

9229/2019

C-8583



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 720434

11/12/2019  
 12.12.2019  
 12.12.2019  
 12.12.2019  
 12.12.2019

Assure that the document is covered in registration; The Signatures Sheet & the Endorsement Sheet attached with this document is the rest of this document

*[Signature]*  
 Addl. Dist. Sub Registrar  
 Naihati, North 24 Parganas

261712

13 DEC 2019

**DEVELOPMENT POWER OF ATTORNEY**

TO ALL TO WHOM THIS PRESENTS SHALL COME I, **TAPAS KUMAR BASU** (PAN -ADLPB0896M) son of Late Kamal Kumar Basu, by Caste Hindu, by Nationality Indian, by Occupation Retired, resident of 6, Abhay Ghosh Road, Post Office & Police Station-Naihati, District-North 24-Parganas, West Bengal, hereinafter called and referred to as the **OWNER SEND GREETINGS:**

2920

Handwritten text in Bengali script, including the word 'স্বাক্ষর' (Signature).

Handwritten signature in Bengali script.

স্বাক্ষর করা হয়েছে  
2 OCT 2013  
অতিরিক্ত জি.ও. অফিসারের কার্যালয়  
নাইটাল, উত্তর 24 পরগণা

175000



Dilip M... (Handwritten signature)

Adtl. Dist. Sub Registrar  
Naihat, North 24 Parganas

3 DEC 2013

**WHEREAS :**

1. I am the Owner of ALL THAT piece and parcel of land measuring 13.11 Decimal of Bastu land in **THREE DAGS** togetherwith an old delapidated Pucca Building standing thereon,

**PART -I** land measuring 07.27 Decimal, comprised in R.S. Dag No. 808 corresponding to L.R. Dag No. 1296 under R.S. Khatian No. 600 corresponding to OWN L.R. Khatian No. 12175 laying and situated at Mouza Naihati, J.L. No.3, Ressa No. 21, P.S. Naihati, within the Limit of Naihati Municipality Ward No.8 New Ward No.16, Abhoy Ghosh Road, Holding No. 6, within the Jurisdiction of Additional District Sub-Registration Office at Naihati, District North 24-Parganas;

**PART -II** comprised in R.S. Dag No. 808/2675 corresponding to L.R. Dag No. 1298 land measuring 03.99 Decimal AND comprised in R.S. Dag No. 809 corresponding to L.R. Dag No. 1299 land measuring 01.85 Decimal, under R.S. Khatian No. 600 & 601 corresponding to OWN L.R. Khatian No. 12175 laying and situated at Mouza Naihati, J.L. No.3, Ressa No. 21, P.S. Naihati, within the Limit of Naihati Municipality Ward No. 8 New 16, Abhoy Ghosh Road, Holding No. 6, within the Jurisdiction of Additional District Sub-Registration Office at Naihati, District North 24-Parganas,, hereinafter called and referred to as the said land more fully described in the FIRST schedule written hereunder

2. I am desirous to develop my said land jointly but due to lack of expertise in the field of construction, I have decided to appoint one developer, who has expertise in the construction work and/or in development of land.

S. Anand



Adrl. Dist. Sub Registrar  
Naihati, North 24 Parganas

10 3 DEC 2015

A. By and under a Development agreement dated 13.12.2019, registered before the A.D.S. P. Naihati, recorded in book No. 1, being Deed No. 8572, made by me with **M/s. SHARMA SARKAR CONSTRUCTION PVT LTD** (PAN : ABCCS9846G), the corporate identity number of the company is U45309WB2019PTC234967, a private limited company having its registered Office at 558 R.B.C Road, Post Office Hazinagar, P.S. Naihati, District North 24 Pargansa. Pin 743135, duly represented through one of its Director **SRI. INDRAJIT SHARMA SARKER**, son of Late Jogadhir Sarma Sarkar, by faith - Hindu, by Occupation - Business, residing at Post Office Fingapara, Police Station Jagatddal, District North 24 Parganas, PIN - 743129, West Bengal, I have appointed the said company, as Developer to develop and construct multi-storied building/s at the said land.

B. Pursuant to the above mentioned Development Agreement dated \_\_\_\_\_, I, have put the said developer in possession of the said premises for the purposes of the said agreement;

C. In order to fully implement the intents of the said development agreement entered into by me with the said developer and to enable it exercise the powers and authorities in terms thereof it has become necessary for me to appoint a Constituted Attorney by granting this Power of Attorney AND I being the owner have accordingly decided to hereby empower, authorize, constitute and nominate the attorney named hereinafter for the purposes, objects, acts, deeds and things hereinafter stated concerning the said premises.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that I, **TAPAS KUMAR BASU** son of Late Kamal Kumar Basu, the owner above named do hereby nominate, constitute, appoint, authorise and empower **M/s. SHARMA SARKAR CONSTRUCTION PVT LTD** (PAN : ABCCS9846G), the corporate identity number of the company is U45309WB2019PTC234967, a private limited company having its registered Office at 558 R.B.C Road, Post Office Hazinagar, P.S. Naihati, District North 24 Pargansa. Pin 743135, duly represented through one of its Director **SRI. INDRAJIT SHARMA SARKER**, son of Late Jogadhir Sarma Sarkar, by faith - Hindu, by Occupation - Business, residing at Post Office Fingapara, Police Station Jagatddal, District North 24 Parganas, PIN - 743129, West Bengal, to be my true

S. Chatterjee

and lawful Attorney, on my behalf and in my name and in my place and stead to do the following acts, deeds and things or any one of them concerning the said premises and for the said purpose and for the purposes mentioned hereinafter.

- 1) To receive all notices and process addressed to me on my behalf and in my names in respect of said land.
- 2) To negotiate terms and conditions with the intending buyer/s and to enter into any Agreement/ Agreements for Sale of the shops/offices/ car parking spaces and other space/s during construction of the said building/s except owners allocation area, more fully described in the Second Schedule hereunder written.
3. To deliver the possession of the developer's allocated portion, more fully described in the Third Schedule hereunder written, in habitable condition in terms of the Development Agreement dated 13.12.2019 and to receive consideration and execute any Deed of Conveyance/ transfer/sale in respect of the undivided proportionate share and interest in the land comprised in the said building premises attributable to the shops/offices/ car parking spaces and other space/s to be constructed by the Developer's portion in favour of the prospective Purchaser/s or transferee/s.
4. To deliver the possession of developer's allocated portion in habitable condition in terms of the Agreement and execute sign and present any such Deed of Conveyance/ transfer/ sale for registration of the Developer's allocated portion of the said building premises including shops/offices/ car parking spaces and other space/s to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the concerned registry office/s having authority for and to have the said Deed of Conveyance/ transfer/sale registered and to do all acts, deeds and things which our said Attorney shall consider necessary for transferring the aforesaid shops/offices/ car parking spaces and other space/s with proportionate share in the land to the prospective Purchaser/s or transferee/s fully and effectually in all respect as I could do the same.
5. To execute, affirm and sign all other declaration papers, documents and/or instruments to be filed before any lawful authority as may be required.
6. To deliver possession of the developer allocated portion of the shops/offices/ car parking spaces and other space/s to the intending Purchaser/s or transferee/s according to their own Will and discretion.

7. To put and/or affix signboard in the said building premises and publish notification in the newspaper for inviting application for booking of flats of the Developer's allocation portion.
8. To appoint from time to time Architect/Architects/ structural engineer and other required consultants, contractors and other personnel and workmen for carrying out the development of the First Schedule property and also pay remuneration, salaries and/or wages therefore.
9. To enter into the said building premises with Contractor, Architects and other workmen for construction of the said building and to do all necessary works in connection with the said premises and buildings.
10. To enter into Agreement for selling and/or transferring the Developer's allocation mentioned in the said Development Agreement dated \_\_\_\_\_ with the person or persons under any terms and conditions.
11. To receive advance money, consideration money, sale proceeds and/or any money in connection with the construction of the said building premises from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building premises and to grant proper and effectual receipt there for.
12. To appoint any person or persons by delegating all or any of the powers hereby conferred to the attorney as the attorney may deem fit and proper and in any event the said attorney shall not incur any financial liabilities on account of or in the name of the principal executant.
13. To sign all papers, application, documents of the intending purchaser/s or transferee/s of the shops/offices/ car parking spaces and other space/s for obtaining loan from their respective offices or from any financial institutions against the purchase of the said shops/offices/ car parking spaces and other space/s **out of developer's allocation.**
14. To present building sanction plan before the Naihati Municipality on my behalf for construction of the new building premises and to sign or modify or alter the building plan, if necessary on my behalf and to pay necessary fees and also to obtain permission from all other authorities if requires on my behalf.
15. To approach all the concerned authorities under the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining exemption under Section 20 of the said building premises.

S. Chiu,

16. To sign, execute, register and submit all papers, applications, documents, statements, plans, drawings, designs, revised plans, modified plans and other papers as required for having the plans sanctioned and to have the same sanctioned, modified, revised and/or altered by the Naihati Municipality or any other authority as the case may be and in connection therewith to make, sign, execute and submit necessary applications and declarations and to give undertakings and to pay fees for obtaining sanction plan and such after permission as may be necessary for the purpose.
17. To appear and represent me before the Notary public, Oath Commissioner, Concerned Registry Office, and all other office and offices and authority and authorities in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein.
18. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for laying underground cables, LIFT LICENSE, drinking water lines, sewerages and drainage connections to the said premises from the Appropriate Concerned Authority/Naihati Municipality/ and/or other statutory authorities.
19. To appear for and represent us in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify the plaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/Authorities in which I am interested or concerned in connection with the said land and to depose evidence on my behalf to file application for release of charge if required before the appropriate jurisdiction on my behalf
20. To approach, the concerned Municipality, Fire Brigade Department and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof.
21. To settle, compromise all actions, suits, accounts, claims and to dispute between me and any other person or persons in connection of the said Schedule mentioned property and generally to execute and perform all other lawful acts, matters and things as may said attorney shall consider necessary in connection with the said premises and I hereby agree that all acts, deeds and things in

S. Aiyer



respect of the said premises done by the said Attorney shall be construed as acts, deeds etc. deemed to be done by me and I undertake to ratify and thereafter ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this power of attorney.

22. To do all such other acts deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said property and construction of the building and completion thereof.
23. **AND** I the said Owner do hereby confirm accept and agree that all such acts of my said attorney shall always be binding on me and I do hereby ratify and confirm and agree to confirm and ratify all such acts deeds and things that shall be done by the said attorney by virtue of the authorities and powers hereby confirmed as my personal acts deeds and things as if done by me personally.

**FIRST SCHEDULE ABOVE REFERRED TO :**

(Description of the land on which the proposed  
building shall be constructed).

ALL THAT piece and parcel of land measuring 13.11 Decimal of Bastu land in **THREE DAGS** togetherwith an old delapidated Pucca Building standing thereon,

**PART -I** land measuring 07.27 Decimal, comprised in R.S. Dag No. 808 corresponding to L.R. Dag No. 1296 under R.S. Khatian No. 600 corresponding to OWN L.R. Khatian No. 12175 laying and situated at Mouza Naihati, J.L. No.3, Ressa No. 21, P.S. Naihati, within the Limit of Naihati Municipality Ward No.8 New Ward No.16, Abhoy Ghosh Road, Holding No. 6, within the Jurisdiction of Additional District Sub-Registration Office at Naihati, District North 24-Parganas;

**PART -II** comprised in R.S. Dag No. 808/2675 corresponding to L.R. Dag No. 1298 land measuring 03.99 Decimal AND comprised in R.S. Dag No. 809 corresponding to L.R. Dag No. 1299 land measuring 01.85 Decimal, under R.S. Khatian No. 600 & 601 corresponding to OWN L.R. Khatian No. 12175 laying and situated at Mouza Naihati, J.L. No.3, Ressa No. 21, P.S. Naihati, within the Limit of Naihati

*S. Anur*

Municipality Ward No. 8 New 16, Abhoy Ghosh Road, Holding No. 6, within the Jurisdiction of Additional District Sub-Registration Office at Naihati, District North 24-Parganas,

The Sixteen annas land is butted and bounded as follows:-

ON THE NORTH	: H/o. Manas Kr. Basu & Municipal Lane.
ON THE SOUTH	: H/. P. Mukerjee.
ON THE EAST	: Abhoy Ghosh Road.
ON THE WEST	: H/o. N. Mukerjee & Municipal Lane.

**SECOND SCHEDULE ABOVE REFERRED TO :**

**(Description of the owner's allocation in the proposed new building)**

1. The land owners/first parties get ALL FLAT of the SECOND FLOOR (which common corridor, stair & Lift facilities) AND One FLAT on the North Western side AND Four GARAGES on the Road side of the GROUND FLOOR for the Party of the First Part, of Total Construction work allotted and another the Second Party /Developer will get balance proposed Flat property, of the proposed new building identified by **PUSHPA KAMAL APARTMENT** to be constructed on the Schedule - "A" land as aforesaid, together with proportionate undivided shares of said "A" schedule land measuring 13.11 Decimal, along-with the right of undivided proportionate interest in the common areas and facilities as fully described in the Schedule -"C" below, share of passage for ingress and egress of the building in according to the specification of building and flat described in schedule "D" below of the proposed new building.

S. Chiny

IN WITNESSES WHEREOF I, the aforesaid Principal/Land Owner, have hereto signed and set my hands and seals on this the 13th day of December, 2019.

**SIGNED, SEALED AND DELIVERED**

**IN PRESENCE OF :-**

1. *Pradosh Kumar Bose*  
Naihati

2. *Dilip Mukherjee*  
Naihati

*Tapas Kumar Basu*

SIGNATURE OF THE EXECUTANT

Prepared in my Office

SHARMA SARKAR CONSTRUCTION PVT.LTD.  
*Indrajit Sharma Senapati*

Director

SIGNATURE OF THE PROMOTER/  
DEVELOPER

*Sri Subhabrata Biswas*  
SRI SUBHABRĀTA BISWAS

DEED WRITER,

A.D.S.R. OFFICE, NAIHATI,  
Licence No. W.B.XII-38

Typed by :

*Kartick Ch. Banerjee*  
Sri Kartick Ch. Banerjee  
BHATPARA

PLAN FOR DEVELOPMENT POWER OF ATTORNEY AT HOLDING NO.- 06, ABHOY GHOSH  
 WARD NO.:- 16, (NEW) UNDER THE NAIHATI MUNICIPALITY, MOUJA :- NAIHATI,  
 J.L. NO.- 03DAG NO.- R.S.: - 808, 809, 808/ 2675, DAG NO L.R. :- 1296,1298,1299,  
 KHATIAN NO :- L.R.:- 12175, P.S. NAIHATI, DISTRICT - NORTH 24 PARGANAS.

SCALE: 1:200

NAME OF LAND OWNER'S	DAG NO:	LAND AREA
TAPAS KUMAR BASU	R.S. = 808, L.R. = 1296	07.27 DECIMAL
	R.S. = 808/ 2675, L.R. = 1298	03.99 DECIMAL
	R.S. = 809, L.R. = 1299	01.85 DECIMAL
TOTAL LAND AREA		13.11 DECIMAL

TOTAL COVERED AREA : 200.00 S.FT ( PUCCA)

LAND OWNER  
 TAPAS KUMAR BASU

NAME OF DEVELOPER  
 SHARMA SARKAR CONSTRUCTION PVT. LTD.

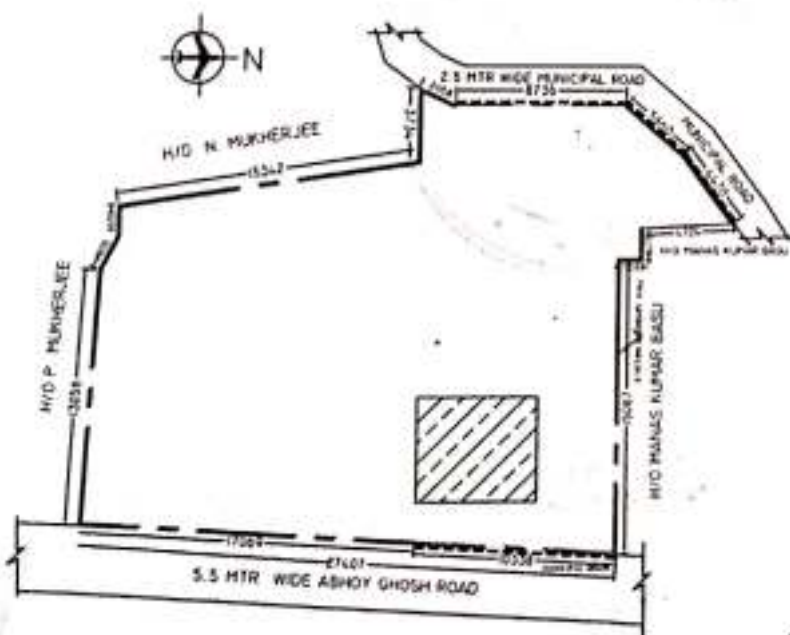
*Tapas Kumar Basu*

SHARMA SARKAR CONSTRUCTION PVT. LTD.  
*Indrajit Sharma Sarkar*

Director

SIG. OF OWNER

SIG. OF DEVELOPER





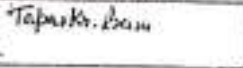
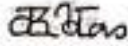
*Shakeel Alam*  
 Shakeel Alam  
 D.C.E

L.B.S., Naihati Municipality  
 Regd. No. - LBS/NHT/200/2713619

DRAWN BY

N.B. :- ALL MEASUREMENT & INFORMATION SUPPLIED BY OWNER'S.

१६

	स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER <b>ADLPB0896M</b>	
	नाम /NAME <b>TAPAS KUMAR BASU</b>	
	पिता का नाम /FATHER'S NAME <b>KAMAL KUMAR BASU</b>	
	जन्म तिथि /DATE OF BIRTH <b>23-08-1954</b>	
हस्ताक्षर /SIGNATURE 	 अवकाश आयुक्त, प.सं. XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
संगुल आवकाश आयुक्त(पदाति एवं तकनीकी),  
ई-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/soend, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
F-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Tapas Kumar Basu.*



ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABCCS9846G

नाम / Name

SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

26/11/2019



Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance  
Date: 2019.12.12 05:39:03 GMT+05:30  
Reason: NSDL ePAN Sign Location: Mumbai

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के संचयन और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलाह पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (8) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

आयकर विभाग  
INCOME TAX DEPARTMENT

INDRAJIT SHARMA SARKER

INDRAJIT SHARMA SARKER

02/09/1970

ALFPS5249D

Indrajit Sharma Sarker

भारत सरकार  
GOVT. OF INDIA



Indrajit Sharma Sarker.

भारत सरकार  
भारतीय निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
FKY0589749


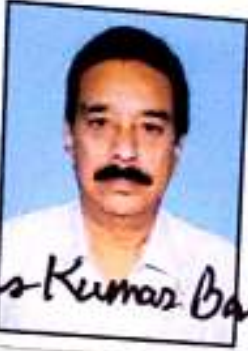
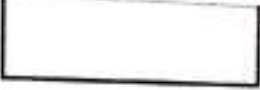
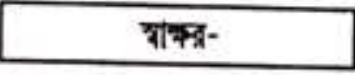












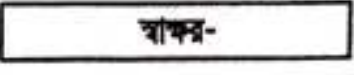











निर्वाचक नाम : दिलीप मुखर्जी  
Elector's Name : Dip Mukherjee  
पिता का नाम : कामकान्ति मुखर्जी  
Father's Name : Kamakanti Mukherjee  
लिंग / Sex : पुरु / M  
जन्म तिथि / Date of Birth : XX / XX / 1974

*Dilip Mukherjee*



# অতিরিক্ত জেলা অধিবক্তক, নৈহাটী।

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Tapas Kumar Barua</i>  <i>Tapas Kumar Barua</i>  উক্ত বাম এবং ডান হস্তের টিপগুলি আমার 	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Indrajit Sharma Sarkar</i>  <i>Indrajit Sharma Sarkar</i>  উক্ত বাম এবং ডান হস্তের টিপগুলি আমার 	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	

### Major Information of the Deed

Deed No :	I-1507-08583/2019	Date of Registration	13/12/2019
Query No / Year	1507-1000261712/2019	Office where deed is registered	
Query Date	13/12/2019 12:42:33 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Biswas Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9830067398, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,50,000/-	Rs. 76,88,250/-		
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]:- 150708572/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :



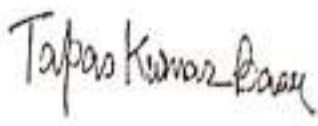
District: North 24-Parganas, P.S.- Naihati, Municipality: NAIHATI, Road: Abhoy Ghosh Road, Mouza: Naihati, Pin Code : 743165

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1296	LR-12175	Bastu	Bastu	7.27 Dec	3,00,000/-	41,80,250/-	Property is on Road , Project Name :
L2	LR-1298	LR-12175	Bastu	Bastu	3.99 Dec	1,00,000/-	22,94,250/-	Property is on Road , Project Name :
L3	LR-1299	LR-12175	Bastu	Bastu	1.85 Dec	1,00,000/-	10,63,750/-	Property is on Road , Project Name :
<b>TOTAL :</b>					<b>13.11Dec</b>	<b>5,00,000 /-</b>	<b>75,38,250 /-</b>	
<b>Grand Total :</b>					<b>13.11Dec</b>	<b>5,00,000 /-</b>	<b>75,38,250 /-</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	200 Sq Ft.	50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>50,000 /-</b>	<b>1,50,000 /-</b>	



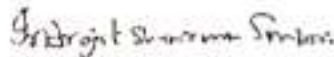
**Attorney Details :**

No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr TAPAS KUMAR BASU</b> <b>(Presentant)</b> Son of Late KAMAL KUMAR BASU Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office	<b>Photo</b>  13/12/2019	<b>Finger Print</b>  LTI 13/12/2019	<b>Signature</b>  13/12/2019
6, ABHAY GHOSH ROAD, P.O:- NAIHATI, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADLPB0896M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHARMA SARKAR CONSTRUCTION PVT. LTD</b> 558 RBC ROAD, P.O:- HAZINAGAR, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743135 , PAN No.:: ABCCS9846G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr INDRAJIT SHARMA SARKER</b> Son of Late JOGADHIR SHARMA SARKAR Date of Execution - 13/12/2019, , Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office	<b>Photo</b>  Dec 13 2019 1:29PM	<b>Finger Print</b>  LTI 13/12/2019	<b>Signature</b>  13/12/2019
FINGAPARA, P.O:- FINGAPARA, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : SHARMA SARKAR CONSTRUCTION PVT. LTD (as PARTNER)				

**Details :**

	Photo	Finger Print	Signature
<b>DILIP MUKHERJEE</b> Son of Mr KAMAL KANTI MUKHERJEE KANTHALPARA., P.O:- NAIHATI, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165			
Identifer Of Mr TAPAS KUMAR BASU, Mr INDRAJIT SHARMA SARKER	13/12/2019	13/12/2019	13/12/2019

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR BASU	SHARMA SARKAR CONSTRUCTION PVT. LTD-7.27 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR BASU	SHARMA SARKAR CONSTRUCTION PVT. LTD-3.99 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR BASU	SHARMA SARKAR CONSTRUCTION PVT. LTD-1.85 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR BASU	SHARMA SARKAR CONSTRUCTION PVT. LTD-200.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Abhoy Ghosh 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:- 1296, LR Khatian No:- 12175	Owner:তাপস কুমার বসু, Gurdian:মৃত কম কুমা, Address:নিজ , Classification:বাস্ত, Area:0.07270000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No:- 1298, LR Khatian No:- 12175	Owner:তাপস কুমার বসু, Gurdian:মৃত কম কুমা, Address:নিজ , Classification:বাস্ত, Area:0.03890000 Acre.	Owner Name not selected by applicant.
L3	LR Plot No:- 1299, LR Khatian No:- 12175	Owner:তাপস কুমার বসু, Gurdian:মৃত কম কুমা, Address:নিজ , Classification:বাস্ত, Area:0.01850000 Acre.	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 150708583 / 2019**

**State 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  
of Indian Stamp Act 1899.

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

Presented for registration at 12:15 hrs on 13-12-2019, at the Office of the A.D.S.R. NAIHATI by Mr TAPAS KUMAR BASU, Executant.

**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 76,88,250/-

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

Execution is admitted on 13/12/2019 by Mr TAPAS KUMAR BASU, Son of Late KAMAL KUMAR BASU, 6, ABHAY GHOSH ROAD, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Retired Person

Identified by Mr DILIP MUKHERJEE, , Son of Mr KAMAL KANTI MUKHERJEE, KANTHALPARA, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

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

Execution is admitted on 13-12-2019 by Mr INDRAJIT SHARMA SARKER, PARTNER, SHARMA SARKAR CONSTRUCTION PVT. LTD, 558 RBC ROAD, P.O:- HAZINAGAR, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743135

Identified by Mr DILIP MUKHERJEE, , Son of Mr KAMAL KANTI MUKHERJEE, KANTHALPARA, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

**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 1710, Amount: Rs.100/-, Date of Purchase: 12/12/2019, Vendor name: S Samanta

*Abhisek Banerjee*

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

Date of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1507-2019, Page from 183583 to 183603  
being No 150708583 for the year 2019.



Digitally signed by ABHISEK BANERJEE  
Date: 2019.12.17 13:30:10 +05:30  
Reason: Digital Signing of Deed.

*Abhisek Banerjee*

(ABHISEK BANERJEE) 2019/12/17 01:30:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. NAIHATI  
West Bengal.

(This document is digitally signed.)

