the existing structure and do soil testing, excavation and all other works as be deemed expedient.
3. To sign and submit all papers, documents, statements, undertakings, declarations and plans as be required for having the plans sanctioned and to have the same sanctioned, modified and/or altered by the Naihati Municipality and/or other authorities and in connection therewith to make sign execute and submit necessary application and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.
4. To appear the necessary authorities including Naihati Municipality, Urban Development, Fire Brigade, competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police Authorities, etc. in connection with sanctioning of the plans and to give undertakings, pay fees, make representations, apply for and obtain "No objection Certificate" and/or other clearance and permissions.
5. To apply for and obtain such permission as be necessary for obtain steel, cement, bricks and other construction equipment and to appoint Architects and Contractors for the purpose of development of the said premises.

Contd... P/6



6. To apply for and obtain electricity, water, sewerage and/or connections of any other utilities and also the completion or other certificates from the Naihati Municipality and/or other authorities.
7. To warn off and prohibit, if necessary, proceed against with due process of law against all or any Trespassers and/or Occupiers on the said premises or any portion thereof and to take appropriate steps whether by action or otherwise and to abate all nuisance.
8. To make representations to the Government of West Bengal or any other Authority for de-acquisition or de-requisition of the premises or any part or portion thereof and for that purpose to sign and submit all representations, statements and papers as may be required from time to time.
9. To engage appoint or nominate construction workmen, technical persons and Architects for the purpose of the construction of new building in the said premises by demolishing the existing structure if any thereon and also supervise the work of such appointed persons.
10. To apply for and obtain such certificates and other permissions and clearance including certificates and/or permissions under Urban Land Ceiling & Regulation Act, 1976 or other law relating to land or under the Income Tax Act or under any other Act or Acts or under any Authorities as may be required for execution and/or registration or any documents of transfer in respect of the said premises or any portion or portion thereof.
11. To commence, prosecute, enforce, defend, answer or oppose all action or other legal proceedings including Arbitration Proceedings and demands, and to verify and sign complaints, written statements, petitions, Vakalatnama, declaration and affidavits touching any of the matters



aforesaid or any other matters relating to the said premises and/or the undivided share or any part thereof and also if though fit to compromise, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including Rent Controller.

12. To accept notices and services of papers from any court, Tribunal Postal and/or other Authority and/or persons with concept of the owners.

13. To receive and pay and/or deposit all moneys including Court fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof.

14. To sign and submit all papers applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the Naihati Municipality in respect of the said premises and/or undivided share or any portion thereof and to deal with such authority and authorities in any manner to have such mutation effected.

15. To appear before the Government Departments and/or officers, and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals for all matters connected with the Development and construction of the building and/or buildings on the said premises and sanctioning of plans and other matters relating to the said premises.

16. To pay all outgoings including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever payable for and on account of the land therein or any part thereof and for the said purpose to do all acts and make all payments and sign all papers as be required.



17. To receive refund and other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharges only for the Developer's portion.

18. To appear and represent us before all authorities make demands give undertakings as be required for all or any of purposes herein contained.

19. To negotiate for sale the flats and other saleable spaces under the Developer's Allocation in the new buildings together with the rights appurtenant thereto and enter into agreement for sale of Flats including proportionate free land space with the intending purchasers and/or other persons as the attorneys may deem fit and proper and to receive earnest money and/or part and/or full consideration there under and also to fulfill and enforce mutual obligations thereunder.

20. To sign, execute, enter into, modify cancel, alter, draw approve, present for registration and admit registration of the agreement and all papers, documents, contracts, agreements, conveyance, declarations, affidavits, applications, confirmations, consents, and other documents as may be required to be so done or in connection with the development, sale of the said premises and/or undivided share or any part thereof in the manner and to receive consideration, rents, services, charges, taxes and other amount therefor and grant valid receipts and discharges for the same only for the developer portion.

21. To receive from the Purchaser/s any earnest money and also the balance of purchase money and to give good, valid receipt and discharge only for the developer portion.

22. To sign and execute all other deeds, instruments and assurance which they shall consider necessary and to enter into such covenants as may be




required for fully and effectually conveying the flats/units under the Developer's allocation in the proposed new building as we could do ourselves, if present.

23. To present any such conveyance/s for registration, to admit execution and receipt of consideration before the Registrar having authority for and to have the said Conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property to the purchasers as fully and effectually only for the developer portion.

24. Be it mentioned here that our constituted 'Attorney' herein will have the liberty or power to create mortgage, if necessary during the developing work upon the 'A' schedule mentioned property where he is going to develop for necessary fund and it is desirable to create mortgage in a nationalized bank or any other private bank whichever he may deem fit.

PROVIDED ALWAYS our 'Attorney' shall have no power to sell or enter into any agreement for sale or in otherwise to deal with the Flats and other spaces under Owner's Allocation mentioned in Schedule "B" below.

 AND GENERALLY the said Attorney shall have power to do all such other acts, deeds and things connection with and/or as I could have lawfully done if personally present.

AND we, the Owners herein, do hereby agree and undertake to ratify and confirm all and whatever our said attorney shall lawfully do or cause to be done or about the said premises as aforesaid.



## SCHEDULE "A"

### (Description of the land)

ALL THAT piece and parcel of land measuring about 47 Cotthas 04 Chattaks 16 Sq.ft. or 78 Decimal be the same little more or less which is lying and situated under Mouza- Naihati, J.L. No. 3, comprised in R.S. Dag No. 4086, 4086/4562, 4085, 4085/4564, 4086/4563, 4093, 4086/4561, 4086/4560, comprised in L.R. Dag No. 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044 (14 dcml. of land under L.R. Dag No. 3037, 09 dcml. of land under L.R. Dag No. 3038, 07.60 dcml. of land under L.R. Dag No. 3039, 07.70 dcml. of land under L.R. Dag No. 340, 19.38 dcml. of land under L.R. Dag No. 3041, 19 dcml. of land under L.R. Dag No. 3042, 01.26 dcml. of land under L.R. Dag No. 3043, 0.06 dcml. of land under L.R. Dag No. 3044), under R.S. Khatian No. 1839, 1838, 2175, 1463, 1840, 301 L.R. Khatian No. 5789, 5790, 5791, 5792 being Municipal Holding No. 1147, 1148, 1125 & 1353 at 7/C Bijoy Nagar, under Ward No.11, within the limits of Naihati Municipality, under Police Station Naihati, under jurisdiction of Sub- Registrar at Naihati, in the District of North 24 Parganas, along with all rights of common passages And rights of egress and ingress and common facilities and amenities which is butted and bounded by:

On the North : Municipal By Lane

On the South : Land of Harihar Chakraborty & Others

On the East : 40'-00" wide East Baroda Bridge Road & Land of JyogenNath

On the West : Municipal Bye Lane.



**SCHEDULE - "B"**  
**(The Owners' Allocation)**

**LAND OWNER'S SHARE/ALLOCATION:** In lieu of the said Land, the **LAND OWNERS** shall get **40% (Forty Percent) share of each and every floor including flats/units, garages, shops, commercial spaces etc. of the total saleable constructed portion in proposed multistoried building** as agreed to be constructed upon due sanctioned plan from Naihati Municipality thereof comprising different flats/units, garages, shops, commercial spaces etc. therein together with undivided proportionate share in the common areas wherein the said proposed Multi-storied building shall be constructed with right to use the common portion, common areas thereof and/or facilities within the said proposed Multi-storied building and which is treated as Land Owner's share/Allocation. (More specifically mention in Development Agreement being No. 4937/2019, Registered before A.D.S.R. Office at Naihati, North 24 Pargana).

*Handwritten signature/initials*

**SCHEDULE - "C"**  
**(The Developer's Allocation)**

After setting apart the Owners' allocation, the Developer shall be entitled to the remaining flats/units/apartments and Car Parking Spaces in the proposed multistored residential and commercial building.

The **DEVELOPER** shall get the remaining **60% (Sixty Percent) share of each and every floor including flats/units, garages, shops, commercial spaces etc. of the total saleable constructed portion in proposed**



multistoried building as agreed to be constructed upon due sanctioned plan from Naihati Municipality thereof comprising different flats/units, garages, shops, commercial spaces etc. together with undivided proportionate share and said proposed Multi-storied building (residential and commercial) shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or the said land, excluding the Land Owner's share and allocation therein which is mentioned in Schedule "B" above and which is treated as **"Developer's Allocation"** (more specifically mention in Development Agreement being No. 4937/2019, Registered before A.D.S.R. Office at Naihati, North 24 Pargana).

IN WITNESS WHEREOF (1) **SRI SHIBMANDHIR GOSWAMI** (PAN: AMGPG4929E), son of Late Ram Kailash Goswami, (2) **SRI AMARNATH GOSWAMI** (PAN: ALGPG2690D), son of Late Ram Kailash Goswami and (3) **SRI BHIMENDRA GOSWAMI** (PAN: ANBPG5844L), son of Late Ram Kailash Goswami, all are by faith Hindu, by Nationality Indian by Occupation Business, all are presently residing at 150, Baroda Bridge Road (East), P.O. & P.S. Naihati, Dist. North 24 Pgs, jointly the Owners/Principals herein, do hereby have hereunto set and subscribed my respective hands having gone through the contents hereof



on sound disposing mind in presence of the following witness on this the  
th day of August, 2019.

SIGNED AND DELIVERED

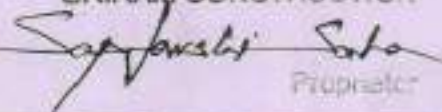
IN PRESENCE OF :-

1. Shikhandir Goswami
2. Aman Nath Goswami
1. Arunangshu Chatterjee  
S/o - Late - Kanti Chatterjee  
Kalyani, Rethala, Dist-Nadia
3. Bhola Goswami.

SIGNATURE OF THE Executant's/Principal's

2. Niladri Ghosh  
S/o Nanda Dulal Ghosh  
Srinagar Madhyamgram  
Kolkata - 700129

I accept this Power,  
SRIRAM CONSTRUCTION

  
Proprietor

SIGNATURE OF THE Attorney

Drafted and Prepared by me,  
& type in my office



(SISIR SHOYON BANERJEE)












Advocate

Kalyani Court, Kalyani, Nadia












Reg. No. WB695/02



# SPECIMEN FOR TEN FINGER PRINTS

LEFT						 <i>Shilpa Mandir Goswami</i>
	Small	Ring	Middle	Index	Thumb	
RIGHT						

Attested by me *Shilpa Mandir Goswami*

LEFT						 <i>Amarnath Gaurav</i>
	Small	Ring	Middle	Index	Thumb	
RIGHT						

Attested by me *Amarnath Gaurav*

LEFT						 <i>Bhimendra Gaurav</i>
	Small	Ring	Middle	Index	Thumb	
RIGHT						

Attested by me *Bhimendra Gaurav*

LEFT						 <i>Saptareshi Saha</i>
	Small	Ring	Middle	Index	Thumb	
RIGHT						

Attested by me *Saptareshi Saha*





*Sapporoshi Sato*







*Amar Nath Goswami*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

BHIMENDRA GOSWAMI

RAMKILASH GOSWAMI

0708/1960

Permanent Account Number

ANBPG5842L

*Bhimendra Goswami*

Signature

*Bhimendra Goswami*

In case this card is lost / found, kindly inform nearest to you

Income Tax PAN Service Unit, UTISI

Pan. No. 2, Sector 21, Cyber Enclave,

Navi Mumbai - 400 614

यदि यह कार्ड खोया/पैदा हो, कृपया सूचना नजदीक के

आयकर PAN सेवा यूनिट, उटिसी

पान. नं. 2, सेक्टर 21, साइबर एन्क्लेव,

नवी मुम्बई - 400 614











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. NAIHATI, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15071000185501/2019.

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	Mr Shibmandhir Goswami 150 Baroda Bridge Road East, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743166	Principal			Shibmandhir Goswami 30.8.19
2	Mr Amarnath Goswami 150 Baroda Bridge Road East, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743166	Principal			Amarnath Goswami 30/8/19
3	Mr Bhimendra Goswami 150 Baroda Bridge Road East, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743166	Principal			Bhimendra Goswami 30/8/19

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
4	Mr Saptarshi Saha A-10/100, Kalyani, P.O:- Kalyani, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741235	Representative of Attorney [SRIRAM CONSTRUCTION]			<i>Saptarshi Saha</i> 30/08/2019
Sl No.	Name and Address of Identifier	Identifier or	Photo	Finger Print	Signature with date
1	Mr Sisir Shovon Banerjee Son of Mr Bidyut Banerjee B-2/103, Kalyani, P.O:- Kalyani, P.S:- Kalyani, District:- Nadia, West Bengal, India, PIN - 741235	Mr Shibmandhir Goswami, Mr Amarnath Goswami, Mr Bhimendra Goswami, Mr Saptarshi Saha			<i>Sisir Shovon Banerjee</i> 30-8-19

*Abhisek Banerjee*  
(ABHISEK BANERJEE)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
NAIHATI  
North 24-Parganas, West  
Bengal



### Major Information of the Deed

Deed No :	I-1507-06402/2019	Date of Registration	05/09/2019
Query No / Year	1507-1000185501/2019	Office where deed is registered	
Query Date	19/08/2019 4:10:44 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	SHIBMANDIR GOSWAMI NAIHATI, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9339799309, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 30,008/-	Rs. 4,55,04,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150704937/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Bijay Nagar Road, Mouza: Naihati, Pin Code : 743165

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3037	LR-5789	Bastu Bastu	14 Dec	1/-	81,62,000/-	Width of Approach Road: 40 Ft., Project Name :
L2	LR-3038	LR-5790	Bastu Bastu	9 Dec	1/-	52,47,000/-	Width of Approach Road: 40 Ft., Project Name :
L3	LR-3039	LR-5791	Bastu Bastu	7.6 Dec	1/-	44,30,800/-	Width of Approach Road: 40 Ft., Project Name :
L4	LR-3040	LR-5789	Bastu Bastu	7.7 Dec	1/-	44,89,100/-	Width of Approach Road: 40 Ft., Project Name :
L5	LR-3041	LR-5790	Bastu Bastu	19.38 Dec	1/-	1,12,98,540/-	Width of Approach Road: 40 Ft., Project Name :
L6	LR-3042	LR-5791	Bastu Bastu	19 Dec	1/-	1,10,77,000/-	Width of Approach Road: 40 Ft., Project Name :
L7	LR-3043	LR-5792	Bastu Bastu	1.26 Dec	1/-	7,34,580/-	Width of Approach Road: 40 Ft., Project Name :
L8	LR-3044	LR-5792	Bastu Bastu	0.06 Dec	1/-	34,980/-	Width of Approach Road: 40 Ft., Project Name :
		<b>TOTAL :</b>		<b>78Dec</b>	<b>8 /-</b>	<b>454,74,000 /-</b>	
	<b>Grand Total :</b>			<b>78Dec</b>	<b>8 /-</b>	<b>454,74,000 /-</b>	



**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Shibmandhir Goswami (Presentant )</b> Son of Late Ram Kailash Goswami 150 Baroda Bridge Road East, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743166 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMGPG4929E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence
2	<b>Mr Amarnath Goswami</b> Son of Late Ram Kailash Goswami 150 Baroda Bridge Road East, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743166 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALGPG2690D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence
3	<b>Mr Bhimendra Goswami</b> Son of Late Ram Kailash Goswami 150 Baroda Bridge Road East, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743166 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANBPG5842L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SRIRAM CONSTRUCTION</b> A-8/97, Kalyani, P.O:- Kalyani, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741235 , PAN No.: BAYPS3644F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**representative Details :**

No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Saptarshi Saha</b> Son of Mr Mohan Lal Saha A-10/100, Kalyani, P.O:- Kalyani, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAYPS3644F,Aadhaar No Not Provided Status : Representative, Representative of : SRIRAM CONSTRUCTION (as proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sisir Shovon Banerjee</b> Son of Mr Bidyut Banerjee B-2/103, Kalyani, P.O:- Kalyani, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741235			
Identifier Of Mr Shibmandhir Goswami, Mr Amarnath Goswami, Mr Bhimendra Goswami, Mr Saptarshi Saha			



**Transfer of property for L1**

No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-4.66667 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-4.66667 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-4.66667 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-3 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-3 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-3 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-2.53333 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-2.53333 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-2.53333 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-2.56667 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-2.56667 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-2.56667 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-6.46 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-6.46 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-6.46 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-6.33333 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-6.33333 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-6.33333 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-0.42 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-0.42 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-0.42 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-0.02 Dec
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-0.02 Dec
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-0.02 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shibmandhir Goswami	SRIRAM CONSTRUCTION-33.33333300 Sq Ft
2	Mr Amarnath Goswami	SRIRAM CONSTRUCTION-33.33333300 Sq Ft
3	Mr Bhimendra Goswami	SRIRAM CONSTRUCTION-33.33333300 Sq Ft



## and Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Bijay Nagar Road, Mouza: Naihati, Pin Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3037, LR Khatian No:- 5789	Owner:শিউ মন্দির গোস্বামী, Gurdian:রা কৈলা, Address:বিজয় নগর, নৈহাটী, Classification:কারখানা, Area:0.04580000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3038, LR Khatian No:- 5790	Owner:অমর নাথ গোস্বামী, Gurdian:রা কৈলা, Address:বিজয়নগর, নৈহাটী, Classification:কারখানা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3039, LR Khatian No:- 5791	Owner:ভীমেন্দ্র গোস্বামী, Gurdian:রা কৈলা, Address:বিজয় নগর, নৈহাটী, Classification:গড়নাক্ষেপকতিত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3040, LR Khatian No:- 5789	Owner:শিউ মন্দির গোস্বামী, Gurdian:রা কৈলা, Address:বিজয় নগর, নৈহাটী, Classification:কারখানা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3041, LR Khatian No:- 5790	Owner:অমর নাথ গোস্বামী, Gurdian:রা কৈলা, Address:বিজয়নগর, নৈহাটী, Classification:কারখানা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 3042, LR Khatian No:- 5791	Owner:ভীমেন্দ্র গোস্বামী, Gurdian:রা কৈলা, Address:বিজয় নগর, নৈহাটী, Classification:কারখানা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3043, LR Khatian No:- 5792	Owner:শ্রীমতি কিশোরী দেবী গোস্বামী, Gurdian:রা কৈলা, Address:বিজয়নগর, নৈহাটী, Classification:কারখানা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 3044, LR Khatian No:- 5792		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150706402 / 2019



21-08-2019

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 4,55,04,000/-

*Abhisek Banerjee*

**ABHISEK BANERJEE**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. NAIHATI**  
**North 24-Parganas, West Bengal**

On 30-08-2019

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

Presented for registration at 16:35 hrs on 30-08-2019, at the Private residence by Mr Shibmandhir Goswami, one of the Executants.

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

Execution is admitted on 30/08/2019 by 1. Mr Shibmandhir Goswami, Son of Late Ram Kailash Goswami, 150 Baroda Bridge Road East, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by Profession Business, 2. Mr Amarnath Goswami, Son of Late Ram Kailash Goswami, 150 Baroda Bridge Road East, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by Profession Business, 3. Mr Bhimendra Goswami, Son of Late Ram Kailash Goswami, 150 Baroda Bridge Road East, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by Profession Business

Identified by Mr Sisir Shovon Banerjee, , Son of Mr Bidyut Banerjee, B-2/103, Kalyani, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-08-2019 by Mr Saptarshi Saha, proprietor, SRIRAM CONSTRUCTION, A-8/97, Kalyani, P.O:- Kalyani, P.S.- Kalyani, District-Nadia, West Bengal, India, PIN - 741235

Identified by Mr Sisir Shovon Banerjee, , Son of Mr Bidyut Banerjee, B-2/103, Kalyani, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

*Abhisek Banerjee*

**ABHISEK BANERJEE**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. NAIHATI**  
**North 24-Parganas, West Bengal**

05-09-2019

Certificate of Admissibility (Rule 43 of West Bengal 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 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**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 4770, Amount: Rs.100/-, Date of Purchase: 19/08/2019, Vendor name: A Biswas

*Abhisek Banerjee*

**ABHISEK BANERJEE**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. NAIHATI**

**North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1507-2019, Page from 133044 to 133073  
being No 150706402 for the year 2019.



Digitally signed by ABHISEK BANERJEE  
Date: 2019.09.09 13:37:08 +05:30  
Reason: Digital Signing of Deed.

*Abhisek Banerjee*

(ABHISEK BANERJEE) 09-09-2019 13:37:01  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. NAIHATI  
West Bengal.

(This document is digitally signed.)