2321/24 2865/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL AR 120241

SD/A Agreements if required

I-8/543903/24
12/03/24 - 4.57pm

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

Additional Registrar of Assurances-I, Kolkata

12 MAR 2024
2 APR 2024

A. R. A. 1

POWER OF ATTORNEY

THIS POWER OF ATTORNEY executed at Kolkata on this the 12th day of March 2024,

By

Visit Case No. 258 of 12/3
J (1) - 250
J (2) - 750
Total -
Realised On 2/4/24

96578

Sold to.....
Address .....
Value 10/-
20 FEB 2024
L.S.V., High Court
Abhijit Sarkar
High Court, A.S

C. P. KAKARANIA
ADVOCATE
10, OLD POST OFFICE STREET
3RD FLOOR, KOLKATA-700001

-Anupam-

-Anupam-

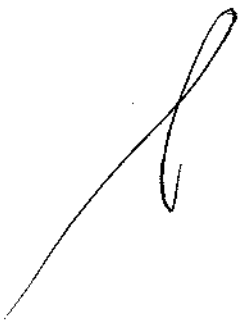
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 MAR 2024

(1) Mrs. Sarla Tantia, (PAN ABQPT4265M) (Aadhar No 801267885833) (Mobile No. 9903900412), wife of Iswari Prasad Tantia**,** by faith – Hindu, by occupation business, **(2) Mrs. Anita Tantia, (PAN ABSPT8048G) (Aadhar No 584565245099) (Mobile No. 9903900412),** wife of Rahul Tantia, by faith – Hindu, by occupation business, **(3) Mrs. Laxmi Tantia, (PAN AFCPR0271H) (Aadhar No 622109832188) (Mobile No. 9903900412),** wife of Siddhartha Tantia, by faith - Hindu, by occupation business, **(4) Mr. Harshvardhan Tantia, (PAN ADDPT4176G) (Aadhar No 260905396828) (Mobile No. 9903900412),** son of Iswari Prasad Tantia, by faith – Hindu, by occupation business, all residing at 95, Narkeldanga Main Road P.S. Phoolbagan, P.O. Phoolbagan, Kolkata – 700054 hereinafter, collectively, referred to as the **PRINCIPALS IS BEING EXECUTED IN FAVOUR OF**

Mr. Anant Nathany (PAN: ACRPM7067R) (Aadhaar No. 832523219317) (Mobile No. 9831656951), son of Rajesh Nathany, by faith – Hindu, by occupation business, residing at 10A, Ballygunge Circular Road, P.O. Ballygunge, P.S. Ballygunge, Kolkata – 700019 hereinafter referred to as the **ATTORNEY**.

WHEREAS the Principals are the owners of the premises described in the **SCHEDULE** hereunder written (the "**PREMISES**").

AND WHEREAS the Principals under the Agreement dated the 9th day of June 2022 (the "**SAID AGREEMENT**") and registered at the office of Additional District Sub Registrar I, and recorded in book no I, volume



1901 – 2022, pages 274158 to 274225 being no.190105220 for the year 2022, has appointed **TAMOPAHA BUILDCON LLP** (the "**DEVELOPER**") as the developer of the proposed project on the Premises by constructing building(s) thereat (the "**PROJECT**") for the consideration and on the terms and conditions as contained in the Said Agreement.

AND WHEREAS in terms of the Said Agreement the Principals are entitled to 50% of the total sale proceeds arising out of sale of units/constructed spaces/flats, as the case may be and 37.5 % of the consideration for grant of right of use of the vehicle parking spaces in the Project and the Developer is entitled to the remaining 50% of the total sale proceeds arising out of sale of units/constructed spaces/flats, as the case may be and the remaining 62.5 % of the consideration for grant of right of use of the vehicle parking spaces in the Project.

AND WHEREAS the Principals and the Developer thereafter entered into a supplementary development agreement dated the 11th day of December 2023, registered in the office of Additional Registrar of Assurances II Kolkata, West Bengal, in Book No. I, Volume No. 1902-2023, Pages 636976 to 637004, Being No. 190217859 for the year 2023 ("**SUPPLEMENTARY DEVELOPMENT AGREEMENT**") and recorded certain further terms and conditions therein in furtherance to the Said Agreement.

AND WHEREAS for the purpose of construction and development of the Project on the Premises, the Principals are desirous of nominating, appointing and constituting **RISHI TODI** and **ANANT NATHANY**, as their lawful Attorneys (the "**ATTORNEYS**") to act, do and perform (jointly and/or severally) the following acts, deeds, matters and things.

ADDITIONAL REGISTRAR
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KNOW YE ALL MEN BY THESE PRESENTS, the Principals do hereby appoint and nominate the Attorneys as its **TRUE AND LAWFUL ATTORNEYS** on their behalf and in their names to do, jointly and/or severally, the following acts, deeds and things relating to the Project to be constructed and/or developed at the Premises.

1. To apply for and have the required permissions and approvals obtained from the authorities under the Real Estate (Regulation and Development) Act 2016 (RERA) read with the West Bengal Real Estate (Regulation and Development) Rules 2021 (the "**Rules**") for registration of the Project on the said Premises with the authorities under RERA and/or the Rules made thereunder and also to do periodic compliances as may be so required to be done under the said RERA read with the said Rules and/or also to obtain all permissions, sanctions, clearances and NOC's from all other concerned offices and/or authorities as may be so applicable or any other concerned government departments/offices and to sign and submit all papers, applications, forms and undertakings and pay all fees, charges and bear all costs and expenses thereof.

2. To prepare, submit, correspond, receive and sign all papers like plans, applications, affidavits, indemnities, letters, authorizations and corrections, and/or boundary declarations, if required, for the said Premises, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments and/or such other relevant and concerned authorities competent authorities including all administrative offices of the Government of West Bengal and also including Kolkata Municipal Corporation, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/ Environment Department, Govt. Of West Bengal, Directorate

12 MAR 2024

of Town and Country Planning, West Bengal Police, Microwave Department, Fire-fighting authorities, W.B. tourism department, etc., for obtaining necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the development of the Project on the Premises and in this respect to do and/or caused to be done any one or more of the following:

a) Demolition of existing structures on the Premises (if any)

b) Construction of the new building/the Project

c) Additions, revisions, alterations, renewals and regularization of sanctioned plans of the new building/the Project.

d) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity

3. To apply for and obtain sanction of the building plan in respect of the Premises and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.

4. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required for the Project on the Premises.

5. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Project to be constructed on the Premises.

6. To obtain delivery of the sanction plan from the concerned authority for the development of the Said Premises.

7. Upon being inducted as licensee for the purpose of development of the Premises in terms of the Said Agreement read with the Supplementary Development Agreement and complying with the terms of the Said

ADDITIONAL REGISTRAR
OF ASSURANCES-II
12 MAR 2024

Agreement and the Supplementary Development Agreement, to enter upon the Premises with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned

8. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub–contractors for the aforesaid purposes as the Attorneys shall think fit and proper.

9. To obtain refund of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.

10. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Premises or any part thereof.

12. To appear and represent the Principals before all authorities for fixation and/or finalization of the annual valuation of the Premises

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 MAR 2024

and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper.

13. To sign tripartite agreements with the banks and/or financial institutions which may be required to be so signed to enable the intending allottees/purchasers/transferees/lessees to obtain housing finance for the constructed spaces/units in the Project intended to be purchased by them and also to do all other acts, deeds, matters and things in this regard.

14. To negotiate for sale of the flats/constructed spaces/ units and/or the rights appurtenant thereto in the Project and subject to confirmation of the Principals, to issue booking intimations, provisional allotment letters and/or letters and/or documents for and in connection with booking and/or provisional allotment of flats/units/constructed spaces within the Project. In this regard it is clarified that the Principals are not granting any powers in favour of the Attorneys in respect of the signing/execution of the sale agreements and deeds of conveyance of flats/units/constructed spaces within the Project and the above actions are expressly excluded from the scope and ambit of this Power of Attorney.

15. To collect sale proceeds, preferential location charges, floor escalation charges, and/or advances and/or security deposit and/or reimbursement of various charges from the intending allottees/purchasers/transferees against sale of the proposed constructed areas in the proposed Project and disburse it as per clause 15 of the Said Agreement and will keep the Principals informed about all such receipts on a weekly basis or within 7 days of the Principals requesting for such information from the Attorney, as the case may be and in this regard the Attorney shall also give copies

of invoices as well as copies of bank statements concerning all such receipts within seven days of the Principals requesting for the same..

16. To engage Advocates and to commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction of the Project on the Premises or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non – suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.

17. To deposit and withdraw fees, documents and monies in and from any Court or Courts and /or any other person or Authority and give valid receipts and discharges therefor.

18. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

19. To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the construction of the Project on the Premises.

20. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the laws for the time being in force, for registration and for all other matters in connection with the construction of the Project on the Premises in

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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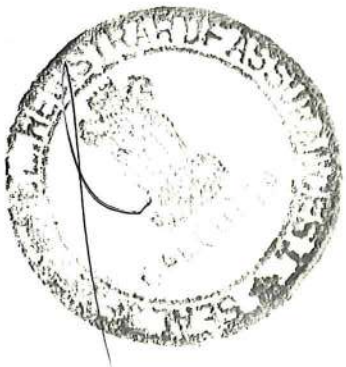
pursuance of the Plan to be sanctioned by the concerned municipal authorities and make payment of all charges and fees therefore and recovery of compensation, if any.

21. For all or any of the purposes hereinbefore stated to appear and represent the Principals before all authorities having jurisdiction and to sign, execute and submit papers and documents.

22. To apply for and obtain partial or complete Completion and/or Occupancy Certificate from the concerned municipal and other authorities and/or any other competent authority, as the case may be.

23. **Be it noted** that this Power of Attorney is being granted in favour of the Attorney without any consideration and no right title and interest is created in favour of the Attorneys on the Premises and the said Attorney shall have power to make construction or development work of the new building/Project on the Premises only after sanction of the building plan as mentioned in the Said Agreement read with the Supplementary Development Agreement.

And the Attorneys agree and covenant with the Principals that (**1**) while exercising the powers and authorities hereby conferred on the Attorneys, the Attorneys shall not do any such act, deed

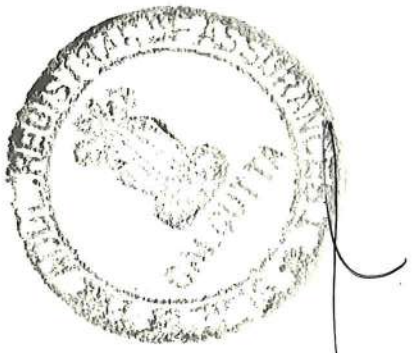


Additional Registrar of
Assurances-I, Kolkata

12-3-24

or thing which would in any way infringe the rights of the Principals and/or go against the spirit of the Said Agreement and the Supplementary Development Agreement and the Attorneys shall act strictly in accordance with the express terms and conditions of the Said Agreement and the Supplementary Development Agreement, failing which the Principals shall have the right to revoke and/or suspend any of the powers being granted to the Attorneys under this Power Of Attorney **(2)** all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorneys **(3)** no financial or other liability shall be created on the Principals by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the Attorneys hereby indemnifies and agrees to keep the Principals saved, harmless and indemnified of, from and against all losses (excluding any indirect or consequential losses), costs, damages, actions, suits, claims or demands, which the Principals or any of them may suffer or be put to because of any exercise of the powers and authorities contained in this Power Of Attorney granted by the Principals in favour of the Attorneys and **(4)** the Attorneys shall not assign any of the powers contained in this Power of Attorney.

AND GENERALLY the Attorneys and each of them shall do, jointly and/or severally, as the case may be, all acts, deeds and things, which are necessary for developing the Project on the Premises in the manner aforesaid fully and effectively, and to do all acts incidental and ancillary thereto **AND** the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever the **ATTORNEYS** shall, jointly and/or



Additional Registrar of
Assurances-I, Kolkata

12-3-24

severally, do, execute or perform or cause to be done executed or performed in connection with the development of the Project on the Premises in terms of the Said Agreement read with the Supplementary Development Agreement.

AND it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Said Agreement and the Supplementary Development Agreement.

AND it is further clarified that while exercising the powers and authorities hereby conferred the Attorneys, shall, jointly and/or severally, not do any act, deed or thing which would go against the express provisions of or the spirit of the Said Agreement and the Supplementary Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the land measuring 79 (seventy nine) *cottahs*, more or less **together with** two G+1 (One) storied building standing thereon measuring an area of 4160 sq.ft and 689 sq.ft., more or less, aggregating to a total of 4849 sq.ft, more or less, **and also together with** several RT sheds having a total area of of 5000 sq ft, more or less, all situate, lying at and being Municipal Premises No. 96, Narkeldanga Main Road, Police Station Phoolbagan, Kolkata – 700054 within the limits of Ward No. 31 of the Kolkata Municipal Corporation, District South 24 Parganas and butted and bounded as follows:

On the North	:	By Premises No.95/41 Narkeldanga Main Road
On the East	:	Partly by Premises No.95 Narkeldanga Main

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 MAR 2024

		Road and partly by Premises No.96B Narkeldanga Main Road (Poorvi Building)
On the South	:	Partly by Khudiram Municipal Market and partly by 18.720 Mtr. wide Narkeldanga Main Road, Kolkata
On the West	:	By Shib Das Krishna Daw Lane

IN WITNESS WHEREOF, THE PRINCIPALS HAVE ON THIS DAY EXECUTED THIS POWER OF ATTORNEYS AT KOLKATA ON THE DATE, MONTH AND YEAR FIRST ABOVE MENTIONED

SIGNED AND DELIVERED by the
PRINCIPALS at Kolkata
in the presence of:

1. Pradip Agarwala
BG-39, KRISHNAPUR,
KOLKATA-700101.

2. Bhaskar Chandan
Sealdah Crm Court
Kol-700014

WE ACCEPT
Sarla Tantia
Anita Tantia
"
Laxmi Tantia
Tantia

TAMOPAHA BUILCON LLP
Designated Partner

(ATTORNEYS)

Drafted by
C.P. Kakkaroni
C.P. KAKARANIA
Advocate
High Court Calcutta
WB/572/1987

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 MAR 2024

FORM FOR EXECUTION & FINGER PRINTS

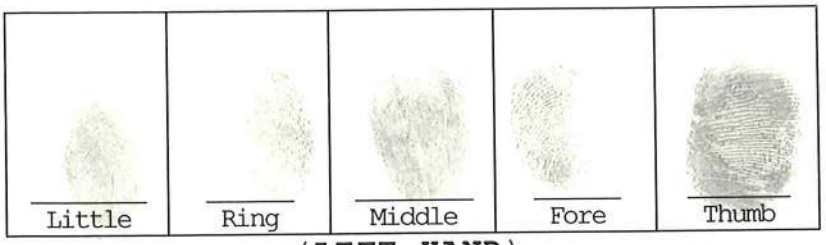
NAME :

Sarla Tanda

EXECUTION & SIGNATURE

Description :-

Status :-



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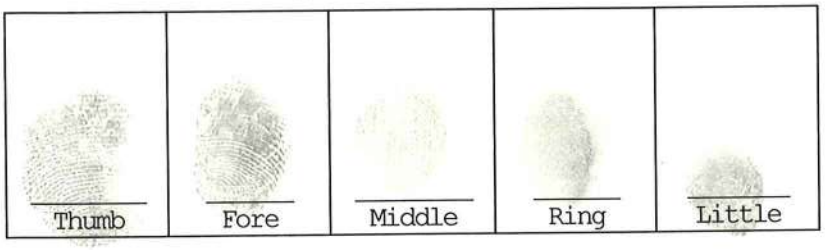

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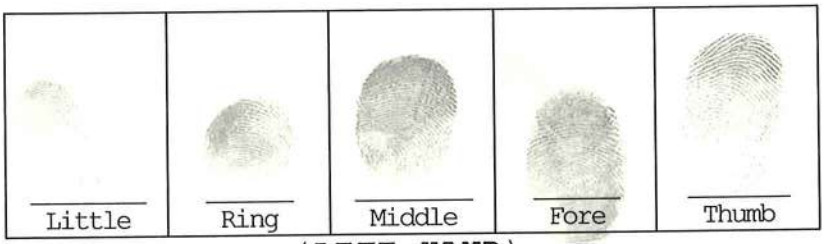
NAME :

Anita Tantig

EXECUTION & SIGNATURE

Description :-

Status :-



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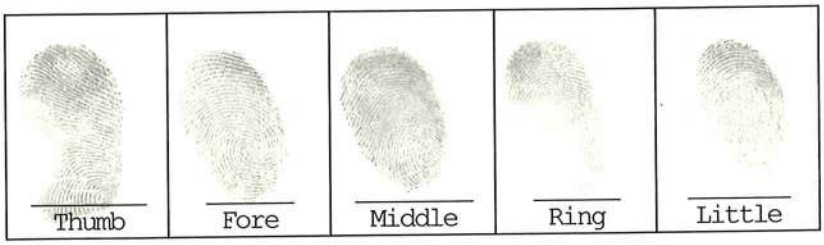


(RIGHT HAND)

NAME :

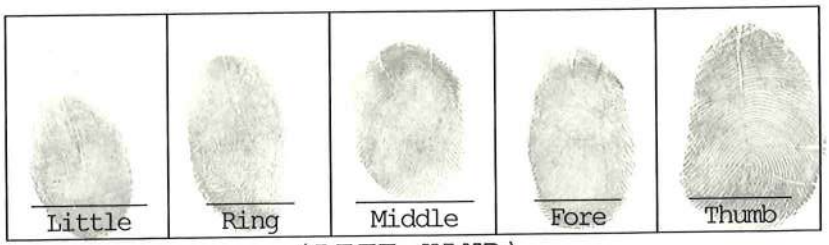
Laxmi Tanda

EXECUTION & SIGNATURE

PHOTOGRAPH

Description :-

Status :-



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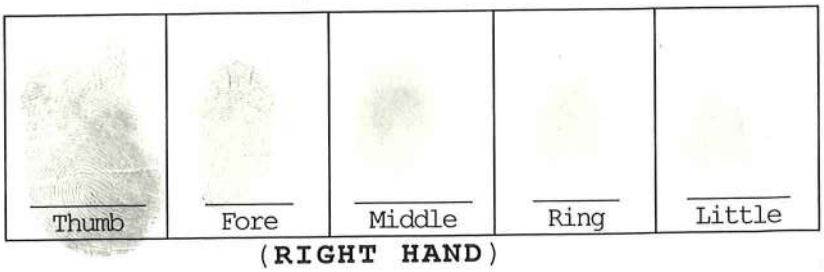

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ADDITIONAL REGISTRAR
OF ASSURANCES-III, KOLKATA
12 MAR 2024

FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

NAME :

EXECUTION & SIGNATURE

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

NAME :

EXECUTION & SIGNATURE

PHOTOGRAPH

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 MAR 2024

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

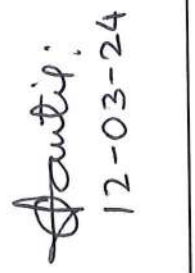
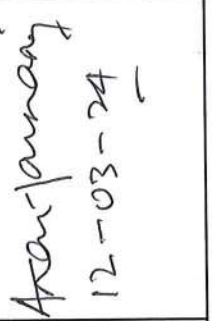
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

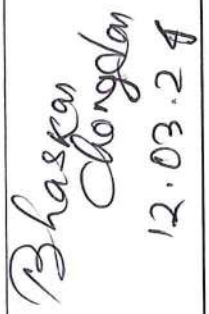
Signature / LTI Sheet of Query No/Year 19018000543903/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sarla Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Principal		1149	Sarla Tantia 12.3.2024
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs Anita Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Principal		1148	Anita Tantia 12/3/24
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs Laxmi Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Principal		1147	Laxmi Tantia 12.3.24

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Harshvardhan Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054	Principal		1146	 12-03-24
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
5	Mr Anant Nathany 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Not Specified, P.O:- C R Avenue, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073	Representative of Attorney [Tamopaha Builcon LLP]		1145	 12-03-24

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhaskar Chongdar Son of Mr A Chongdar ALIPORE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Sarla Tantia, Mrs Anita Tantia, Mrs Laxmi Tantia, Mr Harshvardhan Tantia, Mr Anant Nathany		1150	 12.03.24

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

==========

DATED THIS 1ST DAY OF MARCH 2024

==========

BY

MRS. SARLA TANTIA & ORS

...PRINCIPALS

IN FAVOUR OF

RISHI TODI AND ANANT NATHANY

...ATTORNEY

POWER OF ATTORNEY

CPK LEGAL

C.P. KAKARANIA
ADVOCATE,
10, OLD POST OFFICE STREET
ROOM NO. 96, 3RD FLOOR
KOLKATA – 700 001

Major Information of the Deed

Deed No :	**I-1901-02865/2024**	**Date of Registration**	**02/04/2024**
Query No / Year	**1901-8000543903/2024**	**Office where deed is registered**	
Query Date	**27/02/2024 5:50:08 PM**	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAHUL DAS ALIPORE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9824646464, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 47,40,66,745/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a), M(b), I)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190105220/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narkeldanga Main Road, Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No: 96, , Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Bigha 19 Katha		46,80,08,655/-	Property is on Road , Project Name :
	Grand Total :				**130.35Dec**	**0 /-**	**4680,08,655 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	932 Sq Ft.	0/-	5,81,917/-	Structure Type: Structure
	Gr. Floor, Area of floor : 932 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S10	On Land L1	862 Sq Ft.	0/-	5,38,211/-	Structure Type: Structure
	Gr. Floor, Area of floor : 862 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				

S2	On Land L1	4160 Sq Ft.	0/-	27,02,700/-	Structure Type: Structure
	Gr. Floor, Area of floor : 2080 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2080 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S3	On Land L1	221 Sq Ft.	0/-	1,37,987/-	Structure Type: Structure
	Gr. Floor, Area of floor : 221 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S4	On Land L1	531 Sq Ft.	0/-	3,31,543/-	Structure Type: Structure
	Gr. Floor, Area of floor : 531 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S5	On Land L1	689 Sq Ft.	0/-	4,29,570/-	Structure Type: Structure
	Gr. Floor, Area of floor : 344.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 344.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S6	On Land L1	585 Sq Ft.	0/-	3,65,260/-	Structure Type: Structure
	Gr. Floor, Area of floor : 585 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S7	On Land L1	110 Sq Ft.	0/-	68,681/-	Structure Type: Structure
	Gr. Floor, Area of floor : 110 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S8	On Land L1	750 Sq Ft.	0/-	4,68,281/-	Structure Type: Structure
	Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S9	On Land L1	695 Sq Ft.	0/-	4,33,940/-	Structure Type: Structure
	Gr. Floor, Area of floor : 695 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**9535 sq ft**	**0 /-**	**60,58,090 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs Sarla Tantia** Wife of Mr Iswari Prasad Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx5M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence
2	**Mrs Anita Tantia** Wife of Mr Rahul Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence
3	**Mrs Laxmi Tantia** Wife of Mr Siddhartha Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence
4	**Mr Harshvardhan Tantia** Son of Mr Iswari Prasad Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ADxxxxxx6G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Tamopaha Builcon LLP** 1, Lu Shun Sarani, Todi Mansion. 9th Floor, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Anant Nathany (Presentant)** Son of Mr Rajesh Nathany 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Not Specified, P.O:- C R Avenue, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7R,Aadhaar No Not Provided Status : Representative, Representative of : Tamopaha Builcon LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhaskar Chongdar Son of Mr A Chongdar ALIPORE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mrs Sarla Tantia, Mrs Anita Tantia, Mrs Laxmi Tantia, Mr Harshvardhan Tantia, Mr Anant Nathany			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-32.5875 Dec
2	Mrs Anita Tantia	Tamopaha Builcon LLP-32.5875 Dec
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-32.5875 Dec
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-32.5875 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-233.00000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-233.00000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-233.00000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-233.00000000 Sq Ft
Transfer of property for S10		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-215.50000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-215.50000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-215.50000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-215.50000000 Sq Ft
Transfer of property for S2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-1040.00000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-1040.00000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-1040.00000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-1040.00000000 Sq Ft
Transfer of property for S3		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-55.25000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-55.25000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-55.25000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-55.25000000 Sq Ft
Transfer of property for S4		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-132.75000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-132.75000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-132.75000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-132.75000000 Sq Ft

Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-172.25000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-172.25000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-172.25000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-172.25000000 Sq Ft

Transfer of property for S6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-146.25000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-146.25000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-146.25000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-146.25000000 Sq Ft

Transfer of property for S7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-27.50000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-27.50000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-27.50000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-27.50000000 Sq Ft

Transfer of property for S8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-187.50000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-187.50000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-187.50000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-187.50000000 Sq Ft

Transfer of property for S9		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	Tamopaha Builcon LLP-173.75000000 Sq Ft
2	Mrs Anita Tantia	Tamopaha Builcon LLP-173.75000000 Sq Ft
3	Mrs Laxmi Tantia	Tamopaha Builcon LLP-173.75000000 Sq Ft
4	Mr Harshvardhan Tantia	Tamopaha Builcon LLP-173.75000000 Sq Ft

Endorsement For Deed Number : I - 190102865 / 2024

On 27-02-2024

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 47,40,66,745/-

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 12-03-2024

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

Presented for registration at 19:57 hrs on 12-03-2024, at the Private residence by Mr Anant Nathany ,.

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

Execution is admitted on 12/03/2024 by 1. Mrs Sarla Tantia, Wife of Mr Iswari Prasad Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 2. Mrs Anita Tantia, Wife of Mr Rahul Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 3. Mrs Laxmi Tantia, Wife of Mr Siddhartha Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 4. Mr Harshvardhan Tantia, Son of Mr Iswari Prasad Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Mr Bhaskar Chongdar, , , Son of Mr A Chongdar, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

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

Execution is admitted on 12-03-2024 by Mr Anant Nathany, Designated Partner, Tamopaha Builcon LLP, 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr Bhaskar Chongdar, , , Son of Mr A Chongdar, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 02-04-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 96568, Amount: Rs.100.00/-, Date of Purchase: 20/02/2024, Vendor name: A SARKAR

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 115453 to 115479

being No 190102865 for the year 2024.

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.04.12 19:07:31 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 12/04/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.