

13/0/19

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 087975

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

Additional District Sub-Registrar  
Garia South 24 Parnanoo

at. 1:59 pm.  
Q. OL- 67080/19

**REGISTERED POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT** 2 MAR

**KNOW ALL MEN BY THESE PRESENTS** We (1) **SRI NIRMAL KUMAR NASKAR** (PAN NO. ATPPN6378Q), (2) **SRI SUBAL NASKAR** (PAN NO. AMCPN5924A) and (3) **SRI SUNDAR NASKAR** (PAN NO. BHIPN4505P) all sons of- Panchu Gopal Naskar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua Paschimpara, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152, being the joint owners of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint

12/03/19

207166

Dilem K. Pal Chakrabarty

100/

- 7 MAR 2019

I. S. M. High Court  
Additional District  
High Court, H.B.



represented by me

Manas Chakrabarty  
Additional District Sub-Registrar  
Garia South 24 Parganas  
Vill - Nabapally (Cuttarpans)  
P.O - Dikhega, Garia.  
P.S - Sonarpur.  
K.C. - 700/52.

Additional District Sub-Registrar  
Garia South 24 Parganas

12 MAR 2019

Additional District Sub-Registrar  
Garia South 24 Parganas

12 MAR 2019



**S.P. CONSTRUCTION** (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata- 700152, (3) **SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, to be the true and lawful constituted Attorney for us in our names and on behalf of us to do all or any of the following acts, deeds and things:-

**WHEREAS** the Landowners herein are well seized and possessed and the joint owners of the land measuring about 6 (six) cottahs 15 (fifteen) chittacks 0 (zero) sq. ft., morefully and particularly described in the Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispences whatsoever however;

**AND WHEREAS** Paribala Naskar (the mother of the Landowners herein) purchased the land measuring about 5 cottahs 3 chittacks 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Subir Mondal & Prabir Mondal, both sons of- Late Bihari Lal Mondal by virtue of a Sale Deed registered on 20.12.1976 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 3588 for the year 1976;

**AND WHEREAS** Paribala Naskar (the mother of the Landowners herein) purchased the land measuring about 10 cottahs 0 chittack 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Bihari Lal Mondal,



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Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2019



son of- Late Beni Madhab Mondal by virtue of a Sale Deed registered on 17.01.1976 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 1031 for the year 1976;

**AND WHEREAS** Paribala Naskar (the mother of the Landowners herein) purchased the land measuring about 10 cottahs 0 chittack 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Bihari Lal Mondal, son of- Late Beni Madhab Mondal by virtue of a Sale Deed registered on 21.10.1975 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 4326 for the year 1975;

**AND WHEREAS** by virtue of the afore-stated 3 (three) Sale Deeds Paribala Naskar (the mother of the Landowners herein) became the owner of the land total measuring about 25 cottahs 3 chittacks 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua and thereafter she mutated her name before the BL&LRO Sonarpur in respect of the said land and while enjoying the same she gifted the land measuring about 6 cottahs 15 chittacks 0 sq. ft. from the said total land in favour of the Landowners herein by virtue of a Deed of Gift registered on 17.07.2017 before A.D.S.R. Garia, and recorded in Book No.- I, Volume No. 1629-2017, Pages 71837 to 71858, Being No.- 2797 for the year 2017;

**AND WHEREAS** after becoming the joint owners of the said land by virtue of the above-mentioned Deed of Gift the Landowners herein mutated their names before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been issued in their respective names and presently the Landowners herein are executing this Development Agreement in respect of the said land, morefully described in the Schedule written hereunder and at present the Landowners herein have been enjoying the joint ownership of the said lands without any interferences from anyone;

**AND WHEREAS** the Landowners herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached **S.P.**



A handwritten signature in black ink, appearing to be a stylized 'J' or similar character.

Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2019



**CONSTRUCTION** the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 12/03/2019 before A.D.S.R. Garia and recorded in Book No. I, Being No 1220, for the year 2019;

**AND WHEREAS** in order to develop the said premises as per the said Development Agreement dated 12/03/2019 the Landowners herein have decided to execute this General Power of Attorney in favour of (1) SRI SUKANTA KUMAR MONDAL, son of- Sri Subir Mondal, (2) SRI SUBRATA NASKAR son of Sri Santosh Naskar, (3) SRI PINTU DEBNATH son of- Late Anil Debnath and (4) SRI PINTU MONDAL son of- Sri Kanai Chandra Mondal:-

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.

Sundar Naskar



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Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2019



3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing



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**Additional District Sub-Registrar,  
Garia South 24 Parganas**

**12 MAR 2019**

Building or Buildings or Structures on the said premises or any portion or portions thereof.

9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsif, BLLRO Office, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange to demolish structure of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new





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Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2019

contractor to be done by his own discretion as if our do the same personally.

16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions. \*
17. To negotiate on terms for and to agree and to sell the said space /spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces/share etc. in the premises except our allocations as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.
18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same



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Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2019



with the intending Purchaser or Purchasers except our allocation as mentioned in Indenture including Development Agreement.

20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers.
21. Upon such receipt as aforesaid in our names and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats /space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except our allocation as mentioned in Indenture made between the parties.
22. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat /flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as ourselves to personally present.



23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the said Development Agreement.
24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which our is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and





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Additional District Sub-Registrar,  
Garia South 24 Parganae

12 MAR 2019

charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.
29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement and to exercise all our rights therein.
32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
33. This General Power of Attorney is related and collateral covenants documents of registered Development Agreement which has been



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Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2019



duly registered at A.D.S.R. Garia of even dated in respect of Schedule Property between the Landowner and the Developer herein.

34. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

**AND GENERALLY** to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the land measuring about **6 (six) cottahs 15 (fifteen) chittacks 0 (zero) sq. ft.** from 36 decimal out of the total land measuring about 125 decimal in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 141, L.R. Khatian No. 4011, 4013, 4012, R.S. Dag No. 185 corresponding to L.R. Dag No.- 195, under Additional District Sub. Registrar- Garia and Police Station - Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 2 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:-

ON THE NORTH : By R.S. Dag No. 184 & 183;  
 ON THE SOUTH : By R.S. Dag No. 185 (P) & 12 feet wide common passage];  
 ON THE EAST : By R.S. Dag No. 185 (P);  
 ON THE WEST : By R.S. Dag No. 186;



*[Handwritten signature]*

**Additional District Sub-Registrar,  
Garia South 24 Parganas**

**12 MAR 2019**

**IN WITNESS WHEREOF** the Parties hereto have signed and executed these presents on the 12<sup>th</sup> day of **March, 2019** (Two Thousand and Nineteen).

**SIGNED, SEALED & DELIVERED** by

the **parties** at Calcutta in presence of:-

- 1. *Mamas Chakraborty*  
*Nabapally, Dhulea, Cal-700152.*

*গণেশ চক্রবর্তী*

*স্বাক্ষর*

*Sunder Naskar*

**SIGNATURE OF THE EXECUTANTS**

- 2. *Amit Das*  
*Graria, Cal-152*

*Subrata Naskar*

Partner

S.P. Chakraborty  
*Pintu Debbarth*  
Partner

*Pintu Mondal*  
Partner

S.P. Chakraborty  
*Sevanti Kuan Mirza*  
Partner

**SIGNATURE OF THE ACCEPTORS**

Drafted by:-

*Dibakar Bhattacharjee*  
**Dibakar Bhattacharjee**

Advocate,

High Court, Calcutta.

WB-359/2001.





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Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2019

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*S. K. Singh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*S. K. Singh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Sunder Naskar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Sudhanshu Kumar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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**Additional District Sub-Registrar,  
Garia South 24 Parganas**

**12 MAR 2019**



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Subramanian Narayanan*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*P. Anand Deshpande*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*P. Anand Deshpande*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					





पंचु गopal नस्कर







*Sunder Naskar*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBAL NASKAR  
PANCHU GOPAL NASKAR



12/07/1960  
Permanent Account Number

AMCPN5924A

*Subal Naskar*  
Signature



28/12/2016

आयकर विभाग के कार्यालय / कर्मचारी कर्मचारी / सेवा  
आयकर विभाग के कार्यालय, एन एच सी एन  
सिवाजी गेट, मुंबई-400 001  
इलेक्ट्रॉनिक एक्सचेंज के माध्यम से  
हॉटल, मुंबई - 411 001

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Regipore Chambers,  
New Bazar, Telephone Exchange,  
Mumbai, Pune - 411 001

Tel: 022-2619 4081  
e-mail: [pan@nsdl.co.in](mailto:pan@nsdl.co.in)

सुबल नस्कार  
8.6.17



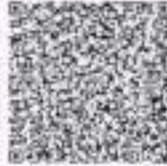
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADIFS6473Q



नाम / Name  
S.P. CONSTRUCTION

संस्था/मंडल की तारीख  
Date of Incorporation / Formation  
01/03/2017

01/22/18

*Suganta Kumar Mondal*





PERMANENT ACCOUNT NUMBER  
AHBPM1094Q

NAME  
SUKANTA KUMAR MONDAL

FATHER'S NAME  
SUBIR MONDAL

DATE OF BIRTH  
03-12-1971

SIGNATURE  
*Sukanta Kumar Mondal*

COMMISSIONER OF INCOME-TAX, W.B. - II



*Sukanta Kumar Mondal*





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PINTU MONDAL

KANAI MONDAL

18/04/1988

Permanent Account Number  
BWCPM70308


Pintu Mondal





20072013

Pintu Mondal.



  
 ভারতের নির্বাচন কমিশন  
 পৃথিবীর ৭২  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/23/109/222114





নির্বাচকের নাম : মানস চক্রবর্তী  
 Elector's Name : Manas Chakrabarti  
 পিতার নাম : মানিক চক্রবর্তী  
 Father's Name : Manik Chakrabarti  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ / Date of Birth : 02/01/1977

WB/23/109/222114

ঠিকানা:  
 ধালুয়া নাবপল্লী রায়পুর সোনারপুর, সোনারপুর, দক্ষিণ 24  
 পর্গানা-700152

Address:  
 DHALUYA NABAPALLI/RAJPUR  
 SONARPUR, SONARPUR, SOUTH 24  
 PARGANAS-700152



Date: 03/12/2013  
 151-সোনারপুর উপনির্বাচনী এলাকা  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 151-Sonarpur Uttar Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে এই কার্ডটি  
 পুনরায় পূরণ করতে হবে এবং নতুন কার্ডটি  
 পরিবর্তন করা হবে।  
 In case of change in address mention the Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Manas Chakrabarty





आवक विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
PINTU DEBNATH  
ANIL DEBNATH  
92/11/1871  
Permanent Account Number  
AGHPD4819P

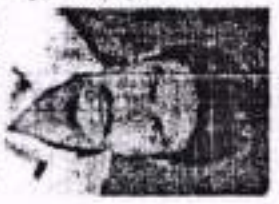
*Pintu Debnath*





PERMANENT ACCOUNT NUMBER

ACKPN6880H



YOUR NAME  
SUBRATA NASKAR

NAME OF YOUR FATHER'S NAME  
SANTOSH NASKAR

YOUR BIRTH DATE OF BIRTH  
12-09-1973

PRESERVE SIGNATURE  
*Subrata Naskar*

SECRET COPY - EX-111  
COMMISSIONER OF INCOME TAX, W.B. - II

*ERERO*

*Subrata Naskar*



### Major Information of the Deed



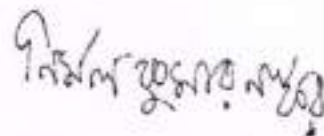
Deed No :	I-1629-01241/2019	Date of Registration	12/03/2019
Query No / Year	1629-1000067080/2019	Office where deed is registered	
Query Date	12/03/2019 1:00:46 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 77,26,641/-		
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]:- 162901229/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-195	LR-4011	Bastu -	Bastu	6 Katha 15 Chatak	10,00,000/-	77,26,641/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>11.4469Dec</b>	<b>10,00,000 /-</b>	<b>77,26,641 /-</b>	


### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Nirmal Kumar Naskar</b> Son of Mr Panchu Gopal Naskar Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office			
		12/03/2019	LTI 12/03/2019	12/03/2019
Dhulua Paschimpara, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATPPN6378Q, Status :Individual, Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office				

Major Information of the Deed :- I-1629-01241/2019-12/03/2019





Name	Photo	Finger Print	Signature
<b>Mr Subal Naskar</b> Son of Mr Panchu Gopal Naskar Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office			
12/03/2019	LTI 12/03/2019	12/03/2019	

Dhalua Paschimpara, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMCPN5924A, Status :Individual, Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Mr Sundar Naskar</b> Son of Mr Panchu Gopal Naskar Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office			
	12/03/2019	LTI 12/03/2019	12/03/2019	

Dhalua Paschimpara, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BHIPN4505P, Status :Individual, Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S.P.CONSTRUCTION</b> 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.: ADIFS6473Q, Status :Organization, Executed by: Representative

**Representative Details :**









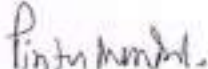
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Sukanta Kumar Mondal (Presentant)</b>            Son of Mr Subir Mondal            Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 12 2019 2:36PM</td> <td>LTI 12/03/2019</td> <td>12/03/2019</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Sukanta Kumar Mondal (Presentant)</b> Son of Mr Subir Mondal Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office				Mar 12 2019 2:36PM	LTI 12/03/2019	12/03/2019	
Name	Photo	Finger Print	Signature										
<b>Mr Sukanta Kumar Mondal (Presentant)</b> Son of Mr Subir Mondal Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office													
Mar 12 2019 2:36PM	LTI 12/03/2019	12/03/2019											

Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHBPM10 Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)

Major Information of the Deed :- I-1629-01241/2019-12/03/2019





Name	Photo	Finger Print	Signature
<b>Mr Subrata Naskar</b> Son of Mr Santosh Naskar Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
Mar 12 2019 2:37PM	LTI 12/03/2019	12/03/2019	
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPN6880F Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
<b>Mr Pintu Debnath</b> Son of Late Anil Debnath Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
Mar 12 2019 2:38PM	LTI 12/03/2019	12/03/2019	
L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGHPD4819P Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
<b>Mr Pintu Mondal</b> Son of Mr Kanai Chandra Mondal Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
Mar 12 2019 2:38PM	LTI 12/03/2019	12/03/2019	
Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWCPM7030B Status : Representative, Representative of : S.P.CONSTRUCTION (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Manas Chakraborty</b> Son of Mr Manik Chakraborty Nabapally(Uttarpara), P.O:- Dhalua Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700152			
12/03/2019	12/03/2019	12/03/2019	
Identifier Of Mr Nirmal Kumar Naskar, Mr Subal Naskar, Mr Sunder Naskar, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal			

Major Information of the Deed :- I-1629-01241/2019-12/03/2019





**Transfer of property for L1**

S.No	From	To. with area (Name-Area)
1	Mr Nirmal Kumar Naskar	S.P.CONSTRUCTION-3.81562 Dec
2	Mr Subal Naskar	S.P.CONSTRUCTION-3.81562 Dec
3	Mr Sundar Naskar	S.P.CONSTRUCTION-3.81562 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 195, LR Khatian No:- 4011	Owner:নির্মল কুমার নস্কর, Gurdian:পাঁচু গোদা, Address:নিজ , Classification:শাপি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162901241 / 2019

**On 12-03-2019**

**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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:59 hrs on 12-03-2019, at the Office of the A.D.S.R. GARIA by Mr Sukanta Kumar Mondal .

**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 77,26,641/-

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

Execution is admitted on 12/03/2019 by 1. Mr Nirmal Kumar Naskar, Son of Mr Panchu Gopal Naskar, Dhulua Paschimpara, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 2. Mr Subal Naskar, Son of Mr Panchu Gopal Naskar, Dhulua Paschimpara, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 3. Mr Sundar Naskar, Son of Mr Panchu Gopal Naskar, Dhulua Paschimpara, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, Indetified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally(Uttarpara), P.O: Dhulua Garia, Thar Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 12-03-2019 by Mr Sukanta Kumar Mondal, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally(Uttarpara), P.O: Dhulua Garia, Thar Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 12-03-2019 by Mr Subrata Naskar, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally(Uttarpara), P.O: Dhulua Garia, Thar Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 12-03-2019 by Mr Pintu Debnath, Partner, S.P.CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Indetified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally(Uttarpara), P.O: Dhulua Garia, Thar Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Major Information of the Deed :- I-1629-01241/2019-12/03/2019





Execution is admitted on 12-03-2019 by Mr Pintu Mondal, Partner, S.P.CONSTRUCTION, 610, East Tentulberia,  
P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally(Uttarpara), P.O: Dhalua Garia, Thana  
Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

**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 207166, Amount: Rs.100/-, Date of Purchase: 07/03/2019, Vendor name: Abhijit  
Sarkar

*Koushik Chowdhury*

**Koushik Chowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1629-01241/2019-12/03/2019

12





10/10/10



10/10/10

10/10/10

10/10/10

10/10/10

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 41806 to 41835

being No 162901241 for the year 2019.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2019.03.19 13:34:17 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 19-Mar-19 1:33:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)