

13228/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AW 116833

Additional Registrar of
Assurances-IV, Kolkata

attested that the Document is admitted
Registration. The Signature Sheet and
endorsement sheets attached to this document
are the part this Document.

Additional Registrar of
Assurances-IV, Kolkata

Power of Attorney

Date: 5th September 2025

2. Place: Kolkata

3. Parties

3.1 **BISWANATH CHATTERJEE**, son of Late Hiralal Chatterjee, an adult Indian citizen, by faith - Hindu, by Occupation - Retired Person, having Income Tax PAN AZTPC0506B, Aadhaar No.5426 4264 2265, resident of 87/12/365E, Raja Subodh Chandra Mullick Road (also known as E 63, Ramgarh), Post Office - Naktala, Police Station - Netaji Nagar (previously Jadavpur), Kolkata 700 047.

3.2 (SMT.) SURAVI CHATTERJEE, wife of Late Tarak Nath Chattopadhyay, an adult Indian citizen, by faith - Hindu, by Occupation Housewife, having Income Tax PAN BAOPC7975B, Aadhaar No. 9578 7167 6222 and presently residing at E 63, Mukul Bose Road, Post Office - Naktala, Police Station - Netaji Nagar (previously Jadavpur), Kolkata- 700 047.

(Collectively Grantors)

And

5 SEP 2005

40668

29 AUG 2025

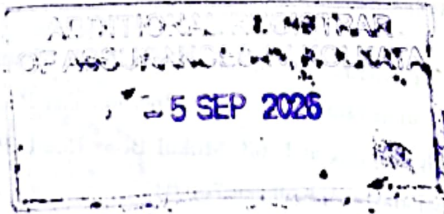
No. Rs. 100/- Date.....

Name : *Subhankar Das* Advocate

Address : HIGH COURT
CALCUTTA

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAFF VENDOR
Alipore Police Court, Kol-27



3.3

AESTHETIC CONSTRUCTION (PAN AATFA5730A), a Partnership Firm, having its office at C/16, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar (previously Jadavpur), District South 24 Parganas, Pin 700 047, West Bengal, represented by its Partners (1) **SRI SUMAN SARKAR**, son of Late Sashi Bhushan Sarkar, an adult Indian citizen, by faith - Hindu, by Occupation Business, having Income Tax PAN BGSPS7561K, Aadhaar No. 4959 7109 2310 and presently residing at C/16, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar (formerly Patuli), Kolkata -700047 and (2) **SRI BIPLAB DUTTA BANIK**, son of Late Beni Madhab Dutta Banik, an adult Indian citizen, by faith - Hindu, by Occupation - Business, having Income Tax PAN AOKPD6697N, Aadhaar No. 3385 0537 1851 and presently residing at E/154, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar (formerly Patuli), Kolkata -700 047.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

4.1 Ownership of Biswanath Chatterjee and Tarak Nath Chattopadhyay of the Said Premises: Biswanath Chatterjee (Party No. 3.1 herein) along with Tarak Nath Chattopadhyay, since deceased, were the absolute lawful owners of and fully seized and possessed of and otherwise well and sufficiently entitled to ALL THAT Land measuring 4 (four) Cottahs 8 (eight) Chitaks and 22.5 (twenty two decimal five) square feet, more or less together with structures thereon admeasuring about 1900 (nineteen hundred) square feet, situate, lying at Mouza - Naktala, J. L. No. 32, C. S. Dag No. 433 (P), E/P. No. 202, S. P. No. 419, being Municipal Premises No. 87/12/365E, Raja Subodh Chandra Mullick Road, Kolkata - 700 047 (also known as E 63, Ramgarh), Police Station - Netaji Nagar (formerly Patuli there before Jadavpur), Post Office - Naktala, within District - South 24 Parganas, under Municipal Ward No. 100 of the Kolkata Municipal Corporation (KMC), having Kolkata Municipal Corporation Assessee No. 211000841655 (**Said Premises**) and more fully described in the **Schedule** hereunder written.

4.2 Development Agreement and Power of Attorney Granted by Biswanath Chatterjee and Tarak Nath Chattopadhyay: Biswanath Chatterjee (Party No. 3.1 herein) along with Tarak Nath Chattopadhyay, since deceased, had granted development rights in respect of the said Premises to Messrs Aesthetic Construction (Party No.3.3 herein), on the terms and conditions recorded in a Development Agreement dated 11th May, 2023, registered at the office of the Additional Registrar of Assurance - IV, Kolkata, in Book No. I, Volume No. 1904-2023, Pages 322799 to 322836, Being No. 190406516 for the year 2023 (**Development Agreement**). Under Clauses 10.1 and 10.2 of the Development Agreement, it has been agreed that Biswanath Chatterjee and Tarak Nath Chattopadhyay shall grant a Power of Attorney to Messrs Aesthetic Construction (Party No.3.3 herein) the for the purposes of (1) getting the building plans (**Plans**) sanctioned /revised/revalidated/modified/alterd by the KMC and other authorities concerned in this regard in terms of the Development Agreement (2) construction of a residential building (**New Building**) in terms of this Development Agreement and (3) booking and entering into agreements for transfer of Developer's Allocation (defined in Clause 12.1 of the

Development Agreement), being; 1 (one) flat, in the north eastern side in the ground floor, measuring about 459 (four hundred and fifty nine) Square Feet approximately in built up area, 1 (one) flat in the western side of the first floor, measuring about 880 (eight hundred and eighty) Square Feet in built up area, 1 (one) flat in the western side of the second floor, measuring about 880 (eight hundred and eighty) Square Feet in built up area, 1 (one) flat in the western side of the third floor, measuring about 880 (eight hundred and eighty) Square Feet in built up area, 1 (one) flat in the eastern side of the third floor, measuring about 962 (nine hundred and sixty two) Square Feet in built up area, together with the undivided impartible share in the land contained in the Said Premises as be attributable to the said flats and undivided impartible share in the Common Portions in the New Building as be attributable to the said flats and 4 (four) numbers of exclusive car parking spaces in the ground floor of the New Building. It is mentioned in Clause 11.3 of the Development Agreement that the area of the flats mentioned in the Developer's Allocation may vary upon final measurement after completion of the New Building. Pursuant to and in terms of the Development Agreement, Biswanath Chatterjee (Party No. 3.1 herein) along with Tarak Nath Chattopadhyay, since deceased, had executed a Power of Attorney dated 11th May, 2023, registered at the office of the Additional Registrar of Assurance - IV, Kolkata, in Book No. I, Volume No. 1904-2023, Pages 325125 to 325143, Being No. 190406532 for the year 2023, in favour of the Messrs Aesthetic Construction (Party No.3.3 herein) (Said Power of Attorney).

4.3 **Acts by Biswanath Chatterjee, Tarak Nath Chattopadhyay and Messrs Aesthetic Construction:** In terms of the Development Agreement, Biswanath Chatterjee (Party No. 3.1 herein) along with Tarak Nath Chattopadhyay, since deceased, have already made available for the purpose of development the said Premises with a good and marketable title free from all encumbrances and liabilities whatsoever and capable of being developed, constructed upon and sold. Messrs Aesthetic Construction (Party No.3.3 herein) has already taken steps for development of the Said Premises and construction of the New Building in accordance with the Plans that may be and/or sanctioned and/or revised from time to time by the KMC with specified areas, amenities and facilities to be enjoyed in common as per mutually agreed specifications in the manner envisaged in the Development Agreement.

4.4 **Demise of Tarak Nath Chattopadhyay:** The said Tarak Nath Chattopadhyay, a Hindu governed by the Dayabhaga School of Hindu Law, has died intestate on 5th January, 2025, leaving behind his widow, namely, Smt. Suravi Chatterjee (Party No. 3.2 herein) and his daughter (Smt.) Shreya Banerjee, as his only heiresses and legal representatives, who inherited and became the absolute lawful owner of his undivided share in the Said Premises. Apart from the Smt. Suravi Chatterjee (Party No. 3.2 herein) and his daughter (Smt.) Shreya Banerjee, there is no other heir or legal representative of the said Tarak Nath Chattopadhyay.

4.5 **Gift by (Smt.) Shreya Banerjee in favour Smt. Suravi Chatterjee:** (Smt.) Shreya Banerjee, after being one of the co-owners of the said Premises under the above mentioned circumstances, by virtue of a Deed of Gift, dated - 05.09.2025, duly registered at the office of the Additional Registrar of Assurances, , Kolkata, being No. 13426, for the year 2025, gifted in favour of Smt. Suravi Chatterjee (Party No. 3.2 herein), her undivided proportionate share of right title and interest in the said

By/for Smt. Suravi Banerjee.

3 *Suravi Chatterjee*

Biswanath Chatterjee
Suravi Banerjee

Premises along with all her right title interest, advantages, benefits, obligations derived from the sanctioned plan and the said Development Agreement.

4.6 **Ownership of the Grantors of the Said Premises:** Accordingly, at present Biswanath Chatterjee and (Smt) Suravi Chatterjee (the Grantors herein) are the absolute lawful owners of and fully seized and possessed of and otherwise well and sufficiently entitled to the Said Premises. The Development Agreement continues to remain valid, subsisting and binding on the Grantors herein and the Messrs Aesthetic Construction.

4.7 **Reason for Granting New Power Of Attorney:** In view of the aforesaid change in ownership due to demise of Tarak Nath Chattopadhyay and gift by (Smt.) Shreya Banerjee in favour of Smt. Suravi Chatterjee, the Grantors are granting this fresh Power of Attorney, in favour of Messrs Aesthetic Construction (Attorney herein), for facilitating the development and construction on the Said Premises as also the marketing and sale of the Developer's Allocation and other rights of Messrs Aesthetic Construction.

4.8 **Cessation of the Said Power of Attorney and Saving of Acts Already Done Under the Said Power of Attorney:** Immediately upon execution and registration of this Power of Attorney, the Said Power of Attorney dated 11th May, 2023 shall cease to be valid provided however that all acts, deeds and things done and all powers, authorities and steps exercised pursuant to the Said Power of Attorney dated 11th May, 2023 till the date of execution and registration of this Power of Attorney shall continue to be valid, subsisting and binding on the Grantors as if the same have been done pursuant to this Power of Attorney.

5. **Subject Matter of Power of Attorney**

5.1 **Acts Under Said Development Agreement:** ^{Supplemental dated-05/09/25, vide deed no. 13427 of 2025} Powers and authorities for the purposes of (1) getting the building plans sanctioned/revised/revalidated/modified/alterd by the KMC and other authorities concerned in this regard in terms of the Development Agreement (2) construction of the New Building in terms of the Development Agreement and (3) booking and entering into Agreements for transfer of the units/spaces/car parking spaces comprised in Developer's Allocation.

Suran Sarkar
Biplob Dutta Banerjee

6. **Appointment**

6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. **Powers and Authorities**

7.1 **Said Sanctions and Other Statutory Compliances:** To cause construction of the New Building and overall development of the Said Premises and getting the building plan sanctioned/revised/revalidated/modified/alterd from the KMC and other authorities concerned in this

regard by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from KMC and other authorities concerned in this regard.

- 7.2 **Dealing with Authorities:** To deal with the KMC and other authorities concerned for getting the building plans sanctioned/revised/revalidated/modified/alterd including drainage connection, water connection, occupancy certificate and other certificates and in this regard to appear before all or any authorities and also to prepare, sign, execute and submit plans, sketches, drawings, declaration, maps, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 7.3 **Connection of Utilities:** To apply for and obtain electricity, water, sewerage, drainage, telephone, gas and other public utility services and/or other connections of any other utility or facility such as lift, generator etc. in the Said Premises in such name or names as the said Attorney/s shall think proper from the appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances, permissions and approvals under various Acts, including but not limited to clearances under the Urban Land (Ceiling & Regulations) Act, 1976 and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 7.5 **Property Tax:** To make payment of up-to-date property tax in respect of the Said Premises by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.6 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to mutate the names of the Grantors in the records of the concerned authorities and to pay fees, costs and charges for that purpose.
- 7.7 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for causing construction of the New Building and overall development of the Said Premises.
- 7.8 **Building Materials:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of causing for causing construction of the New Building and overall development of the Said Premises.

- 7.9 **Construction of the New Building:** To take all steps for causing construction of the New Building and overall development of the Said Premises and in this regard to construct temporary sheds and godowns for storage of building materials and running of site office on the Said Premises as be deemed fit and proper by the Attorney.
- 7.10 **Contracts for Construction:** In relation to causing construction of the New Building and overall development of the Said Premises, to sign, execute and deliver all kind of contracts with any third party under the terms and conditions as be deemed fit and proper by the Attorney without creating any liability or obligation on the Grantors.
- 7.11 **License for Lifts:** To apply for and obtain permissions and licenses to install and run/operate lift in the New Building and to place orders for supply and installation of such lift on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries as be deemed fit and proper by the said Attorney.
- 7.12 **Insurance:** To insure and keep insured the New Building or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance as be deemed fit and proper by the Attorney.
- 7.13 **Project Finance:** To arrange for financing of the Said Project by Bank/Financial Institution/other entity and obtain loans for the Said Project and to sign and execute necessary documents on behalf of the Grantors and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for availing such Project Finance only in respect of the Developer's Allocation (defined in Clause 12.1 of the Said Development Agreement) and not in respect of any portion of the Owners' Allocation (defined in Clause 11.1 of the Said Development Agreement).
- 7.14 **Transfer of Units/Spaces/Car Parking Spaces:** To negotiate for transfer of units/spaces/car parking spaces comprised in the Developer's Allocation with third parties and to prepare and enter into agreements, conveyances, leases and other instruments in this regard and to receive consideration/proceeds from the purchasers/transferees and to issue or grant or execute receipt therefor.
- 7.15 **Execution and Registration:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in Clauses 7.2, 7.3 and 7.4 above and also the agreements, conveyances, leases and other instruments for the transfer of the units/spaces/car parking spaces comprised in the Developer's Allocation and to present for registration, admit execution, have registered and obtain originals of the same and in this regard to appear before Notary Public, Sub-Registrars, Registrars, Magistrates and all other officers and authorities.
- 7.16 **Acceptance of Papers:** To accept notices and service of papers from KMC, Directorate of Fire Services, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police Authorities, Civil and Criminal Courts and/or any other statutory authorities and/or other persons.

- 7.17 **Appointment:** To retain and appoint architects, structural engineers, civil engineers, overseers, contractors, masons, mistries, electricians, plumbers, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein and as be deemed fit and proper by the Attorney/s.
- 7.18 **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest etc. from any person or persons, body or bodies, authority or authorities and receive refund and to receive and grant valid receipts and discharges in respect thereof.
- 7.19 **Watch and Ward:** To employ and appoint chowkidars, durwans, watchmen, guards and other security personnel for the Said Premises as be deemed fit and proper by the Attorney.
- 7.20 **Termination of Contracts:** To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any third party and to deal with the Unit of such third party in such manner as the Attorney may deem fit and proper.
- 7.21 **Payments:** To receive all payments with regard to transfer of the Units comprised in the Developer's Allocation from the concerned transferees and acknowledge receipt of the payments.
- 7.22 **Legal Action:** To take any legal action or to defend any legal proceeding including but not limited to arbitration proceeding and to sign execute affirm and verify all complaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings arising out of any matter in respect of the Said Premises and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.23 **Outgoings:** To pay all outgoings, including property taxes etc. in respect of the Said Premises and to collect receipts therefor.

8. **Covenants and Ratification**

- 8.1 **Covenants:** The Grantors agree and covenant with the Attorney that the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Said Development Agreement, irrespective of grant of this Power of Attorney.
- 8.2 **Terms Not Defined Shall Have Same Meaning:** it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.
- 8.3 **Jointly and/or Severally by the Grantors:** It is expressly made clear that this Power of Attorney is being granted by the Grantors jointly and severally and as such this Power of Attorney shall remain valid and subsisting for all of the Grantors independently and in the unfortunate event of demise of any of the Grantors, this Power of Attorney shall remain valid and subsisting in respect of the other Grantors.

8.4 **Responsibilities, Obligations And Rights Continues To Be As Per Development Agreement:** Notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Grantors (in their capacity as the joint owners of the Said Premises) and the Developer shall continue to be as per the Development Agreement.

8.5 **Hereby Made:** Subject to the above, the Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

Schedule

(Said Premises)

All That Land measuring 4 (four) Cottahs 8 (eight) Chitaks and 22.5 (twenty two decimal five) square feet, more or less together with structures thereon admeasuring about 1900 (nineteen hundred) square feet, situate, lying at Mouza - Naktala, J. L. No. 32, C. S. Dag No. 433 (P), E/P. No. 202, S. P. No. 419, being Municipal Premises No. 87/12/365E, Raja Subodh Chandra Mullick Road, Kolkata - 700 047 (also known as E 63, Ramgarh), Police Station - Netaji Nagar (formerly Patuli there before Jadavpore), Post Office - Naktala, within District South 24 Parganas, under Municipal Ward No.100 of the Kolkata Municipal Corporation, having Kolkata Municipal Corporation Assessee No. 211000841655 and butted and bounded as follows:

On the North : Partly by Premises No. E/63/1 Ramgarh and partly by Premises No. E/62/1 Ramgarh.

On the East : Partly by 10 feet wide Colony Road and partly by Premises No. E/83/1 Ramgarh.

On the West : Partly by 12 feet wide KMC Road and partly by Premises No. E/52/1 Ramgarh.

On the South : Partly by 18 feet wide KMC Road and partly by Premises No. E/64 Ramgarh and partly by E/64/1 Ramgarh

9. Execution and Delivery

- 9.1 In Witness Whereof we the parties hereto in support of this document, after going through this document and properly understanding the meaning and purports of this document and considering the facts, data and information provided herein by us are correct and proper and the same has drawn up according to our own will/choice/desire have set and subscribed our respective hands and seals on this the day month and year first above written.

Biswanath Chatterjee

Biswanath Chatterjee

Suravi Chatterjee

(Smt.) Suravi Chatterjee

[Grantors]

We accept: -

For

Aesthetic Construction

Aesthetic Construction

Suman Sarkar

(Sri Suman Sarkar) **Partner**

Aesthetic Construction

Biplab Dutta Banik

(Sri Biplab Dutta Banik) **Partner**

(Partners)

Attorney

Witnesses:

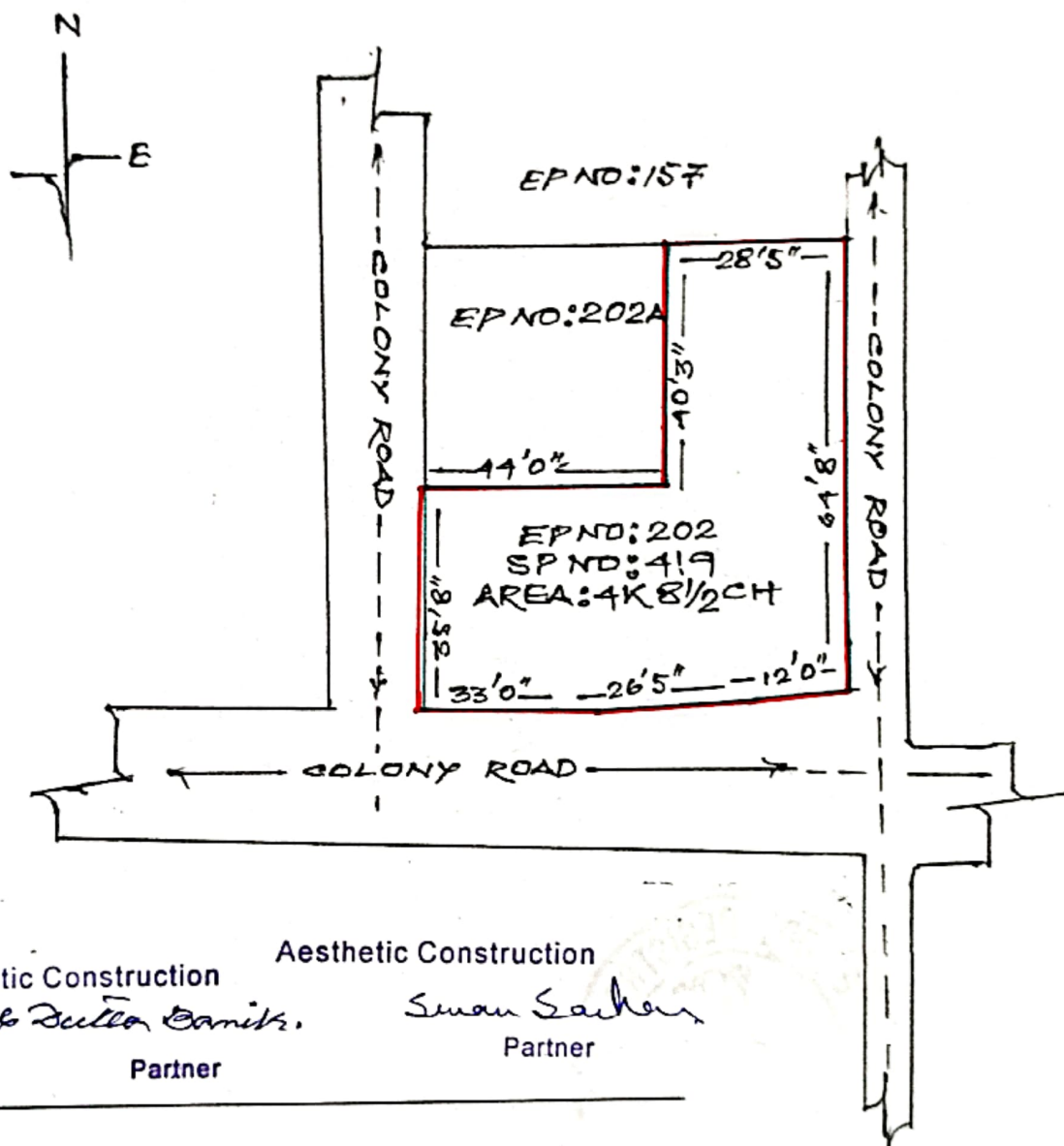
1. Minali Chatterjee,
wife of Biswanath Chatterjee
E/63 Ramgarh Kolkata-700047

2. Tapan Kar
9/11 Bose Park Road
KO-1-47

Drafted and prepared by me as per the data,
information and instructions provided to me by the Executants

Tapan Kar
TAPAN KAR, Advocate
The Calcutta High Court
F154/154 of 1993.

THE SITE PLAN SHOWING EP NO: 202 SP NO: 419 OF
 E/63 RAMGARH. POST: NAKTALA. PS: JADAYPUR. KOLKATA-700047.
 WARD NO: 100. BOROUGH: X UNDER KOLKATA MUNICIPAL
 CORPORATION. DISTRICT: SOUTH 24 PARGANAS. IN CS DAG NO: 433(P)
 MOLUA: NAKTALA. JL NO: 32. MEASURING AREA: 1K 8 1/2 CH (MORE OR
 LESS) ADDRESS: 87/12/365 E RAJA SUBODH CHANDRA MULLICK ROAD.



Aesthetic Construction
 Biplob Datta Banik,
 Partner

Aesthetic Construction
 Suravi Sarker,
 Partner

SL NO	NAME OF THE PLOT HOLDER	EP NO	SP NO	AREA	SIGNATURE
1.	BISWANATH CHATTERJEE	202	419	4 KATHA 8 1/2 CH	Biswanath Chatterjee
2.	(SMT) SURAVI CHATTERJEE				Suravi Chatterjee



BISWANATH CHATTERJEE

(Name)

Biswanath Chatterjee

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SURAVI CHATTERJEE

(Name)

Suravi Chatterjee

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BIPLOB DUTTA BANIK

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Biplob Dutta Banik

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SUMAN SARKAR
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Suman Sarkar
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Major Information of the Deed

Deed No :	I-1904-13428/2025	Date of Registration	05/09/2025
Query No / Year	1904-2002455827/2025	Office where deed is registered	
Query Date	28/08/2025 10:32:05 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Tapan Kar 91A, Biose Pukur Road,,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700042, Mobile No. : 8910797806, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,69,21,873/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 684/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



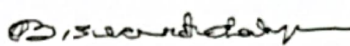


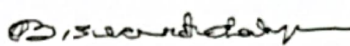


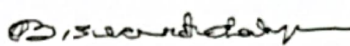


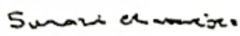


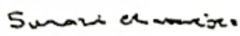


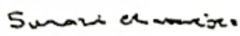
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 87/12/365E, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 8 Chatak 22.5 Sq Ft		1,54,96,873/-	Width of Approach Road: 18 Ft.,
Grand Total :				7.4766Dec	0 /-	154,96,873 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1900 Sq Ft.	0/-	14,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1900 sq ft	0 /-	14,25,000 /-	



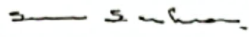


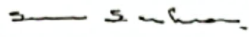


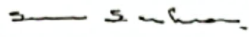


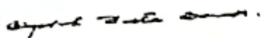


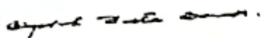


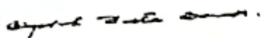
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Biswanath Chatterjee Son of Late Hirahal Chatterjee Executed by: Self, Date of Execution: 05/09/2025 , Admitted by: Self, Date of Admission: 05/09/2025 ,Place : Office </td> <td>  05/09/2025 </td> <td>  Captured LTI 05/09/2025 </td> <td>  05/09/2025 </td> </tr> </tbody> </table> <p>E-63, Ramgarh, City:- Kolkata, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AZxxxxxx6B, Aadhaar No: 54xxxxxxxx2265, Status :Individual, Executed by: Self, Date of Execution: 05/09/2025 , Admitted by: Self, Date of Admission: 05/09/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Biswanath Chatterjee Son of Late Hirahal Chatterjee Executed by: Self, Date of Execution: 05/09/2025 , Admitted by: Self, Date of Admission: 05/09/2025 ,Place : Office	 05/09/2025	 Captured LTI 05/09/2025	 05/09/2025
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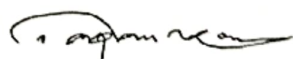
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AESTHETIC CONSTRUCTION C/16, Ramgarh, City:- Kolkata, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Suman Sarkar Son of Late Sashi Bhusan Sarkar Date of Execution - 05/09/2025, , Admitted by: Self, Date of Admission: 05/09/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Sep 5 2025 1:57PM</td> <td>LTI 05/09/2025</td> <td>05/09/2025</td> <td></td> </tr> </tbody> </table> <p>C/15, Ramgarh, City:- Kolkata, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BGxxxxxx1K, Aadhaar No: 49xxxxxxxx2310 Status : Representative, Representative of : AESTHETIC CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Suman Sarkar Son of Late Sashi Bhusan Sarkar Date of Execution - 05/09/2025, , Admitted by: Self, Date of Admission: 05/09/2025, Place of Admission of Execution: Office		 Captured		Sep 5 2025 1:57PM	LTI 05/09/2025	05/09/2025	
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Sep 5 2025 1:57PM	LTI 05/09/2025	05/09/2025											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Kar Son of Mr Rabindra Nath Kar 91A, Bose Pukur Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042		 Captured	
05/09/2025	05/09/2025	05/09/2025	

Identifier Of Mr Biswanath Chatterjee, Smt Suravi Chatterjee, Mr Suman Sarkar, Mr Biplab Dutta Banik

Endorsement For Deed Number : I - 190413428 / 2025

On 05-09-2025

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:29 hrs on 05-09-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Biplab Dutta Banik ,,

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

Execution is admitted on 05/09/2025 by 1. Mr Biswanath Chatterjee, Son of Late Hiralal Chatterjee, E-63, Ramgarh, P.O: Naktala, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Smt Suravi Chatterjee, Wife of Late Tarak Nath Chattodahyay, E 63, Mukul Bose Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Identified by Mr Tapan Kar, , , Son of Mr Rabindra Nath Kar, 91A, Road: Bose Pukur Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-09-2025 by Mr Suman Sarkar, Partner, AESTHETIC CONSTRUCTION (Partnership Firm), C/16, Ramgarh, City:- Kolkata, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Tapan Kar, , , Son of Mr Rabindra Nath Kar, 91A, Road: Bose Pukur Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Advocate

Execution is admitted on 05-09-2025 by Mr Biplab Dutta Banik, Partner, AESTHETIC CONSTRUCTION (Partnership Firm), C/16, Ramgarh, City:- Kolkata, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Tapan Kar, , , Son of Mr Rabindra Nath Kar, 91A, Road: Bose Pukur Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 684.00/- (E = Rs 600.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 684.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 40668, Amount: Rs.100.00/-, Date of Purchase: 29/08/2025, Vendor name: S Das


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 588132 to 588151

being No 190413428 for the year 2025.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.09.11 18:51:26 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 11/09/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.