

10029

D-09665/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 263400

23/8/18
9.20
Q. 1-235496/18

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

Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

23 AUG 2018

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

BE it known to all that I, **SRI AKHIL KUMAR SINGH** (PAN No. AKCPS9774R) son of Kashi Prasad Singh residing at 1Haridas Daw Road, New Alipore, P.O- New Alipore, P.S- Behala, Kolkata - 700053, West Bengal by religion Hindu, Nationality Indian, by Occupation-Service, hereinafter referred to as the "**OWNER/EXECUTANT**";

4069 21.8-18 100/-

নং _____
ক্রোতার নাম _____
স্ট্যাম্প ভেঙার স্বাক্ষর _____
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. জাল _____
মোট স্ট্যাম্প ক্রয় তা: _____
চালান নং: _____ মোট কত টাকা খরচ: _____
টিকারী ব্যবসায়ের ভেঙার-মিতা দত্ত

Naoolin Reel con P. Ltd
DN-10-See V S/L Karloj

08 AUG 2018

880000

- Eshwariv



6051

NAOOLIN REALCON PVT. LTD.

Director



6052

- Md. Manir



Additional District Sub-Registrar
Rajshahi, New Town, North 24 Pargana

21 AUG 2018

Md Manir us Samad
S/o Md Nurul Haque
ST - Klem...

WHEREAS although the WEST BEGNAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. a Govt. Company incorporated under the Companies Act, 1956 (Act I of 1956) and the Planning Authority, as appointed by the State Government vide order No 1490-HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423/HI/HGN/NTP/1M-1/98 dated 27th August, 1999, hereinafter referred to as the WBHIDCO Ltd. having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700098 has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the State Govt. in the Housing Department on behalf of the said WEST BEGNAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. conferring on the said WEST BEGNAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. the entire responsibilities of developing the infrastructure services therein and also the power to transfer lands by way of sale to the individual persons, co-operative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purpose etc.

AND WHEREAS the Owner herein applied to West Bengal Housing Infrastructure Development Corporation Ltd., the VENDOR therein for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASERS therein as well as the Owner herein to erect a building thereon for residential purposes after complying with all formalities for allotment of such land by the West Bengal Housing Infrastructure Development Corporation Ltd., the VENDOR therein.



NATIONAL DISTRICT SUB-REGISTRAR
RAJAHMUNDRY, NEW TOWN, RURA 24 PARGANAS

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AND WHEREAS the said WEST BEGNAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD has accepted their aforesaid proposal and sold, conveyed and transferred a plot of land measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. AB-02 in Block No. AB) Category HIG(Individual - II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area in favour of Sri Akhil Kumar Singh, the Owner herein by virtue of One Deed of Conveyance executed on 2nd day of December, 2004 and registered on 6th day of December, 2004, duly registered before the Additional District Sub-Registration Office Bidhannagar(Salt Lake City and recorded in Book No. I Volume No.477, Pages from 98 to 125, Being No.8046 for the year 2004.

AND WHEREAS In pursuance of letter No. MP-1/HIDCO/ADMN/2004 dated 4/1/2005 WBHIDCO LIMITED delivered possession of the said land measuring an area of 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. AB-02 in Block No. AB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area more particularly described in the Schedule hereunder to AKHIL KUMAR SINGH.

AND WHEREAS After purchase as aforesaid, the said) **AKHIL KUMAR SINGH**, the Owner herein mutated his name with the records of New Town Kolkata Development Authority, land measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. AB-02 in Block No. AB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area the said Authority assessed the



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

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same being Assessee No. 01-02-150000093-01-000000 vide Volume No.1, Page 76, Serial No. 490 and the recording of date is 26th day of May, 2012.

AND WHEREAS Thus the said Sri Akhil Kumar Singh became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase an absolute estate in fee simple possession to the said piece and parcel of land measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (Erstwhile plot No. AB-02 in Block No. AB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area, under Additional District Sub-Registration Office Rajarhat, New Town, fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

AND WHEREAS I entered into a Registered Development Agreement with **NAOLIN REALCON PVT. LTD** (Pan No. AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. - Sech Bhavan, P.S. - Electronic Complex, Kolkata - 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Late Sri Sunil Kumar Roy, residing at Vill. Panapukur, P.O. - Bhangar, P.S. - Kashipur, Dist - South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, (therein called the Developer of the Other Part) on the 14th day of August, 2018, duly registered at the office at Additional District Sub-Registration Office Rajarhat, New Town, Vide Book No. I, Volume No.1523-2018, being Deed No. 1523 09427 for the year 2018 for development of the said property by construction of a G+IV storied building



Additional Duties Sub-Register
Raleigh, North Carolina, North 27601

21 AUG 2018

except owner's allocation and other erection and structure in the said property on the terms, conditions, agreements and stipulations therein contained.

AND WHEREAS In terms of said Registered Development Agreement and as it is not possible for me due to my preoccupation to be available it is necessary for me to appoint the said **NAOLIN REALCON PVT. LTD** a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** son of Late Sunil Kumar Roy, residing at Vill. Panapukur, P.O. – Bhangar, P.S. – Kashipur, Dist – South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, for the sale of flats, shops, car parking spaces, garages and other spaces in the said G+IV storied building and other erections and structure in the said G+IV storied building in the said property to different buyers and to enter into and execute Agreements, Contracts, Sale Deeds and all other related documents and papers as hereinafter mentioned.

NOW KNOW YE AND THESE PRESENTS WITNESS that I the said **SRI AKHIL KUMAR SINGH** do hereby nominate, constituted and appoint **NAOLIN REALCON PVT. LTD** (Pan No. AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Late Sunil Kumar Roy, residing at Vill. Panapukur, P.O. – Bhangar, P.S. – Kashipur, Dist – South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation



Additional District/Sub-Registrar
Rajarhat, New Town, North 24 Parganas.

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Business, as my true and lawful **ATTORNEY** for myself and in my name and on my behalf to do, execute and perform of cause, to be done all acts, deeds and things, that is to say :-

1. To look after and manage the said property in such manner as my said Attorney shall think fit and proper in terms of the said Registered Development Agreement dated the 14th day of August, 2018.
2. To caused necessary building plans and specifications to be prepared for construction of a G+IV storied building in the said property as per the building plan and specifications in respect of such construction to sign all such building plans and specifications including revised or new plans and to submit the same to the New Town Kolkata Development Authority for sanctions and to observe and perform all the formalities and obligations in connection with the sanction of the said building plans and specifications from the New Town Kolkata Development Authority and/or Competent Authority upon giving proper acknowledgements and/or receipts for the same and my attorney shall also mutated his name in the records of the New Town Kolkata Development Authority on my behalf in respect of my said property.
3. To appear before and represent me at the offices under Income Tax Act and all other Act, Statutes, laws, Rules and Bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale, lease or disposal of the proportionate share in the land on which the said G+IV storied building will be constructed together with all easements rights and appurtenances thereto with any person or persons of the choice of my said Attorney in respect of the said G+IV storied building to be constructed in the said property at such price and on such terms and conditions as my said Attorney shall think fit and proper and for that purpose to sign execute and perfect all Agreements, Contracts and other



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Rajarhat, New Town, North 24 Parganas
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writings and papers relating to the said sale, lease or disposal as aforesaid containing such covenants and conditions as my said Attorney shall think fit and proper in respect of the developer's allocation.

5. To sign and execute, and present any such Agreement for sale, deed or deeds of sale, conveyance or conveyances or other document or documents respecting sale of the said properties for registration, and such documents being executed by its to admit execution thereof and receipt of consideration for sale before the Additional District Sub-Registrar, District Sub-Registrar and Registrar of Assurances, Kolkata having authority for, and to have its registered according to law, and to do all other acts, deed, and things, which my said attorney shall consider necessary for transfer and/or conveyance of my said properties or any part thereof, mentioned in the **SCHEDULE** hereunder written to such Purchaser or Purchasers as fully and effectually in all respects in respect of the developer's allocation.

6. To receive all moneys whether by way of earnest money or payment or payments of installments or full payment of consideration with sale, Lease or disposal of Flats or Units in the said G+IV storied building as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharge therefore.

7. To appoint Engineers, Architects, Surveyors, Supervisors, Caretakers, Masons, Carpenters, Plumbers, Mistries, Coolies, Labourers, Durwans and all other persons required for the constructions, supervision and all other works in connection with the said G+IV storied building in the said property at such wages, remunerations, fees or other payments and on such terms and conditions as my said Attorney shall think fit and proper and to dismisses and discharge all or any of them and to reappoint any of them.



Additional District Sub-Registrar
Rajahmundry, North 24 Parganas

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8. To apply to appropriate authorities for cement, steel and other materials required for construction of the said G+IV storied building and to purchase the same at such price and on such terms and conditions as my said Attorney shall think fit and proper.

9. To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drains and sewerage connection temporary or permanent, for the said G+IV storied building in the said property on such terms and conditions as my said Attorney shall think fit and proper.

10. To pay or cause to be paid NKDA rates, taxes and other outgoings and impositions payable in respect of the said property during the construction of the said G+IV storied building.

11. To carry on correspondence with all concerned authorities and bodies including the Govt. of West Bengal and all its departments, New Town Kolkata Development Authority and/or Survey Officer, and/or police authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

12. To my attorney shall be entitled to apply and obtain necessary certificate of completion and/or occupancy certificate from the concerned Competent Authority and shall be entitled to apply and obtain necessary assessment of the new building after its completion from the Competent Authority.

13. To sign and execute all necessary Agreement, Contracts, Sale Deeds or conveyances and other related Documents and Writings in respect of all flats, car parking space, garage, office and shop room in the said G+IV storied building except Owner's allocated portion in terms of the said Registered Development Agreement to be erected and constructed in the said



Additional District Sub-Registrar
North 24 Parganas, West Bengal

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property in favour of different buyers of the said flats in such form and consisting of such covenants and conditions and at such price or consideration money as my said Attorney shall think fit and proper.

14. At or before the execution of the respective Agreement, Contracts, Sale Deeds or Conveyances and other related documents and writings, to resolve the price or consideration money payable respectively by various flat owners/car parking space owner/garage owner/office/shop owner in respect of their respective flats in the said G+IV storied building in the said property and to give valid receipts and discharge therefore in respect of the developer's allocation.

15. To register necessary Agreements, contracts, sale Deeds or Conveyances and other related documents and writings as may be executed by the said Attorney at appropriate Additional District Sub-Registration or District Sub-Registration Office or Registrar of Assurances, Kolkata according to the provisions of law in respect of the developer's allocation.

16. To do execute and perform all such assurances acts deeds matters and things that may be expedient or found necessary for completion of the sale of various flats/car parking space/garage/office/shop namely of the said Developer's allocation in the said G+IV storied building in the said property as effectually and I could myself do if I am present in person.

17. To sign and acknowledge all registered or insured letter parcels or moneys orders and to receive delivery thereof.

18. To ask, demand, sue for, recover and receive all moneys securities for moneys goods, debts, merchandises, effects and things whatsoever nature and description now belonging or hereafter to belong to me whether solely or jointly with any other person or persons in connection with the said property and to give valid and effectual receipts and discharges for the same.



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Rajarhat, New Town, North 24 Parganas

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19. To commence, prosecute, defend and continue all action suits appeals and other legal proceedings that are now pending or which may hereafter be commenced by or against me or on my behalf in and outside the Union of India in any court of Justice, Civil Criminal or Revenue, both Appellate and Original in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right title, interest property matter or thing whatsoever now due or payable or deliverable or to become due or to become due or payable or deliverable or in anywise belonging to me in respect of the said property by any means or on any account whatsoever to prosecute, defend or discontinue or become non-suit therein, to settle, compromise and refer to arbitration any suits appeals actions or proceedings to appoint Solicitors, Counsel Advocates, Pleaders or other legal agents and to sign Warrants or Attorneys, Retainers Vakalatnamas and other Authorities, to sign and verify complaints, written statements tabular statements petitions and other pleadings and documents, to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw moneys from any court, Accountant General Official received or other Authorities and to give effectual receipts and discharges for the same, to buy any property in execution of any decree or order, to accept service or writs or summons, subpoenas Notices and other legal processes and generally to completely represent me and my person before all courts, magistrates and other Judicial Criminal and Revenue Authorities in and outside the Union.

20. To represent me before State government, New Town Kolkata Development Authority and other authorities like Central, any Competent Authority, Provincial or local in Civil Criminal or Revenue, Jurisdiction or Judicial Officers regarding the said property.



Additional Copies Available
at the following locations:
21 AUG 2018

21. Generally to do all other acts deed matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I myself could do in myself persons.

22. It is hereby expressly declared that all costs charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and borne by my said Attorney and shall be treated as the cost of construction of the said building in the said property.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT G+IV storied building together with piece and parcel of land measuring about 300.12 Sq. Metre be same or little more or less being Premises No. 15-093, in Street No. 93 (12M. Wide) (Erstwhile plot No. AB-02 in Block No. AB) Category HIG(Individual -II) Situated in the New Town, Police Station - Rajarhat, District - North 24-Parganas, presently in the Panchayet area now within the jurisdiction of New Town Kolkata Development Authority under Additional District Sub-Registration Office Rajarhat, New Town, and the said land is butted and bounded by :

ON THE NORTH : By Street No.93 (12M. Wide)

ON THE SOUTH : By Premises No. 16-091

ON THE WEST : By Premises No. 13-093

ON THE EAST BY: By Premises No. 17-093



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

21 AUG 2010

IN WITNESS WHEREOF I, the said **SRI AKHIL KUMAR SINGH** signed and hereunto set and subscribed my respective hands this 21st day of August, Two Thousand Eighteen(2018).

SIGNED, SEALED & DELIVERED

BY THE **OWNER/EXECUTANT** AT
KOLKATA IN THE PRESENCE OF :

1. Manish Rai
D/N-10 Mani Mahis
R.N.-204 Sector 2
Salt Lake, Kolkata
2. Anindam Chakraborty,
D/N-10, Merlin matrix
R.N. 203, sector 2
Salt Lake, kol-700091



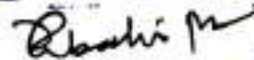
SRI AKHIL KUMAR SINGH
OWNER/EXECUTANT

SIGNED, SEALED & DELIVERED

BY THE **CONSTITUTE ATTORNEY** AT
KOLKATA IN THE PRESENCE OF :

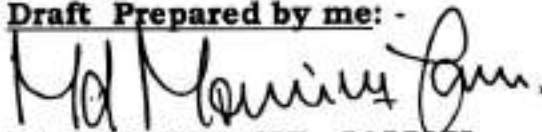
1. Manish Rai
2. Anindam Chakraborty,

NAOLIN REALCON PVT. LTD.


Director

SRI DEBASHIS ROY
DIRECTOR OF
NAOLIN REALCON PVT. LTD
(DEVELOPER)
CONSTITUTED ATTORNEY
ACCEPTED ←

Draft Prepared by me: -



MD. MANIR UZ JAMAN

Licence No. DW- I - 33.

Residence: Mahammadpur

Office:Block-AC, New Town

Tank No.1, Kolkata - 700156

Mobile: 9830538095/8420729961

E-mail : manicircle2@gmail.com



Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

21 AUG 2018


भारत सरकार
Government of India


अशु कुमार सिं
Aashu Kumar Singh
जन्म तिथि / DOB : 01/11/1981
पुरुष / Male



6703 1767 2267

आधार - साधारण मानुषेण अधिकार

Aashu Singh


आधार
Unique Identification Authority of India

ठिकाण:
एम/०: कशी प्रसाद सि, १,
हरिदास सेव रोड, निंदुस्तान
सुईट शॉप, न्यू अल्पोर,
निई अल्पोर, कोलकाता, पश्चिम
बंगाल, ७०००५३

Address:
S/O. Kashi Prasad Singh, 1,
Haridas Sew road, Hindustan
sweet shop, New Alipore, New
Alipore, Kolkata, Circular Avenue,
West Bengal, 700053

6703 1767 2267





1947

1800 300 1947

http://aaii.gov.in

www.aaii.gov.in



[Handwritten signature]



आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**



पंजीकृत करदाता का नाम
 Registered Taxpayer's Name
AOPPRJ885H



नाम / Name
DEBANKES ROY

पिता का नाम / Father's Name
SUNIL KUMAR ROY





आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, LIT/134,
 Plot No. A, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सीधे :
 आयकर विभाग सेवा यूनिट, LIT/134,
 प्लॉट नं. A, सेक्टर 11, सीडीबी बेलपुर,
 नवी मुंबई - 400 614.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

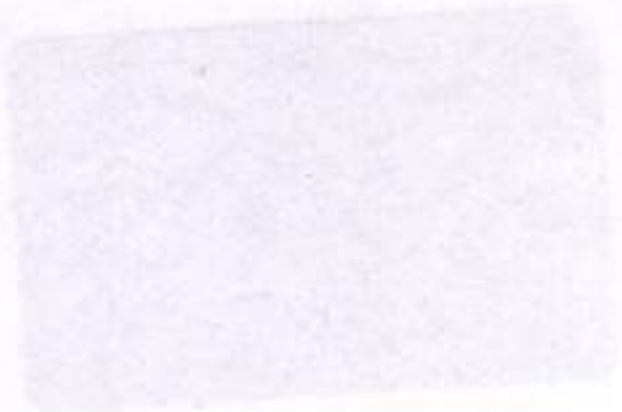
MAOLIN REALCON PRIVATE LIMITED

1408/2015
 Permanent Account Number
AAFCN0116N




14/08/2015

If this card is lost/damaged or stolen, please inform / return to
 Income Tax PAN Services Unit, NSDL,
 5th Floor, Marico Building,
 Plot No. 34, Survey No. 99/28,
 Model Colony, Near Deep Nagar Chowk,
 Pune - 411 016.
 Tel: 020 2772 8071, Fax: 020 2772 8081
 e-mail: pan@nsdl.co.in



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AKCPS9774R



नाम / NAME
AKHIL KUMAR SINGH

पिता का नाम / FATHER'S NAME
KASHI PRASAD SINGH

जन्म तिथि / DATE OF BIRTH
01-11-1961

हस्ताक्षर / SIGNATURE

Akhil K. S.

B. Das

आयकर अधिकारी, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.D. - XI

Akhil K. S.





ভারত সরকার



দেবশীষ রায়
Debashis Roy
জন্মতারিখ/ DOB: 10/01/1979
পুরুষ / MALE



7948 1996 4292

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট যন্ত্রাণ প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:
এস/ও. সুনীল কুমার রায়, বিজয়ঞ্জ
পাড়া, পানাপুকুর, দক্ষিণ ২৪ পরগণা,
পশ্চিম বঙ্গ - 743502

S/O: Sunil Kumar Roy,
Bijayganj Para,
Panapukur, South 24
Parganas,
West Bengal - 743502

Download Date: 20/07/2017





Faint, illegible text and lines, possibly representing a form or document content, located below the seal.

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Eshwarini M</i>	LH					
	RH.					

ATTESTED :- *Eshwarini M*

 <i>Shilpi S.</i>	LH					
	RH.					

ATTESTED :- *Shilpi S.*

PHOTO	LH					
	RH.					

ATTESTED :-



Additional District Sub-Registrar
Rajahmundry, North 24 Parganas

21 AUG 2018

Major Information of the Deed

Deed No :	I-1523-09665/2018	Date of Registration	23/08/2018
Query No / Year	1523-1000235496/2018	Office where deed is registered	
Query Date	21/08/2018 2:46:48 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN SUKHOBRISHTI HOUSING COMPLEX AA III NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,55,70,867/-	Rs. 2,55,70,867/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article: E. E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152309427/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - A B)

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	RS-2		Bastu	Shall	3230 Sq Ft	2,55,70,867/-	2,55,70,867/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
Grand Total :					7.4021Dec	255,70,867 /-	255,70,867 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri AKHIL KUMAR SINGH Son of KASHI PRASAD SINGH 1, Haridas Daw Road, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKCPS9774R, Status :Individual, Executed by: Self, Date of Execution: 21/08/2018 , Admitted by: Self, Date of Admission: 21/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2018 , Admitted by: Self, Date of Admission: 21/08/2018 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NAOOLIN REALCON PRIVATE LIMITED MERLIN MATRIX, UNIT NO. 203, DN -10, 2ND FLOOR, P.O:- SECH BHAVAN, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.: AAFCN0116N, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1523-09665/2018-23/08/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DEBASHIS ROY (Presentant) Son of Late SUNIL KUMAR ROY VILL - PANAPUKUR, P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOPPR3859H Status : Representative, Representative of : NAOOLIN REALCON PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Md MANIR UZ JAMAN Son of Md NURUL ALAM MAHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Deed Writer, Citizen of: India, , Identifier Of Shri DEBASHIS ROY, Shri AKHIL KUMAR SINGH	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri AKHIL KUMAR SINGH	NAOOLIN REALCON PRIVATE LIMITED-7.40209 Dec

Endorsement For Deed Number : I - 152309665 / 2018**On 21-08-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 21:20 hrs on 21-08-2018, at the Private residence by Shri DEBASHIS ROY ,

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 2,55,70,867/-

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

Execution is admitted on 21/08/2018 by Shri AKHIL KUMAR SINGH, Son of KASHI PRASAD SINGH, 1, Road: Haridas Daw Road, , P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service

Indetified by Md MANIR UZ JAMAN, , Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Deed Writer

Major Information of the Deed :- I-1523-09665/2018-23/08/2018



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

Execution is admitted on 21-08-2018 by Shri DEBASHIS ROY, DIRECTOR, NAOOLIN REALCON PRIVATE LIMITED, MERLIN MATRIX, UNIT NO. 203, DN -10, 2ND FLOOR, P.O:- SECH BHAVAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Md MANIR UZ JAMAN, , Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PiN - 700135, by caste Muslim, by profession Deed Writer



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 23-08-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4069, Amount: Rs.100/-, Date of Purchase: 21/08/2018, Vendor name: M Dutta



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152309665 for the year 2018.



Digitally signed by DEBASISH DHAR

Date: 2018.08.31 12:10:23 +05:30

Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 31-08-2018 12:10:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

