

203581

03772/2014

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 273672

27439/14

... and of subject matter attached to
the document are part of this document

Am
Am

08 MAY 2014

23 MAY 2014

DEVELOPMENT POWER OF ATTORNEY

This DEVELOPMENT POWER OF ATTORNEY is made on this the 8th day of May 2014

By us viz :

1 (a) SMT GOURI NANDI wife of Late Mihir Nandy, by Occupation housewife, residing at 6B, Green Park, P.S. Patuli, Kolkata-700084 (b) SMT MOUMITA NANDY wife of Sri Sandipan Dutta by occupation Service residing at 6B, Green Park, P.S. Patuli, Kolkata-700084,

2(a) SRI SANTANU NANDY son of Late Samir Nandy by Occupation Service (b) SMT SUKLA NANDY wife of Late Samir Nandy by occupation house wife both no (a) & (b) residing at 1/51, Vidyasagar Colony, P.S. Patuli, Kolkata-700 047 at present 93/T, Regent Estate, P.S. Jadavpur, Kolkata-700092,

Contd.....Pg/2.

Serial 413 Date 07/05/14
Name Rajlakshmi Enterprise
Address 2081, Chak Garia E-14 Sammilani Park.
Rs 50/-

No 75

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

- 668/14

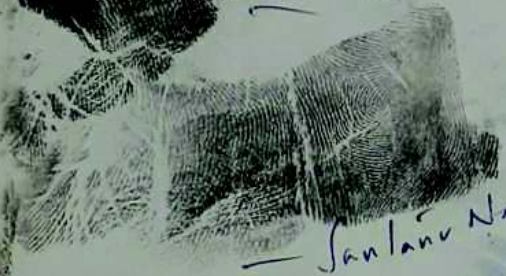
[Signature] 1383

50/- X 1 = 50/-
101/- X 1 = 101/-

151/-



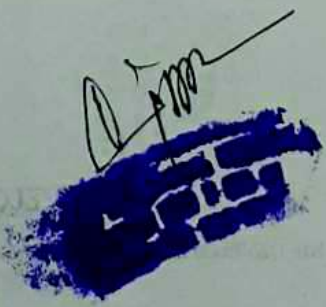
For RAJLAKSHMI ENTERPRISE 08 MAY 2014
[Signature]
Proprietor.



- Santanu Nandy 1382
08 MAY 2014



1384
08 MAY 2014
- Piyali Basu



1385
08 MAY 2014
- Rajal Kumar Saha



1386
08 MAY 2014
- Geewri Nandy



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

78AA 381819

:2:

- 3(a) SRI UJJAL KUMAR SAHU son of Late Hiren Chandra Sahu and and Late Anjali Sahu by occupation service residing at 285, Rajdanga Main Road, Kasba, P.S.Kasba, Kolkata-700 107,
- (b) SMT KABERI SAHU daughter of Late Hirenchandra Sahu and Late Anjali Sahu by occupation business residing at Garia Nabagram Middle Block, Manasa Mandir, P.S. Sonarpur, Kolkata-700 152,
- (c) SMT KRISHNA-DAS wife of Sri Ashoke Das daughter of Late Hirenchandra Sahu and Late Anjali Sahu by occupation Housewife residing at Garia Nabagram Middle Block, Manasa Mandir, P.S. Sonarpur, Kolkata-700 152,
4. (a) SMT. RIMI PRASAD wife of Sri Dilip Prasad, by faith Hindu, by occupation housewife residing at 29/1A, Baishnabghata Road, P.S. Patuli, Kolkata-700 047 and
- (b) SMT SRABANI LODH wife of Sri Anupam Kumar Lodh by faith Hindu, by occupation housewife residing at Vill. 2 No. Garshyamnagar, Kawgachi (Vivekananda Nagar), Dist: 24 Parganas(N), P.S. Jagaddal, West-Bengal- 743127

Contd.....Pg/3.

Serial. 414 Date. 07/05/14
Name. Raj Lakshmi Enterprise.
Address. 2081, Chakraborty E-14, Sammilani Park.
Rs. 10/-

Kol-75

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27



1387 (1387)

Sukla Sanyal 08 MAY 2014



1388 (1388)

08 MAY 2014



1389 (1389)

08 MAY 2014

Kaberi Saha



1390

Koushna Das 08 MAY 2014



1391

08 MAY 2014

Soubarni Lath.

08 MAY 2014

Bijoy Prasad (DICI PRASA)
S/O Ramakanta Prasad
29/1A, Baishambharta Road
Kol-700047
Business



1392

Bin Prasad 08 MAY 2014

5. (a) SMT. SARMISHTHA SEN wife of Sri Anuruddha Sen residing at 3/47 B, Bijoy Garh, P.S.: Jadavpur, Kolkata-700032 (b) SMT PIYALI BASU wife of Sri Avijit Basu residing at JC-7/7, Saltlake City, Sector III, P.S. Bidhannagar, Kolkata-700 098 and
6. SMT ^{DIPA} ~~DEEPA~~ DEY wife of Sri Badal Dey by occupation housewife residing at 6/3P.B. Road, P.S. Behala, Kolkata-700034 all by faith Hindu all by national Indians hereinafter referred to as the VENDORS /OWNERS/EXECUTANTS (which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and assignees) of the FIRST PART.

A N D

"M/S. RAJLAKSHMI ENTERPRISE " a proprietorship concern, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.: Santoshpur, P.S.: Survey Park, Kolkata-700 075 represented by its proprietor SRI TAPASH KUMAR GHOSH son of Sri Anil Chandra Ghosh, by faith Hindu, by occupation : Business, by national Indians, permanently residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.: Santoshpur, P.S.: Survey Park, Kolkata-700 075 hereinafter referred to as the PROMOTER /BUILDER/ DEVELOPER/ /CONTRACTOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives, administrators and assignees) of the SECOND PART.

HISTORY OF THE TITLE OF THE LANDED PROPERTY

WHEREAS by a conveyance dated 26/09/1946 registered at the Alipore Registration office recorded in Book No. 1, Volume No.56 pages from 54 to 60 being no. 3048 for the year 1946 Kabujan Bibi and others for the consideration therein mentioned sold and conveyed to Calcutta Properties Limited all that piece and parcel of land measuring 0.47 acres under Mouza: Tentul Beria, Parganas: Madanmollah, Dist: 24-Parganas(South) , C.S. Dag. no. 983 under C.S. Khatian No. 50, J.L. No. 44, Re.Su. No.8, Touzi No. 271.

AND WHEREAS Calcutta Properties Limited had recorded its name in the Revisional Settlement and was in khas possession of the same and the same had been recorded as R.S. Dag No. 1001 in Re.Su. Khatian No. 110, J.L. No. 44, R.S. No.8, Touzi No. 271.

AND WHEREAS thus Calcutta Properties Limited absolutely seized and possessed of and otherwise well and sufficiently entitled to the land measuring 0.47 acres under Mouza: Tentul Beria, Parganas: Madanmollah, Dist: 24-Parganas(South) , C.S. Dag. no. 983 under C.S. Khatian No. 50, J.L. No. 44, Re.Su. No.8, Touzi No. 271, R.S. Dag No. 1001 in R.S. Khatian No. 110.

AND WHEREAS thereafter Calcutta Properties Limited sold and transfer free from all encumbrances the Eastern portion of the said C.S. Dag No. 983, under C.S. Khatian No. 50, J.L. No. 44, R.S. No.8, Touzi No. 271, R.S. Dag No. 1001 in R.S. Khatian No. 110 measuring 17K- 07Ch- 00Sft more or less Rayuti Dhakali Satta Sali land measuring 0.29 satak more or less for valuable consideration to Smt Usha Rani Nandy wife of late Rati Kanta Nandy which was registered at D.R 24- Parganas and recorded in Book No-I, Volume No. 50, Pages from 129 to 134 being No. 2507 for the year 1963.

AND WHEREAS thus Smt Usha Rani Nandy by dint of the aforesaid deed became the absolute owner and was in peaceful enjoyment free from all encumbrances and hindrances whatsoever.

AND WHEREAS Smt Usha Rani Nandy while enjoying and possessing her entire property died intestate on 20/01/1975 leaving behind her surviving her two sons namely Sri Samir Nandy and Sri Mihir Nandy and four daughters namely Smt Anjali Sahu, Smt Arati Sarkar, Smt Dalia Sarkar, and Smt Deepa Dey.

AND WHEREAS Sri Samir Nandy son of Late Rati Kanta Nandy while enjoying and possessing his undivided 1/6th share in the property died intestate on 12/02/1987 leaving behind him surviving his wife Smt Shukla Nandy and one son Sri Santanu Nandy who collectively became the owners of the property left by Late Samir Nandy.

AND WHEREAS Sri Mihir Nandy another son of Late Rati Kanta Nandy while enjoying and possessing his undivided 1/6th share in the property died intestate on 21/01/2011 leaving behind him surviving his wife Smt Gour Nandy and one daughter Smt Moumita Nandy who collectively became the owners of the property left by Late Mihir Nandy.

AND WHEREAS Smt Anjali Sahu another daughter of Late Rati Kanta Nandy while enjoying and possessing her undivided 1/6th share in the property died intestate on 19/06/2006 leaving behind her surviving her two daughters namely Smt Kaberi Sahu, Smt Krishna Das and one son Sri Ujjal Kumar Sahu who collectively became the owners of the property of Anjali Sahu.

AND WHEREAS thus by inheritance Smt Gouri Nandi, Smt Moumita Nandy, Smt Sukla Nandy, Sri Santanu Nandy Smt Kaberi Sahu, Smt Krishna Das, Sri Ujjal Kumar Sahu, Smt Arati Sarkar, Smt Dalia Sarkar and Smt Deepa Dey have jointly inherited the property left by their predecessor Smt Usha Rani Nandy were enjoying and possessing the entire Rayati Sattya Dakhali Sali land measuring 17K- 07Ch- 00Sft at present of which physical measurement is 12 K-10Ch-36Sft more or less with 600 sft old dilapidated one storied building standing thereon as absolute owners thereof.

AND WHEREAS thereafter on 31st January 2014 Smt Arati Sarkar transferred her 1/6th undivided share of Sali Land measuring 2K-01Ch-36 Sft more or less with undivided 100 proportionate share of existing old one storied structure in favour of her two daughters namely Smt Rimi Prasad and Smt Srabani Lodh equally by way of gift which was registered at DSR-IV, Alipore 24-Parganas(South) and recorded in Book No.1, C D Volume 4, Pages from 2267 to 2278 Being No.00715 in the year 2014.

AND WHEREAS thereafter on 31st January 2014 Smt Dalia Sarkar transferred her 1/6th undivided share of Sali Land measuring 2K-01Ch-36 Sft more or less with undivided 100 proportionate share of existing old one storied structure in favour of her two daughters namely Smt Sarmistha Sen and Smt Piyali Basu equally by way of gift which was registered at DSR-IV, Alipore 24-Parganas(South) and recorded in Book No.1, Volume 4, Pages from 2279 to 2290 Being No. 00716 in the year 2014.

AND WHEREAS thus

- (1) Smt Shukla Nandy and Sri Santanu Nandy are the joint absolute co-owner of 1/6th share of undivided sali land more or less 12K- 10 Ch- 36Sq.ft.
- (2) Smt Gour Nandy and Smt Moumita Nandy are the joint absolute co-owner of 1/6th share of total undivided Sali land more or less 12K- 10 Ch- 36Sq.ft.
- (3) Smt Kaberi Sahu, Smt Krishna Das and Sri Ujjal Kr. Sahu are the joint absolute co-owner of 1/6th share of total undivided Sali land more or less 12K- 10 Ch- 36Sq.ft.
- (4) Smt Rimi Prasad and Smt Srabani Lodh are the joint absolute co-owner of 1/6th share of total undivided Sali land more or less 12K- 10 Ch- 36Sq.ft.

- (5) Smt Sarmistha Sen and Smt Piyali Basu are jointly the absolute co-owner of 1/6th share of total undivided Sali land more or less 12K- 10 Ch- 36Sq.ft.
- (6) Smt Deepa Dey is the absolute co-owner of 1/6th share of total undivided Sali land more or less 12K- 10 Ch- 36Sq.ft, and the said all owners herein is in physical possession over the said Sali Land.

AND WHEREAS now all the Owners herein (1) Sri Santanu Nandy and Smt Shukla Nandy, (2) Smt Gour Nandy and Smt Moumita Nandy, (3) Smt Kaberi Sahu, Smt Krishna Das and Sri Ujjal Kumar Sahu (4) Smt Rimi Prasad and Smt Srabani Lodh (5) Smt Sarmistha Sen and Smt Piyali Basu and (6) Smt Deepa Dey are jointly desirous of developing the said Sali land measuring 12 K-10Ch-36Sft more or less (as per physical measurement) details mentioned in Schedule "A" herein under.

- A. All the owners herein (1) Sri Santanu Nandy and Smt Shukla Nandy, (2) Smt Gouri Nandy and Smt Moumita Nandy, (3) Smt Kaberi Sahu, Smt Krishna Das and Sri Ujjal Kr. Sahu (4) Smt Rimi Prasad and Smt Srabani Lodh (5) Smt Sarmistha Sen and Smt Piyali Basu and (6) Smt Deepa Dey, entered into one Registered Development Agreement on dated 8th day of May 2014, with "M/S. RAJLAKSHMI ENTERPRISE" a proprietor concern, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.- Santoshpur, P.S.-Survey Park, Kolkata-700 075 represented by its proprietor Sri Tapash Kumar Ghosh son of Sri Anil Chandra Ghosh, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700 075 and authorizing the said firm herein "M/S. RAJLAKSHMI ENTERPRISE" and its partners to erect and or construct several buildings comprising several flats, parking space/s and Shop/s at their own costs and expenses on the aforesaid sali landed property measuring 17K- 07Ch- 00Sft corresponding with 0.29 decimal at present of which physical measurement is 12 K-10Ch-36 Sft more or less along with 600 Sqft old dilapidated one storied building standing thereon lying and situated under Mouza: Tentul Beria, Parganas: Madanmollah, Dist: 24-Parganas(South) , C.S. Dag no. 983 under C.S. Khatian No. 50, J.L. No. 44, R.S. No.8, Touzi No. 271. R.S. Dag No. 1001 in R.S. Khatian No. 110 Ward No:- 3 , Garia Nabagram Middle Block, Manasa Mandir, P.S.- Sonarpur, under Rajpur Sonarpur Municipality, Kolkata-700 152 (as also describe at the Schedule-A below) to dispose the same by way of sale to the intending purchaser or purchasers of the said flats, shops and parking space to be constructed thereon by said "M/S. RAJLAKSHMI ENTERPRISE" therein mentioned in the development agreement as Promoter/Builder/Developer /Contractor and the flats, parking spaces and shops except owner's allocation as per agreement dated 8th May 2014 as per sanction plan obtained in their names and on behalf of the all the owners from the Rajpur Sonarpur Municipality.
- B. The aforesaid Sali landed property measuring 17K- 07Ch- 00Sft corresponding with 0.29 decimal at present of which physical measurement is 12 K-10Ch-36Sft more or less along with 600 Sqft 15 years old dilapidated one storied building standing thereon more fully and completely described in the above and hereinafter will be termed as "the said Lands/Premises/Holdings".

NOW KNOW ALL MEN BY THIS PRESENTS that We, 1) Sri Santanu Nandy, and Smt Shukla Nandy,(2) Smt Gouri Nandy and Smt Moumita Nandy, (3) Smt Kaberi Sahu, Smt Krishna Das and Sri Ujjal Kr. Sahu (4) Smt Rimi Prasad and Smt Srabani Lodh (5) Smt Sarmistha Sen and Smt Piyali Basu and (6) Smt Deepa Dey the owners of the said property mentioned above do hereby nominate and constitute the said SRI TAPASH KUMAR GHOSH son of Sri Anil Chandra Ghosh residing at 2081, Chakgaria, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700 075 proprietor of "M/S. Rajlakshmi Enterprise" a proprietorship firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700 075 to be our true and lawful attorney to do for us or our names and on

our behalf all the following acts and deeds and things amongst others in respect of the SCHEDULE -A property that is to say :-

1. To hold defend, manage and maintain the said land/premises including the building as may be required from time to time and to manage control and administrate our above noted property.
2. To sign and execute and submit all papers statements, affidavits, declarations, appears, objections and/or plans, drawings, design of the building to The Rajpur-Sonarpur Municipality or to any other relevant authority or authorities and all others act/acts as the attorney shall deem fit and proper.
3. To exercise all powers and authorities in connection with the said land more fully described in the above and to represent us and appear on our 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 Danga land measuring about 12 Cottahs 10 Chittaks 36 Sq.ft. more or less particularly mentioned in Schedule -A below, and to sign, verify, affirm, deposit, submit as the case may be any affidavit, letters, declarations, deposit of money, applications, building plans, 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 Sali land/property.
4. To appear and represent before The W. B. S. E. B. , Fire Brigade Authority, K.M.D.A. Police Authority, K.I.T. Authority, competent Authority under the Urban Land and all other concerned Authorities having jurisdiction over the said property and to verify, affirm, submit as case may be, any affidavit, declaration, letter, money application, plans as may be required from time to time for securing consents, license, permits, certificate clearance and sanction in respect of the property and building/buildings proposed to be constructed on the said Sali lands/premises.
5. To appear on our behalf and represent us 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, amalgamation, assessment cases and all other cases under the provision of Rajpur-Sonarpur Municipal act, and effect mutation, amalgamation and or separation of the said entire property.
6. As all the plot/plots have not been muted (under process) yet can get it all muted, amalgamated wholly or partly as a singly plot, of course, with the like consent of the owners thereof, in such manner the Second party shall at their absolute discretion deem fit proper for more beneficial use of the said property as a whole, without prejudice the right and interest of the owner over the property in question and take all such lawful steps and action required to this effect. And the Developer shall bear all the cost of such mutation from Rajpur Sonarpur Municipality.
6. To develop the said property which is more fully described above and below in Schedule-A by constructing building /buildings thereon.
7. For construction the said property/building on the above landed property.
8. To represent us and appear on our behalf in or before all original appellate court, civil, criminal and revenue, income tax officers, land acquisition officers, collect-orate in respect of the said property.
9. To sign on the Building Plan/Revised Building Plan in our names and on our behalf and to submit the same to The Rajpur-Sonarpur Municipality for obtaining said sanction of the Building Plan on the Schedule -A property particularly mentioned in below.
10. To defend or prosecute all suits, cases or other proceedings in any place, to sign and verify plaints and written statements, returns, accounts, and petitions on our behalf and also to appoint

- advocate, solicitors, for them to withdraw cases, to withdrawn and deposit money in court or revenue office or income tax office relating to the said property.
11. To commence carry on or defend all action and actions and other proceedings concerning the said property or any part thereof.
 12. The Attorneys shall be entitled to enter into agreement for sale or registered agreement for sale in respect of the Building or Buildings, Flat or Flats, Parking Space or Parking Spaces, Shop or Shops 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 development Agreement dated 8th May , 2014.
 13. To sign and execute the Agreement for sale of Builder's/Developer's/Contractor's allocation or other documents for transfer of Promoter's/Contractor's / Developer's / Builder's allocation on behalf of the Vendors as per agreement.
 14. To enter into Registered Agreement with intending Purchaser(s) as well as raising construction of flats thereon as described in the schedule herein below.
 15. If necessary the Promoter/Builder/ Developer/Contractor shall take any effective partner for successful completion of the said project by making Deed of Admission of Partner.
 16. To make booking/agreement with the intending purchaser (s) of flats as may required for development of the aforesaid plot as per agreement.
 17. To enter into agreement for registered sale in respect of undivided proportionate share for the said flat or flats to be constructed thereon on our behalf as per agreement.
 18. To enter into an agreement for construction of the said flat or flats or unit in favour of the intending purchasers on our behalf as per agreement.
 19. To make payment of all municipal taxes and other out goings in respect of the said property or any building or buildings to be constructed thereon.
 20. This power of attorney shall remain restricted only to the said property particularly mentioned in Schedule-A, building plan, and building and shall remain irrevocable.
 21. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and/or consideration money and to give good valid receipts and discharges for the same and upon receipt as aforesaid in my names and as by act and deed, to sign execute and deliver any Agreement for sale, any conveyance and/or conveyances of the said property in favour of the concerned person or persons as per agreement.
 22. To receive part and/or full money or monies either in advance from time to time or at all times from the intending purchaser or purchasers in respect of the said flat , shop and parking space with proportionate undivided share of land and premises except owners' allocation.
 23. To execute and registered sale deed/deeds or deed of Conveyance / Conveyances in favour of such intending purchaser / purchasers for each flat/flats, shop / shops, parking space together with proportionate undivided share of aforesaid land and premises and to admit the said execution and to registered the same before the registering authority (except owner's allocation), by presenting the same for registrations before the appropriate authority for registration of each deed / deeds.
 24. To appoint Lawyers, architects, building contractors, surveyors and or any other persons to make all necessary plan in respect of the said property particularly mentioned in Schedule -A below.
 25. This Power of Attorney replaces our earlier one executed and registered at DSR-IV, Alipore 24-Parganas (South), recorded in Book No-1, CD Volume No. 4, being No.00718 for the year 2014 in favour of the said Attorney.
 26. In case there be any difficulty on the part of the constituted attorneys to exercise any power and or to give effect to any of the provisions of the said agreement, we, (1) Sri Santunu Nandy and Smt Shukla Nandy, (2) Smt Gouri Nandy and Smt Moumita Nandy, (3) Smt Kaberi Sahu, Smt

Krishna Das and Sri Ujjal Kr. Sahu (4) Smt Rimi Prasad and Smt Srabani Lodh (5) Smt Sarmistha Sen and Smt Piyali Basu and (6) Smt Deepa Dey the owners 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 Developer/Contractor.

AND GENERALLY to do execute and perform any other acts, deeds, matters and things whatsoever which in opinion of our said Attorneys ought to be done, executed and performed in relation to my said property mentioned in Schedule-A, in all respect as we ourselves could do the same if we were personally present.

And we, 1) Sri Santanu Nandy and Smt Shukla Nandy,(2) Smt Gouri Nandy and Smt Moumita Nandy, (3) Smt Kaberi Sahu, Smt Krishna Das and Sri Ujjal Kr. Sahu (4) Smt Rimi Prasad and Smt Srabani Lodh (5)) Smt Sarmistha Sen and Smt Piyali Basu, and (6) Smt Deepa Dey the owners do hereby agree to ratify and confirm and give effect to every act deed, matters and things, power and authorities herein given which my said Attorneys or their substitute or person or persons under the power in that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of these presents and as per development agreement registered on 8th May 2014 recorded in Book No. L, CD Volume No. 21, being No. 03771 for the year 2014 at the office of the DSR-IV, Alipore, 24-Parganas (South) this Development Agreement is made up.

SCHEDULE 'A' AS REFERRED TO HEREIN ABOVE
(THE ENTIRE LAND FOR DEVELOPMENT)

ALL THAT piece and parcel of Rayati Sattya Dakhali Bastu land measuring 17K- 07Ch- 00Sft corresponding with 0.29 decimal at present of which physical measurement is 12 K-10Ch-36Sft more or less including 600 Sft more or less brick built one storied old dilapidated building with net cement flooring under Mouza: Tentul Beria, Parganas: Madanmollah, Dist: 24-Parganas(South) , C.S. Dag no. 983 under C.S. Khatian No. 50, J.L. No. 44, Re.Su. No.8, Touzi No. 271. R.S. Dag No. 1001 in R.S. Khatian No.110, Ward No:-3 now 4, Garia Nabagram Middle Block, Manasa Mandir, P.S.:- Sonarpur, under Rajpur Sonarpur Municipality Holding No. 861, Nabagram Panchpota, Kolkata-700 152.

The plan or map of the said land is annexed herewith and bordered with "Red Verge" and will be treated with the part of this agreement.

The land is butted and bounded in the following manner:

ON THE NORTH : Land of Moni Das

ON THE SOUTH : 16 Ft Wide Municipality Road.

ON THE WEST : Land of Sunil Das

ON THE EAST : Vacant Land

IN WITNESS WHEREOF, we, the executants hereto have set and subscribed our hands and seals on this the 8th day of May, 2014.

WITNESSES :-

SIGNED AND DELIVERED

at Kolkata in Presence of :-

1. *Niranjana Kaunda*
E-14, Cross Miranipally,
Kolkata 75

Gouri Nandy
1 (a) SMT GOURI NANDI

Moumita Nandy
(b) SMT MOUMITA NANDY

Santanu Nandy
2(a) SRI SANTANU NANDY

Sukla Nandy
(b) SMT SUKLA NANDY

Ujjal Kumar Sahu
3(a) SRI UJJAL KUMAR SAHU

Kaberi Sahu
(b) SMT KABERI SAHU

Krishna Das
(c) SMT KRISHNA DAS

2. *Rimi Prasad*
29/1A Baishambhata
Road, Kal-700047

Rimi Prasad
4. (a) SMT. RIMI PRASAD

Srabani Lodh
(b) SMT SRABANI LODH

Sharmistha Sen
5. (a) SMT. SARMISHTHA SEN

Piyali Basu
(b) SMT PIYALI BASU

Deepa De
DIPA
6. SMT DEEPA DEY

SIG. OF THE EXECUTANTS
For RAJLAKSHMI ENTERPRISE

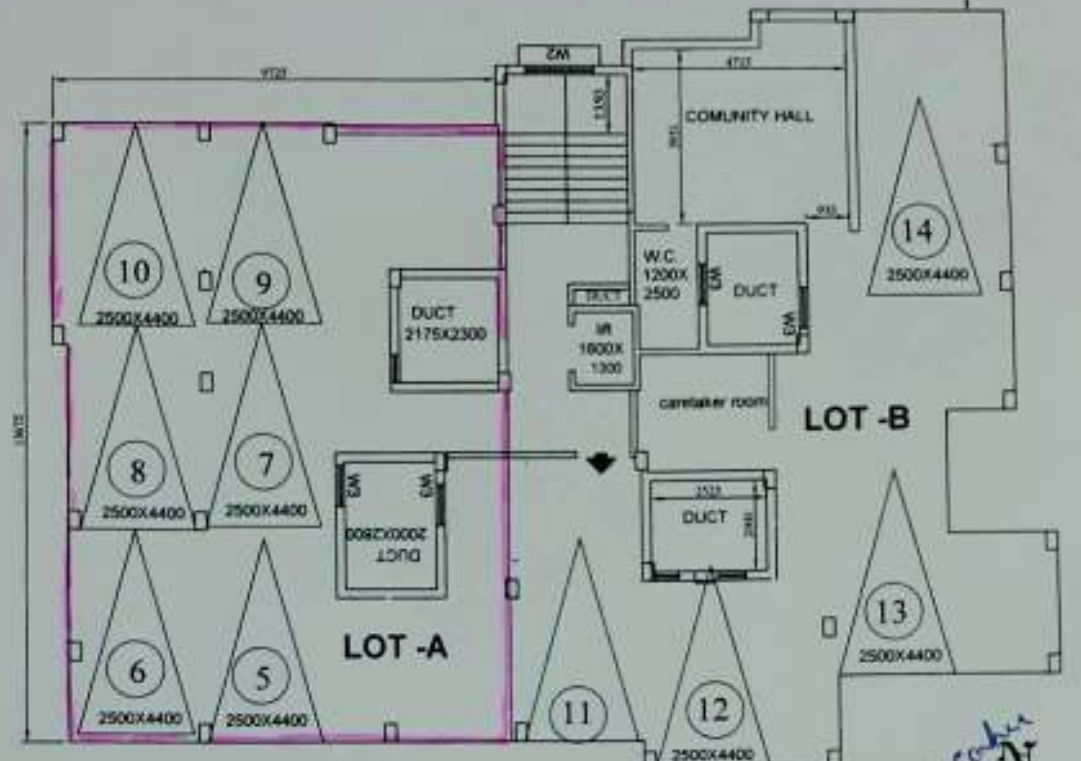
Tapash
Proprietor

SIG. OF THE ATTORNEY

Drafted By: *Niranjana Kaunda*
Niranjana Kaunda (Advocate) 14/11/2013 (NI RANJANA KAUNDA)

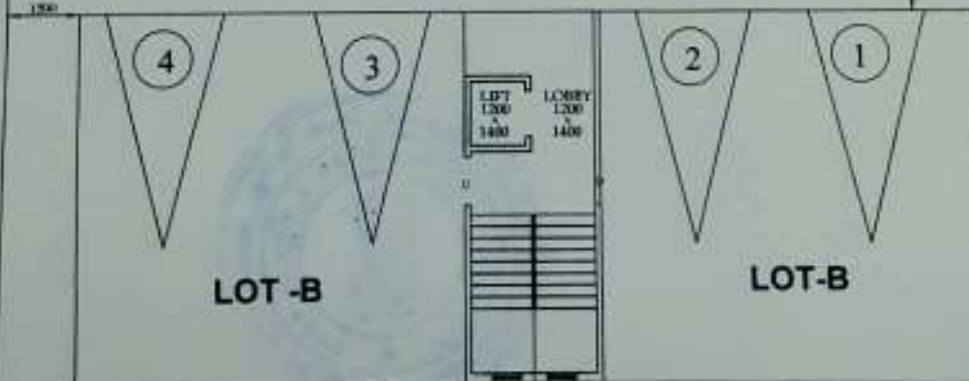
Typed By: *Subimal Datta*
Subimal Datta
Alipore Police Court, Kolkata-27

proposed gr. fl. plan (subject to sanction)



(BLOCK - B)

Rini Prasad.



(BLOCK - A)

Sanjani Nandy
Keishava Das
Pijoli Basan
Gowri Nandy
Sambasi Laskh
Alpa Roy.
Rizal Kumar Sen
Sukla Sanyal

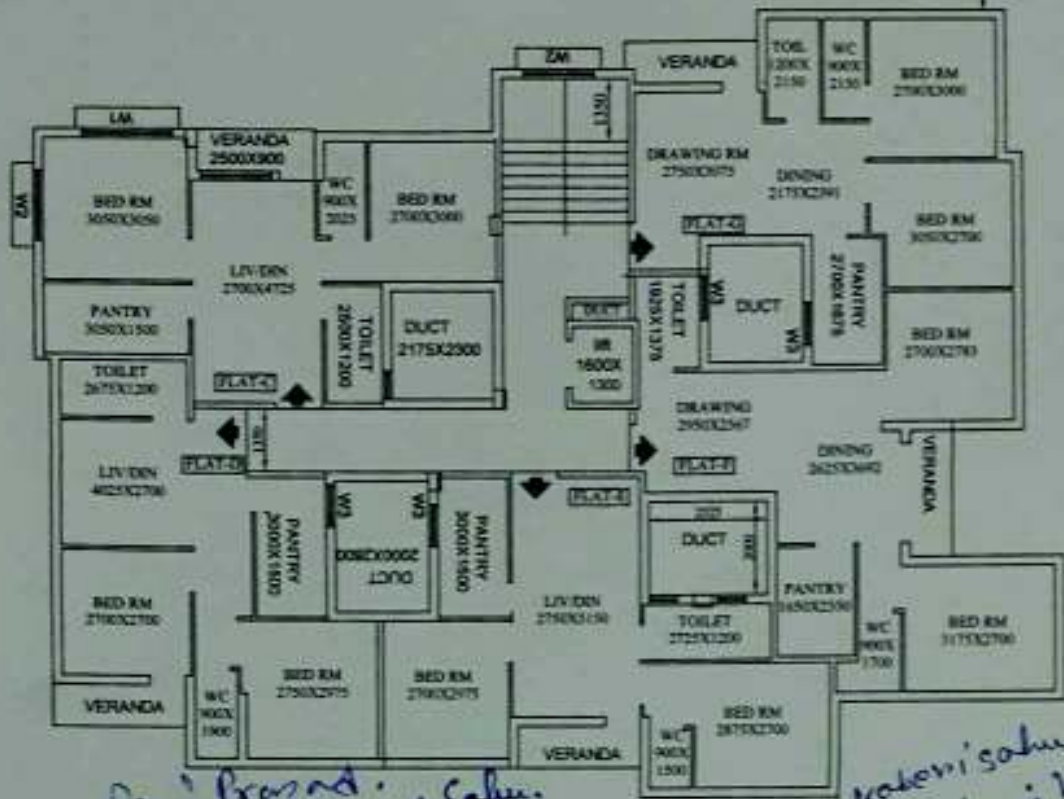
16 FT WIDE MUNICIPALITY ROAD

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Sharmistha Sen.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

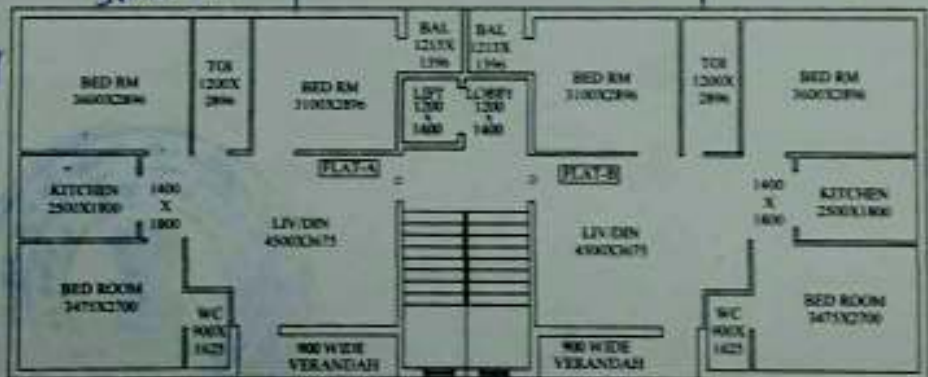
proposed plan (subject to sanction)



Ravi Prasad
Rizal Kumar Sahu
 (BLOCK - B)
Kristhina Das
Sanku Nandy

Katani Sahu
Brabani Khatu
Pipali Basu & family
Geeta Nandy

Sukla Das



(BLOCK - A)

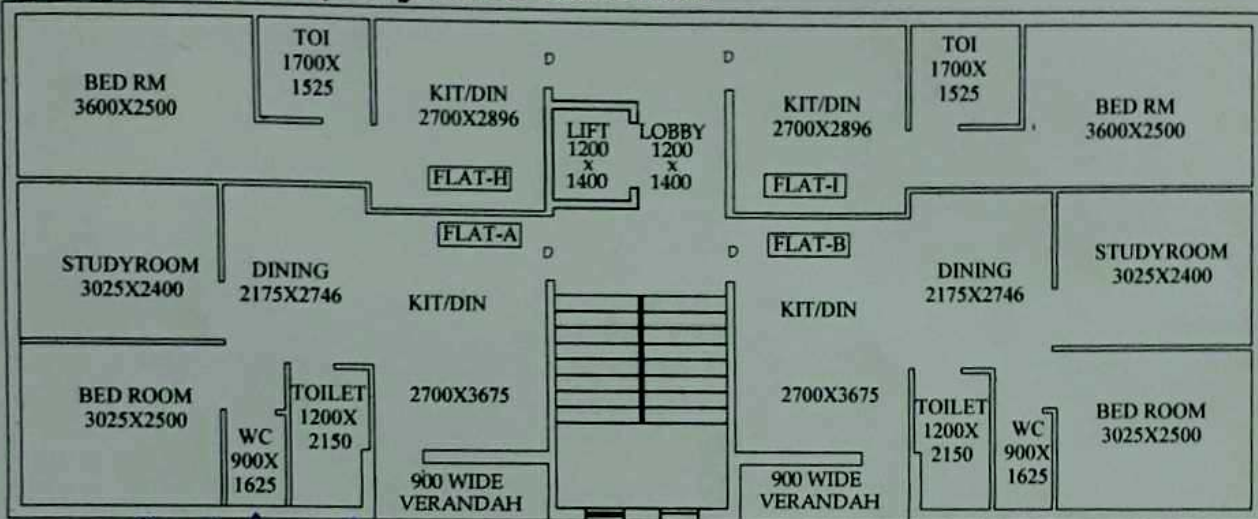
16 FT WIDE MUNICIPALITY ROAD

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

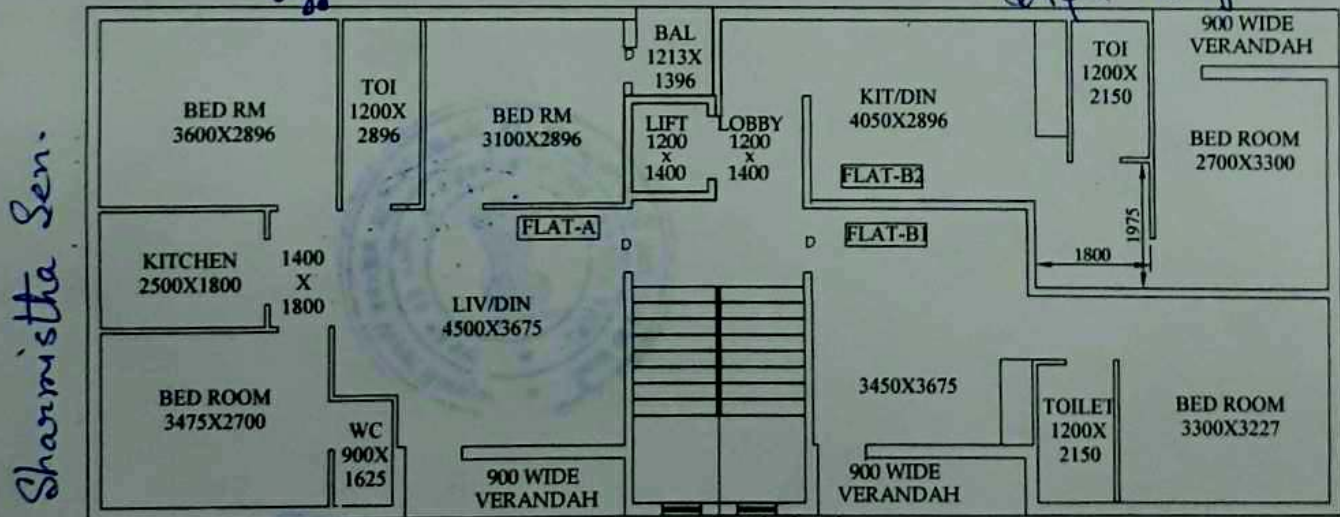
Sharmistha Sen

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

proposed plan (subject to sanction)



Rini Prasad, Kabeni Sahu, Srabani Lathi, Ujjal Kumar Sahu, Krishna, Geeta Nandy, Dan, Sanku Nandy, Priyuli Basu, Dipa Dey.



Sharmista Sen, Sukla Pandey

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 03581 / 2014, Deed No. (Book - I , 02772/2014)

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mounika Wandy Address - 66 Green Park, Thana - Petul, District - South 24-Parganas, WEST BENGAL, India, Pin :- 700084	Self	 23/05/2014	 LTI 23/05/2014	<i>Mounika Wandy 23/5/14</i>
2	Sharmistha Sen Address - 2/47 B Bjoyyark, Thana - Jodhpur, District - South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	 23/05/2014	 LTI 23/05/2014	<i>Sharmistha Sen</i>

Name of Identifier of above Person(s)

Dilip Prasad
 29/1a Baishnabghata Rd, District: -South 24-Parganas,
 WEST BENGAL, India, Pin :- 700047

Signature of Identifier with Date

Dilip Prasad
 23/5/14



(Dilip Prasad)

DISTRICT SUB-REGISTRAR-IV
 Office of the D.S.R. - IV SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03772 of 2014
(Serial No. 03581 of 2014 and Query No. 1604L000007439 of 2014)

On 08/05/2014

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

Presented for registration at 15.25 hrs on :08/05/2014, at the Private residence by Tapas Kumar Ghosh ,Claimant.

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

Execution is admitted on 08/05/2014 by

1. Gouri Nandi, wife of Late Mihir Nandy , 6b Green Park, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife
2. Santanu Nandy, son of Late Samir Nandy , 1/51 Vidyasagar Colony, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : Service
3. Sukla Nandy, wife of Late Samir Nandy , 1/51 Vidyasagar Colony, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : House wife
4. Ujjal Kumar Sahu, son of Late Hiren Ch Sahu , 285 Rajdanga Main Rd Kasba, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Service
5. Kaberi Sahu, daughter of Late Hiren Ch Sahu , Garia Nabagram Middle Block Manasa Mandir, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152, By Caste Hindu, By Profession : Business
6. Krishna Das, wife of Ashoke Das , Garia Nabagram Middle Block Manasa Mandir, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152, By Caste Hindu, By Profession : House wife
7. Rimi Prasad, wife of Dilip Prasad , 29/1a Baishnabghata Rd, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : House wife
8. Srabani Lodh, wife of Anupam Kr Lodh , 2 No Garshyamnagar Kawgachi, Thana:-Jagaddal, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
9. Piyali Basu, wife of Avijit Basu , Jc 7/7 Saltlake City, Iii, Thana:-Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700098, By Caste Hindu, By Profession : Others
10. Dipa Dey, wife of Badal Dey , 6/3 P B Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : House wife
11. Tapas Kumar Ghosh
Developer/proprietor, M/s Rajlakshmi Enterprise, 2081 Chak Gana E 14 Sammilani Park P.s Survey Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075.
, By Profession : Business

Identified By Dilip Prasad, son of Ramakanta Prasad, 29/1a Baishnabghata Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03772 of 2014
(Serial No. 03581 of 2014 and Query No. 1604L000007439 of 2014)

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 13/05/2014

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 13/05/2014

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 13/05/2014)

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.-67,87,494/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 60/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 23/05/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 48(g) of Indian Stamp Act 1899.

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

Execution is admitted on 23/05/2014 by

- 1: Moumita Nandy, wife of Sandipan Dutta , 6b Green Park, Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
2. Sarmishtha Sen, wife of Anuruddha Sen , 3/47 B Bijoygarh, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Others

Identified By Dilip Prasad, son of Ramakanta Prasad, 29/1a Baishnabghata Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



Go

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

Name: GOURI NANDI

Signature: Gouri Nandi



Mo

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

Name: MOUMITA NANDY

Signature: Moumita Nandy



SRI SANTANU

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

Name: SRI SANTANU NANDY

Signature: Santanu Nandy

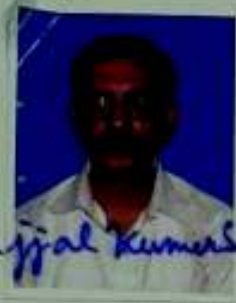


SW

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

Name: SMT. SUKLA NANDY

Signature: Sukla Nandy



Ujjal Kumar Sahu

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

Name: SRI UJJAL KR. SAHU

Signature: Ujjal Kumar Sahu



Kaberi

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

Name: SMT. KABERI SAHU

Signature: Kaberi Sahu



Krishna Das

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

Name: SMT. KRISHNADAS

Signature: Krishna Das



Name: SMT. LIMI PRASAD

Signature: Limi Prasad

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



Srabani

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

Name: SMT. SRABANI LODH.

Signature: Srabani Lodh



Sharmistha Sen

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

Name: SMT. SHARMISTHA SEN.

Signature: Sharmistha Sen



Name: SMT. PIYALI BASU

Signature: Piyali Basu

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



DIPA

Name: SMT. DIPA DEEPA DEY

Signature: DIPA DEY

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





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

Name: TAPASH KR GHOSH

Signature:



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

Name:

Signature:



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

Name:

Signature:



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

Name:

Signature:

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 1160 to 1172
being No 03772 for the year 2014.



(Tridip Misra) 27-May-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal