

2174/18

P. 2009/18

Page 1 of 6




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 678927

A-1-12212/18
27/07/18, 1.57.

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


Additional District Sub-Registrar,
Garia South 24 Parganas

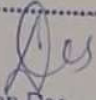
27 APR 2018

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOWN ALLMEN BY THERES PRESENTS, that **SRI SWAPAN KUMAR BRAHMA** (PAN NO.APGPB2683H) son of Late Ramesh Chandra Brahma by faith Hindu, by occupation Business by Nationality Indian permanently residing at Boral Main Road, Sukanta Pally, P.O. Boral, P.S. Sonarpur, Dist: 24-Parganas(S), Kolkata-700154 hereinafter and collectively called the **PRINCIPAL**, do hereby **SEND GREETINGS:-**

Contd.....Pg/2.

14638 Date 24/4/18
Said to..... Ry. Lakshmi Associates
of..... 2081 Chakrabarti
Rupees..... 50 F-14 Sammitani Lane


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol. 27



Handwritten mark

Additional District Sub-Registrar,
Garia South 24 Parganas

27 APR 2018

Joy Chakrabarty s/o Lt. Sain Chakrabarty,
Kankarpur peyrebagan
KOL-153 P.S. Sonarpur
South 24 Pgs.
(Business).

WHEREAS the Principal herein is the absolute owner of **ALL THAT PIECE AND PARCEL** of revenue paying plot of Danga land measuring 40.03 decimals equivalent to 24K-03Ch-22Sqft more or less (the split up of the land being:- 04K-09Ch-00 Sft more or less Danga Land of R.S. Dag No. 473 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748, plus 01K-00Ch-10 Sft more or less Danga Land of R.S. Dag No. 475 under R.S. Kh. No. 300, R.S. Khanda Kh No. 1232, right now L.R. Dag No. 859 and L.R. Kh. No. 748 plus 07K-13Ch-38 Sft more or less Danga Land of R.S. Dag No. 479 under R.S. Kh. No. 300, R.S. Khanda Kh 1232 , right now L.R. Dag No. 863 and L.R. Kh. No. 748, plus 01K-07Ch-19Sft more or less Danga Land of R.S. Dag No. 478 under R.S. Kh. No. 248, plus 02K-08Ch-00Sft more or less danga Land of R.S. Dag No. 482 under R.S. Kh. No. 155, presently L.R. Dag No. 865 and L.R. Kh. No. 965 plus 03K-11Ch-00Sft more or less Danga Land of R.S. Dag No. 484 under R.S. Kh. No. 108, presently L.R. Dag No. 864 and L.R. Kh. No. 44 plus 03-02Ch-00Sft more or less of Danga Land of R.S. Dag No. 485 under R.S. Kh. No. 500) along with 9700 sq.ft multiple structures (dilapidated) standing thereon situated and lying at Mouza: Sreepur Bhagherkhol, J.L. No. 59, Re. Su. No. 172, Pargana: Magura, Dist: South-24 Parganas, Rajpur Sonarpur Municipality holding No. 352, Sukanta Pally, Ward no. 32, P.S.: Sonarpur, Kolkata-700154 (herein after called and referred to as the **SAID PROPERTY/PREMISES**).

AND WHEREAS with a view to construct a multi-storied building I **Sri Swapan Kumar Brahma** being unable to construct the multistoried building due to personal inconvenience hence I Sri Swapan Kumar Brahma entered into a Registered Joint Venture Development Agreement with "**M/S. RAJLAKSHMI ASSOCIATE**" (PAN NO. AATFR8795A) a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.: Santoshpur, P.S.: Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI ANIL CHANDRA GHOSH** (PAN NO. AGKPG0595N) son of Late Surendra Chandra Ghosh and **(2) SMT SHILPI GHOSH** (PAN NO. AZSPG3579R) wife of Sri Tapash Kumar Ghosh, both by faith Hindu, both by occupation : Business, both by national Indians, both residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.: Santoshpur, P.S.: Survey Park, Kolkata-700 075 on 27-04-2018 to develop the said Premises as mentioned above by way of construction of the New building. Which the attorney agreed on certain terms and conditions mentioned therein, causing one portion as owner's allocation and balance as Developer's allocation. (Be it noted that this Development power of attorney is in continuation of a Development Agreement which was registered duly in Book No. I being No. 1999/2018 at A.D.S.R. GARIA Office 24-Parganas (S) in which full stamp duty has already been paid).

AND WHEREAS for the purpose of carrying out said construction and to deal with the said Property in respect of developer's allocation as mentioned above I do hereby constitute, appoint and nominate "**M/S. RAJLAKSHMI ASSOCIATE**" a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.: Santoshpur, P.S.: Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI ANIL CHANDRA GHOSH** son of Late Surendra Chandra Ghosh and **(2) SMT SHILPI GHOSH** wife of Sri Tapash Kumar Ghosh, both by faith Hindu, both by occupation : Business, both by national Indians,

Sri Anil Chandra Ghosh

both residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 as my Constituted and lawful "ATTORNEY / AGENT" to act to do 'inter-alia' the following acts, deeds and things in respect of the said Premises as mentioned above.

- 1) To look after, manage, protect and supervise properly my above mentioned said Property and accordingly for me and on my behalf which I could do personally.
- 2) To represent me before all authorities, Rajpur-Sonarpur Municipality, court of law and all Govt. office or offices of the local bodies wherever my personal presence is necessary in connection with the above mentioned said Property and to appear for and represent me before all courts, Civil, Criminal or revenue original, Revisional or appellate and to sign, verify and file plaint, written statements and petition and also present appeals in any court and to accept service of summons, notices and other process of law to appoint, engage on my behalf advocate or solicitors wherever my attorney shall think proper and to do so and to discharge and or terminate his or their appointment.
- 3) To sign the building plan on behalf of me and also erect multi-storied building on the said premises as mentioned above as per Sanctioned building Plan to be obtained from Rajpur-Sonarpur Municipality and also to take measurement of the said premises by its surveyor and to carry out the work of soil testing, sanctioned plan etc as may be required to erect the buildings.
- 4) To prepare any supplementary or modified plan for the building and submit the same before the authority concern for its approval or sanction after signing the same, if required. The Developer himself shall prepare building plan by a qualified Architect with its own costs and sign on behalf of me and submit the plan to the Rajpur Sonarpur Municipality for its approval and due sanction.
- 5) To sign and execute all sale deeds, negotiate sale agreement in respect of developer's allocations only in terms of the said registered Development Agreement mentioned above, papers, plaints, petitions written statements, verifications, vokatatnamas, warrant of attorneys and all other writings in connection with the above said premises as mentioned.
- 6) To exercise all powers and authorities in connection with the said land and premises more fully described in the above to represent me and appear on my behalf before the building department, assessment departments, collection department, revenue department, water and drainage departments of The Rajpur Sonarpur Municipality and all other authorities having jurisdiction over the said bastu and danga land measuring 40.03 decimals equivalent to 24K-03Ch-22Sqft more or less together with 9700 Sqft multiple structures (dilapidated) standing thereon, and to sign, verify, affirm, deposit, submit as the case may be any affidavit, letters, declarations, deposit of money, applications, building plans, revised building plan, architectural plan, structural Plan and or all plans for securing consents, certificates, clearance and sanction and or permission in respect of the said premises including sanction and or permission for sewerage, drainage and filtered water connection and all the amenities in respect of the said property.

- 7) To get the plots mutated amalgamated wholly or partly as a single plot along with other adjacent /adjoining plots, in such manner the attorneys shall at its absolute discretion deem fit and proper for more beneficial use of the said property as a whole, and take all such lawful steps and actions required to this effect. And my Attorneys shall have exclusive right to construct the building/buildings on the said land and premises amalgamate with or adding with the other adjoining plots by registration at its own cost.
- 8) To appear on my behalf and represent me before all the tribunals, special officers, assessors, Dy. Assessors commissioner and all other office and or officers of The Rajpur Sonarpur Municipality for mutation cases, assessment cases, amalgamation or amalgamation with other adjacent plot/plots and all other cases under the provision of Rajpur Sonarpur Municipality act, and effect mutation, amalgamation or separation of the said entire property.
- 9) To sign all other petition, forms, applications, document and to sign any kind of transfer i.e gift deed or purchase deed, combined plots for one holding etc for Municipal works and declaration before the office of the Rajpur-Sonarpur Municipality, KMDA, CIT etc or like other offices which will be required for constructing the building and/or bring connection thereto.
- 10) To represent me before all private or public offices including the offices of urban Land Ceiling, Income Tax, Bank, sale tax, service tax, G.S.T registration offices and K,M,D.A, WBSEDCL Rajpur-Sonarpur Municipality etc as and when will be required by my said attorney.
- 11) To take delivery of the approved plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said premises on my behalf.
- 12) To start construction of the building on the said premises as mentioned above and for that purpose to store bricks, cements and other building materials on the said property and to erect temporary structures for the watchman or darwans on the said premises.
- 13) To appoint Engineers/ Architect, labours, contractors, suppliers and other man which be required for construction of multi storied building.
- 14) To negotiate and sign agreements and/or conveyances to sell and transfer in respect of flats, shops, carparking space of the Developer's allocation in the said multi storied building to be constructed on the said premises together with undivided proportionate share in the land in respect of Developer's allocation thereof to any intending purchaser/s at or for the consideration to be fixed by my said attorney at its own discretion.
- 15) For construction of the aforesaid flats, shops, carparking spaces to be constructed on the said premises my said attorney shall have right to advertise and negotiate with the intending purchaser/s and enter into agreement/ conveyances for sale of the said flats, carparking spaces and other spaces and land on the said premises and received the consideration or part thereof to- wards advance or entire consideration from them against proper receipts, in respect of Developer's allocation only.

- 16) To execute the deed of conveyances in favour of the said intending purchaser/s in respect of the flats, shops(if any), car-parking spaces & proportionate share of land on the said premises in respect of Developer's allocation and in term of the said registered Development Agreement mentioned above to be constructed thereon and present the same for registration before the concerned registration offices in my names and on my behalf after receiving the entire consideration money from them in respect of Developer's Allocation only .
- 17) To appear and represent me before all authorities including those under Rajpur Sonarpur Municipality, B.L.&L.R.O for fixation and finalization of annual valuation, sanction Plan, mutation, amalgamation /combination and/or any other necessary formalities in respect of the said premises and for that to sign, execute and submit all necessary papers, documents and to do all other acts, deeds and things to which my said attorneys may deem fit and proper.
- 18) To commence, prosecute, endorse, answer, defend or oppose all action or other legal proceedings and demand touching any of the matters concerning the said premises or any requisition and/or tenancies to receive award and compensations in respect of the said premises or any part thereof and if required to compromise, settle, refer to arbitration, abandon, submit to judgment or in any such action or proceedings before any court, civil or criminal or revenue including rent controller.
- 19) To apply for and represent me before the competent authorities Urban Land (ceiling and regulation Act, 1976 and all Govt, Authorities and local and public bodies, in case of necessity.
- 20) To engage and appoint any solicitor, advocate or advocates or councils to act and plead and otherwise conduct the said case whenever my said attorney/s think proper to do so.
- 21) To sign declares and / or affirm any plaint, written statements, petitions including those under Articles 226 of the constitution of India, Affidavit, certification, vokatatnamas, warrant of attorney, memorandum of appeal or any other documents or paper for pleadings in any proceedings in any way connected with the said Premises.
- 22) To gift any portion of land/lands to the Rajpur-Sonarpur Municipality for better sanction, in such manner as the attorney shall at its absolute discretion deem fit and proper for more beneficial use of the said property as a whole, and take all such lawful steps and actions required to this effect.
- 23) To sign and execute all other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said premises and /or proportionate share in the land in respect of the constructed or to be constructed areas flats, car-parking spaces and other spaces proposed on the said premises in respect of Developer's allocation.
- 24) The Attorneys shall be entitled to enter into agreement for sale or registered agreement for sale in respect of the Building, Flat or Flats, Parking Space or Parking Spaces, Shop or shops(if any) to be constructed on the aforesaid landed Property or any part or portion thereof together with undivided proportionate share of the land and premises by

receiving the booking / part payments / full payment on the ownership basis as per Registered "Deed of Development Agreement" except the owners' allocation as mentioned therein.

- 25) To enter into Registered Agreement with Intending Purchaser(s) as well as raising construction of flat/s parking space or spaces thereon.
- 26) In case there be any difficulty on the part of the constituted attorney to exercise any power and/ or to give effect to any of the provisions of the said agreement, I, the co-owner of the said property undertake to give all such powers and facilities as may be necessary from time to time at the cost and expenses of the Builder /Developer /Contractor.
- 27) For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign, execute and submit all papers.

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or matters and thing or things whatsoever which in the opinion of my said attorney or ought to be done executed and performed in relation to all my affairs as fully and effectually as myself could do the same AND I do hereby agree and undertake to ratify and confirm all and whatsoever other Act or acts my said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said Premises and for any other purposes under and by virtue of this power.

IN WITNESS WHEREOF I, the Executant herein have hereunto put my signature on 27th day of April 2018.

SIGNED, SEALED AND DELIVERED by
In Presence of: -

Shrapan Kumar

WITNESSES

- 1. *Tapash Kumar Shosh*
E-114, Kammitan Park
PO: Santoshpur.
PS: Suresh Park. KOL-75
- 2. *Jay Chakraborty.*
Lestipur peyrobagan
KOL-153 PS- Sonarpur.
Sath 24 PGS-

SIG OF THE EXECUTANT

(PRINCIPAL)

For RAJLAKSHMI ASSOCIATE

1. Anil Chandra Ghosh

Partner

For RAJLAKSHMI ASSOCIATE

2. Skelpe Ghosh

Partner







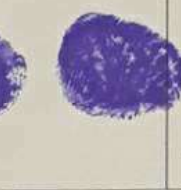



SIG. OF THE ATTORNEY

Drafted By: *Jayan Chakraborty*
Regd no. WB/2691/95.
(Advocate)

Typed By. *Subimal Dutta*
Subimal Dutta
Sonarpur, Kolkata

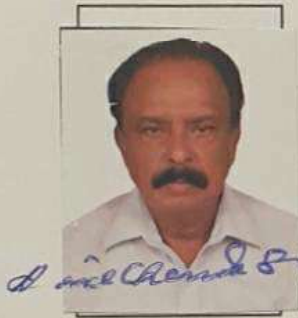
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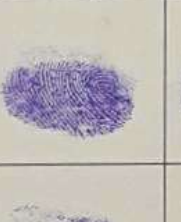










	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SRI SWAPAN KUMAR BRAHMA.

Signature *Sri Swapan Brahma*













	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SRI ANIL CHANDRA GHOSH

Signature *Sri Anil Chandra Ghosh*



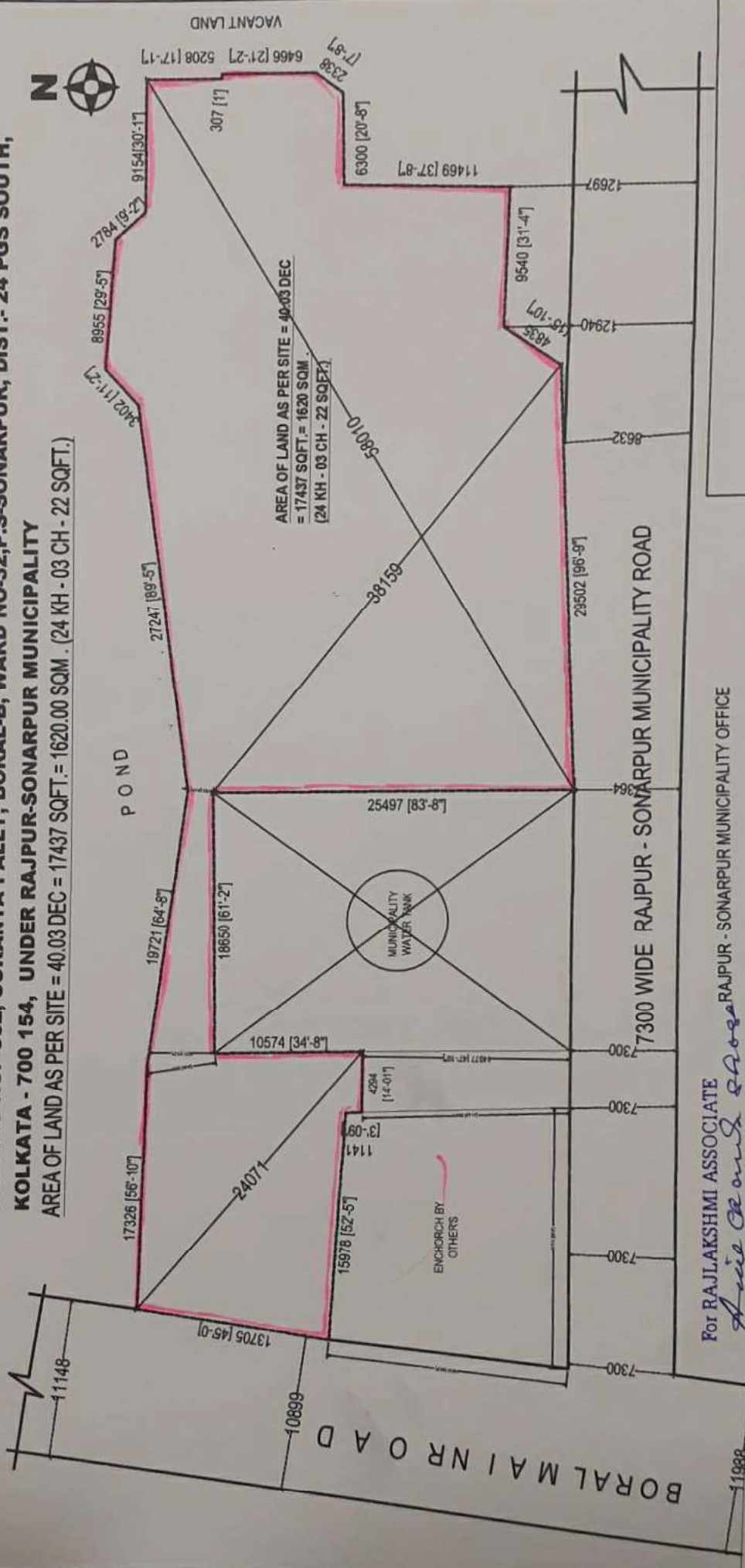
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Left hand					
Right hand					

Name . SMT SHILPI GHOSH

Signature *Shilpi Ghosh*

SITE PLAN AT MOUZA - SRIPUR BAGHARGHOLE, J.L.NO. 59, R.S. DAG NO.- 473,475,478,479,482,484 AND 485, R.S. KH. NO.- 1232,248,500,108,148,155,300, L.R DAG.NO.- 859,863,864,865,L.R. KH NO- 748,44,965, HOLDING NO.- 352, SUKANTA PALLY, BORAL-B, WARD NO-32,P.S-SONARPUR, DIST.- 24 PGS SOUTH, KOLKATA - 700 154, UNDER RAJPUR-SONARPUR MUNICIPALITY

AREA OF LAND AS PER SITE = 40.03 DEC = 17437 SQFT. = 1620.00 SQM. (24 KH - 03 CH - 22 SQFT.)



For RAJLAKSHMI ASSOCIATE

Arise and Go

Partner

For RAJLAKSHMI ASSOCIATE

Shidpi Ghosh

Partner

For RAJLAKSHMI ASSOCIATE

Shapan Kumar

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPAN KUMAR BRAHMA
RAMESH BRAHMA

11/06/1965
Permanent Account Number

APGPB2683H

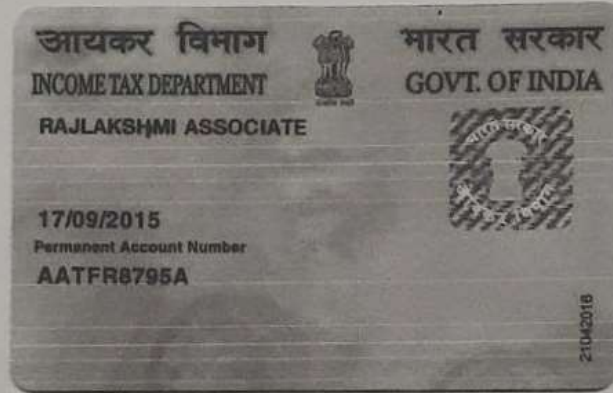
Signature 



✓
Swapan Kumar Brahma

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीधारे :
आयकर पैन सेवा यूनिट, ए.टी.एस.एल.
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614



For RAJLAKSHMI ASSOCIATE

Arati Choudhary

Partner

For RAJLAKSHMI ASSOCIATE

Shelpe Ghosh

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIL CHANDRA GHOSH
SURENDRA CHANDRA GHOSH

11/02/1944
Permanent Account Number

AGYPC/11/51

Anil Chandra Ghosh
Signature



00000000

Anil Chandra Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHILPI GHOSH
KSHITISH CHANDRA GHOSH

29/04/1970
Permanent Account Number

AZSPG3579R

Shilpi Ghosh
Signature



29062011

Shilpi Ghosh

Major Information of the Deed

Deed No :	I-1629-02009/2018	Date of Registration	27/04/2018
Query No / Year	1629-1000122121/2018	Office where deed is registered	
Query Date	27/04/2018 1:41:24 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Joy Chakraborty Garia, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9674526230, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 8/-	Rs. 2,38,99,415/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162901999/2018 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: Boral Main Road, Mouza: Sripur Bagharghole


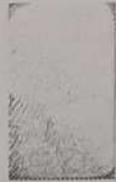
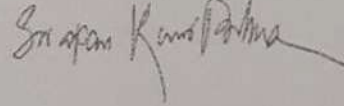
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-859	LR-748	Bastu	Danga	4 Katha 9 Chatak	1/-	31,66,179/-	Property is on Road
L2	LR-859	LR-748	Bastu	Danga	1 Katha 10 Sq Ft	1/-	7,03,596/-	Property is on Road
L3	LR-863	LR-748	Bastu	Danga	7 Katha 13 Chatak 38 Sq Ft	1/-	54,58,165/-	Property is on Road
L4	LR-861	LR-248	Bastu	Danga	1 Katha 7 Chatak 19 Sq Ft	1/-	10,15,876/-	Property is on Road
L5	LR-865	LR-965	Bastu	Danga	2 Katha 8 Chatak	1/-	17,34,893/-	Property is on Road
L6	LR-864	LR-44	Bastu	Danga	3 Katha 11 Chatak	1/-	25,58,966/-	Property is on Road
L7	LR-866	LR-500	Bastu	Danga	3 Katha 2 Chatak	1/-	21,68,615/-	Property is on Road
		TOTAL :			39.9598Dec	7 /-	168,06,290 /-	
	Grand Total :				39.9598Dec	7 /-	168,06,290 /-	

Major Information of the Deed :- I-1629-02009/2018-27/04/2018

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	9700 Sq Ft.	1/-	70,93,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 9700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9700 sq ft	1 /-	70,93,125 /-	



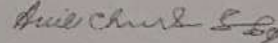
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr Swapan Kumar Brahma Son of Late Ramesh Chandra Brahma Executed by: Self, Date of Execution: 27/04/2018 , Admitted by: Self, Date of Admission: 27/04/2018 ,Place : Office			
		27/04/2018	LTI 27/04/2018	27/04/2018
Boral Main Road Sukanta Pally, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APGPB2683H, Status :Individual, Executed by: Self, Date of Execution: 27/04/2018 , Admitted by: Self, Date of Admission: 27/04/2018 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Rajlakshmi Associate E-14, Sammilani Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AATFR8795A, Status :Organization, Executed by: Representative			

Representative Details :

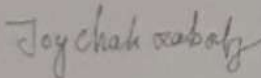
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anil Chandra Ghosh (Presentant) Son of Late Surendra Chandra Ghosh Date of Execution - 27/04/2018, , Admitted by: Self, Date of Admission: 27/04/2018, Place of Admission of Execution: Office			
		Apr 27 2018 2:23PM	LTI 27/04/2018	27/04/2018

Major Information of the Deed :- I-1629-02009/2018-27/04/2018

2081, Chak Garia E-14, Sammilani Park, P.O. - Santoshpur, P.S. - Purba Jadabpur, District -South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGKPG0595N Status : Representative, Representative of : Rajlakshmi Associate (as partner)

2	Name	Photo	Finger Print	Signature
	Smt Shilpi Ghosh Wife of Mr Tapash Kumar Ghosh Date of Execution - 27/04/2018, , Admitted by: Self, Date of Admission: 27/04/2018, Place of Admission of Execution: Office			
		Apr 27 2018 1:34PM	LT 27/04/2018	27/04/2018
	2081, Chak Garia , E-14, Sammilani Park, P.O.- Santoshpur, P.S.- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: AZSPG3579R Status : Representative, Representative of : Rajlakshmi Associate (as partner)			

Identifier Details :

Name & address	
Mr Joy Chakraborty Son of Late Sisir Chgkraborty 435, Peyara Bagan, P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Swapan Kumar Brahma, Mr Anil Chandra Ghosh, Smt Shilpi Ghosh	
	27/04/2018

Major Information of the Deed :- I-1629-02009/2018-27/04/2018

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-7.52812 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-1.67292 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-12.9777 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-2.41542 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-4.125 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-6.08437 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-5.15625 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Brahma	Rajlakshmi Associate-9700.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Sripur Bagharghole

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 859(Corresponding RS Plot No:- 473/ 474/ 475), LR Khatian No:- 748	Owner:লনী গোপাল সিংহ রায়, Gurdian:রমেশ চন্দ্র, Address:নিজ, Classification:ডাঙ্গা, Area:0.12000000 Acre,

Major Information of the Deed :- I-1629-02009/2018-27/04/2018

L2	LR Plot No:- 859(Corresponding RS Plot No:- 473/ 474/ 475), LR Khatian No:- 748	Owner:নবী গোপাল সিংহ রায়, Gurdian:রমেশ চন্দ্র, Address:নিজ, Classification:ডাঙ্গা, Area:0.12000000 Acre,
L3	LR Plot No:- 863(Corresponding RS Plot No:- 479), LR Khatian No:- 748	Owner:নবী গোপাল সিংহ রায়, Gurdian:রমেশ চন্দ্র, Address:নিজ, Classification:ডাঙ্গা, Area:0.13000000 Acre,
L4	LR Plot No:- 861(Corresponding RS Plot No:- 478), LR Khatian No:- 248	
L5	LR Plot No:- 865(Corresponding RS Plot No:- 482), LR Khatian No:- 965	Owner:বাদশা আলি মওল, Gurdian:ছবিরদিন মওল, Address:নিজ, Classification:ডাঙ্গা, Area:0.08000000 Acre,
L6	LR Plot No:- 864(Corresponding RS Plot No:- 484), LR Khatian No:- 44	Owner:অমল সেন, Gurdian:বিবেক্বর, Address:নিজ, Classification:ডাঙ্গা, Area:0.08000000 Acre,
L7	LR Plot No:- 866(Corresponding RS Plot No:- 485), LR Khatian No:- 500	

Endorsement For Deed Number : I - 162902009 / 2018

On 27-04-2018

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.

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

Presented for registration at 13:47 hrs on 27-04-2018, at the Office of the A.D.S.R. GARIA by Mr Anil Chandra Ghosh

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 2,38,99,415/-

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

Execution is admitted on 27/04/2018 by Mr Swapan Kumar Brahma, Son of Late Ramesh Chandra Brahma, Boral Main Road Sukanta Pally, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr Joy Chakraborty, , Son of Late Sisir Chgkraborty, 435, Peyara Bagan, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 27-04-2018 by Mr Anil Chandra Ghosh, partner, Rajlakshmi Associate, E-14, Sammilani Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Joy Chakraborty, , Son of Late Sisir Chgkraborty, 435, Peyara Bagan, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 27-04-2018 by Smt Shilpi Ghosh, partner, Rajlakshmi Associate, E-14, Sammilani Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Joy Chakraborty, , Son of Late Sisir Chgkraborty, 435, Peyara Bagan, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 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/-

Major Information of the Deed :- I-1629-02009/2018-27/04/2018

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 14638, Amount: Rs.50/-, Date of Purchase: 24/04/2018, Vendor name: Samiran Das



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

Major Information of the Deed :- I-1629-02009/2018-27/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 64006 to 64025

being No 162902009 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.05.04 13:32:28 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 04-May-18 1:30:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)