

12048/2024

T-11757/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 295385

13/11/2024
 8002879682/2024

Certified that the document is identical the
 Register. The signature above and the
 establishment of the document with the
 documents are the part of this document

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that, We, (1) **DILIP KUMAR SHAW**, (PAN : AIXPS7161F), (Aadhaar No. 2136 3453 2013), (Mob. : 93314 11900), (Date of Birth : 17/01/1962), son of Late Shyam Sundar Shaw, by faith - Hindu, by occupation - Business, by nationality - Indian, (2) **PRADEEP KUMAR SHAW**, (PAN : AIXPS7160E), (Aadhaar No. 6503 0898 7861), (Mob. : 93314 11901), (Date of Birth : 17/01/1962), son of Late Shyam Sundar Shaw, by faith - Hindu, by occupation - Business, by nationality - Indian, both are residing at 19C, Mohan Chand Road, Post Office - Khidirpore, Police Station - Watgunge, Kolkata - 700 023, District - South 24 Parganas, hereinafter jointly called, hereinafter referred as the **PRINCIPALS / LANDOWNERS** hereby states as follows :-

12 NOV 2024

Serial No. 2466 Date
Name L. M. Mitra
Address Advocate
Alipore Judges' Court, Kol-77
Value Rs. 5000
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (9)
Kolkata-700 027

Stamp Vendor

Signature



Sukdev Jann
S/O Late Sakshi Pado Jann
54 Tollygunj Road Kol-26
PS Tollygunj
PO Kolighat



WHEREAS by an Indenture bearing 13/02/1959 made between Bangur Land Development Corporation Limited having its registered office at 14, Netaji Subhas Road, in the town of Calcutta, therein described as the Vendor of the One Part, Sri Satyabrata Ghosh, son of Sri Bhupendra Nath Ghosh, therein described as the Purchaser, the said Bangur Land Development Corporation Limited for the consideration mentioned therein sold, granted transferred, conveyed, assigned and assured in favour of the said Sri Satyabrata Ghosh, son of Sri Bhupendra Nath Ghosh, **ALL THAT** piece and parcel of Mourashi Mokorari land hereditaments and premises measuring 3 Cottah 4 Chittack, 41 Sq. ft. be the same a little more or less situate lying at being Plot No. 14 of Bangur Park South Block formerly known as Lake Colony Scheme No. 1, being portion of Premises No. 162, Prince Anwar Shah Road, within the municipal limits of the Calcutta Corporation, Police Station - Tollygunge, Sub - Registry Office - Alipore, District - 24 Parganas in Pargana Khaspur, Mouza - Arakpore, J.L. No. 39, Touzi No. 56, C.S. Plot No. 109 of Khatian No. 112, 120 both appertaining to fixed total Jama of 119.25 payable to Government of West Bengal, morefully described in the Schedule : "A" thereunder written which document was registered at the office of the Sub-Registrar at Alipore and recorded in Book no. 1, Volume No. 34, Pages from 190 to 197, Being No. 1645 for the year 1959.

AND WHEREAS by an Indenture bearing date the 29/07/1967 made between Sri Satyabrata Ghosh, son of Sri Bhupendra Nath Ghosh, therein described as the Vendor of the One Part, Smt. Manju Ghosh wife of Sri Satyabrata Ghosh, therein described as the Purchaser of the Other Part the said Sri Satyabrata Ghosh, son of Sri Bhupendra Nath Ghosh for the consideration mentioned therein



District Sub-Registrar IV
Registrar U/S (2) of
Registration 1908
Alipore, South 24 Parganas

13 NOV 2024

sold, granted transferred, conveyed, assigned and assured in favour of the said Smt. Manju Ghosh, **ALL THAT** piece and parcel of Mourashi Mokorari land hereditaments and premises measuring 3 Cottah 4 Chittack, 41 Sq. ft. be the same a little more or less situate lying at being Plot No. 14 of Bangur Park South Block formerly known as Lake Colony Scheme No. 1, being portion of Premises No. 162, Prince Anwar Shah Road, within the municipal limits of the Calcutta Corporation, Police Station - Tollygunge, Sub - Registry Office - Alipore, District - 24 Parganas in Pargana Khaspur, Mouza - Arakpore, J.L. No. 39, Touzi No. 56, C.S. Plot No. 109 of Khatian No. 112, 120 both appertaining to fixed total Jama of 119.25 payable to Government of West Bengal, morefully described in the Schedule thereunder written which document was registered at the office of the Joint Sub-Registrar Alipore at Behala and recorded in Book no. 1, Volume No. 82, Pages from 52 to 57, Being No. 4605 for the year 1967.

AND WHEREAS by virtue of the purchase as aforesaid the Manju Ghosh wife of Sri Satyabrata Ghosh duly mutated her name in the assessment Record of the Kolkata Municipal Corporation and upon such mutation followed by separation the said premises has been renumbered as Premises No. 388, Lake Gardens, Police Station - Lake Gardens, Kolkata - 700 045 and constructed a two storied building thereon.

AND WHEREAS by a Deed of Gift bearing date 10/05/2002 made between Manju Ghosh, wife of Sri Satyabrata Ghosh, therein described as the Donor of the One Part and Sri Sugata Ghosh, son of Sri Satyabrata Ghosh, therein described as the Donee of the Other Part, the said Manju Ghosh wife of Sri Satyabrata Ghosh out of natural love and affection towards her only son, granted, transferred



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

13 NOV 2024

by way of a Deed of Gift in favour of her son – Sri Sugata Ghosh, **ALL THAT** piece and parcel of land measuring an area 3 Cottah, 4 Chittack 41 Sq. ft. more or less together with two storied building standing thereon having a built up area 1500 Sq. ft. (750 Sq. ft. on the Ground Floor and 750 Sq. ft. on the First Floor respectively) being municipal Premises No. 388 Lake Gardens, Police Station – Lake, Kolkata – 700 045 comprised in Parganas – Khaspur, Mouza – Arakpore, J.L. no. 39, Touzi No. 56, Khatian no. 112 and 120, appertaining to C.S. Plot No. 109, District – South 24 Parganas, morefully described in the Schedule thereunder written which document was registered at the office of the Additional District Sub-Registrar Alipore and recorded in Book no. 1, Volume No. 80, Pages from 209 to 218, Being No. 2407 for the year 2002.

AND WHEREAS after obtaining the said property the said Sugata Ghosh, duly mutated his name in the records of the Kolkata Municipal Corporation vide Assessee No. 210930803224 and paying taxes thereon.

AND WHEREAS by a Deed of Conveyance bearing date 15/12/2023 made between Sri Sugata Ghosh, son of Late Satyabrata Ghosh, therein described as the Vendor of the One Part and Sri Dilip Kumar Shaw & Pradeep Kumar Shaw, therein described as the Purchasers of the Other Part the said Sri Sugata Ghosh for the consideration mentioned therein sold, conveyed, granted transferred, assigned and assured in favour of the said Sri Dilip Kumar Shaw & Pradeep Kumar Shaw, **ALL THAT** piece and parcel of land measuring an area 3 Cottah, 4 Chittack 41 Sq. ft. more or less together with two storied building standing thereon having a built up area 1500 Sq. ft. (750 Sq. ft. on the Ground Floor and 750 Sq. ft. on the First Floor respectively) being municipal

Premises No. 388 Lake Gardens, Police Station – Lake, Kolkata – 700 045 comprised in Parganas – Khaspur, Mouza – Arakpore, J.L. no. 39, Touzi No. 56, Khatian no. 112 and 120, appertaining to C.S. Plot No. 109 formally known as Lake Colony Scheme No. 1, Plot No. 14 of Bangur Park South Block, being portion of Premises No. 162, Prince Anwar Shah Road, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 93, District - South 24 Parganas, morefully described in the Schedule thereunder written which document was registered at the office of the A.D.S.R - Alipore and recorded in Book no. 1, Volume No. 1605-2023, Pages from 79008 to 79036, Being No. 160502016 for the year 2023.

AND WHEREAS after purchased as aforesaid, the said Sri Dilip Kumar Shaw & Pradeep Kumar Shaw, the Principals / Land-owners herein duly mutated their names in the records of the Kolkata Municipal Corporation vide Assessee No. 210930803224 and paying taxes thereon

AND WHEREAS we, the Principals herein are the joint Owners of **ALL THAT** piece and parcel of land measuring an area 3 Cottah, 4 Chittack 41 Sq. ft. more or less together with two storied building standing thereon having a built up area 1500 Sq. ft. (750 Sq. ft. on the Ground Floor and 750 Sq. ft. on the First Floor respectively) being municipal Premises No. 388 Lake Gardens, Police Station – Lake, Kolkata – 700 045 comprised in Parganas – Khaspur, Mouza – Arakpore, J.L. no. 39, Touzi No. 56, Khatian no. 112 and 120, appertaining to C.S. Plot No. 109 formally known as Lake Colony Scheme No. 1, Plot No. 14 of Bangur Park South Block, being portion of Premises No. 162, Prince Anwar Shah Road, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 93, District - South 24 Parganas morefully described in the

FIRST SCHEDULE hereunder written with an intention to develop the said property by raising multi storied building thereon for which we, the Principals entered into an Agreement for Development with **PRIME BUILDS, (PAN : ABGFP2888)** a partnership firm having its principal place of business at 19U, Mohan Chand Road, Police Station - Watgung, Post Office - Khidderpore, Kolkata - 700 023 District 24 Parganas (South) West Bengal, represented by its partners namely - **1) SRI RISHAV SHAW** son of Sri Dilip Kumar Shaw (PAN NO. HRFPS2675C) (AADHAR NO. 9825 4545 0901) (D.O.B 19.02.1997) (MOB.7003814397) residing at 19C, Mohan Chand Road **2) SRI ASMIIT GUPTA** son of Sri Manoj Kumar Gupta (PAN. DYVPG6163A) (D.O.B. 06.08.2004) (AADHAR NO.6861 0888 0163) (MOB. 7003122828) residing at 19C, Mohan Chand Road **3) SRI PRATIK GUPTA** son of Sri Anup Kumar Gupta (PAN NO. BYDPG6161J) (D.O.B 15.04.1995) (AADHAR NO. 2004 6797 6432) (MOB. 9163738897) all, are residing at 19C Mohan Chand Road, P.S. Watgung, P.O. - Kidderpore, Kolkata - 700 023 District 24 Parganas (South), on 13 / 11 / 2024 with certain terms and conditions mentioned therein in the said Development Agreement which was duly registered in the office at the D.S.R. IV at Alipore and recorded in Book No. I, Being No. 11749 — for the year 2024.

In pursuance to the said Development Agreement and to facilitate the said work of construction, we hereby nominate and appoint and constitute - **1) SRI RISHAV SHAW** son of Sri Dilip Kumar Shaw (PAN NO. HRFPS2675C) (AADHAR NO. 9825 4545 0901) (D.O.B 19.02.1997) (MOB.7003814397) residing at 19C, Mohan Chand Road **2) SRI ASMIIT GUPTA** son of Sri Manoj Kumar

Pratik Gupta

Gupta (PAN. DYVPG6163A) (D.O.B. 06.08.2004) (AADHAR NO.6861 0888 0163) (MOB. 7003122828) residing at 19C, Mohan Chand Road **3) SRI PRATIK GUPTA** son of Sri Anup Kumar Gupta (PAN NO. BYDPG6161J) (D.O.B 15.04.1995) (AADHAR NO. 2004 6797 6432) (MOB. 9163738897) all are residing at 19C Mohan Chand Road, P.S. Watgung, P.O. - Kidderpore, Kolkata - 700 023 District 24 Parganas (South) Partners of **PRIME BUILDS, (PAN : ABGFP2888J)** a partnership firm having its principal place of business at 19U, Mohan Chand Road, Police Station - Watgung, Post Office - Khidderpore, Kolkata - 700 023 District 24 Parganas (South) West Bengal, as our true and lawful Attorney to do following acts, deeds and things in our names on our behalf :-

1. **To** construct building in terms of the registered Agreement dated 13 / 11 / 2024 upon our land described in the First Schedule hereunder in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation on our behalf.
2. **To** cause necessary building plans and specifications to be prepared for construction of a multi-storied building on the said property as well as modified plan in respect of such construction, if necessary and to sign all such building plans and submit the same to the concern authority for sanction and to observe and perform all the formalities and obligations in connection with the sanction of the said building plan and specifications and to receive all sanctioned building plan and specifications

from the Kolkata Municipal Corporation upon giving acknowledgement and/or receipt for the same.

3. **To** sign and execute the documents for taking necessary steps to amalgamate the schedule premises with its adjoining premises.
4. **To** negotiate for sale of Developer's share of the Flat or Flats together with proportionate share of land of the said property and to execute all such deed/s of agreement/s with intending Purchaser/s for selling out the same and to execute necessary Conveyance / Conveyances in favour of the intending Purchaser / Purchasers for selling out the flat/s together with undivided proportionate share of land underneath the building and to sell all other space, and to receive all money whether by way of earnest money or initial payment or full payment consideration money/s in Cheque / Bank Draft / Pay Order etc. from the intending Purchaser/s and to grant necessary receipt and acknowledgments save and except our allocation (Owner's allocation) in the said building and to present all such final Deed of Conveyance/s before the Registrar for its registration and sign the receipt granting by the Registration Offices on our behalf.
5. **To** appoint, Engineers, Architect, Supervisors, Care-takers masons, Electricians, Plumber and all other person required for the construction supervision and all works in connection with the said multi-storied building to be

constructed on the said property at such wagers, remuneration fees or other payments and on such terms and conditions as our said Attorney will think fit and proper.

6. **To** apply to appropriate authorities for electric connections sanitary connection, water supply connections, drainage and sewerage temporary or permanent for the said building on such terms and conditions as our said Attorney will think fit and proper.
7. **To** pay or cause to be paid all Taxes and other outgoings and impositions payable in respect of the said property during the construction of the said building.
8. **To** receive money and/or consideration from the intending Purchaser / Purchasers of flats in terms of the Agreement hereinbefore mentioned and to sign and execute jointly with Owners in respect of the Developer's flats / units in the said building on such terms and conditions as our said Attorney will think fit and proper and to register the same according to the provisions of law.
9. **To** commence, prosecute, defend and continue all actions, suit, appeal and other legal proceeding including Land Acquisition and Requisition proceeding which may hereafter be commenced by or against us on our behalf in

any Court of Justice, Civil, Criminal, Revenue both Appellate and Original in respect of the said property and to appear and represent us before all Magistrate, Judges and other Offices, Government and Semi Government, Municipal Corporation and other authorities. To sign and verify complaints, written statements, petitions, applications and other pleading and documents to prefer appeals and to apply for reviews and revisions, pleaders and other legal agents and to sign vakalatnama regarding the said property.

10. **To** save and accept service or summons, notices, warrants or other process of Court and authorities concerned as aforesaid and do all things in connection therewith.
11. **To** represent us before all the office/offices concern and to sign all papers, documents on our behalf for mutation of our names in respect of the said properties and to appear in all having before the authorities to such mutation, dealing objection on our behalf against the excess valuation assessed by the authority concerned and also to prefer appeal before appropriate authorities and to take all kind of permission including Land Ceiling permission from the competent authority in respect of the said property.

12. **To** make and presents any Deed of Conveyance/s for registration when to be executed by our said Attorney and to admit, execute and registering authorities concern like as such Registrar of Assurance, District Sub-Registrar of Alipore or any other like such Registering office/s concern in our names on our behalf.

AND GENERALLY to do all acts, deeds, matters and in this matter, things and to exercise all such powers and authority as our said Attorney may deem fit and proper. The

Executant shall not do anything contrary or inconsistent with the terms and conditions embodied of this Agreement.

AND We hereby agree to ratify and confirm all and whatever act, deeds, matters and things powers and authorities herein given shall lawfully do or purported to do or cause to be done executed or performed in connection with the above mentioned and/or Schedule below property by virtue of this Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 3 Cottah, 4 Chittack 41 Sq. ft. more or less together with two storied building standing thereon having a built up area 1500 Sq. ft. (750 Sq. ft. on the Ground Floor and 750 Sq. ft. on the First Floor respectively) being municipal Premises No. 388 Lake Gardens, Police Station – Lake, Kolkata – 700 045 comprised in Parganas – Khaspur, Mouza –

Arakpore, J.L. no. 39, Touzi No. 56, Khatian no. 112 and 120, appertaining to C.S. Plot No. 109 formally known as Lake Colony Scheme No. 1, Plot No. 14 of Bangur Park South Block, being portion of Premises No. 162, Prince Anwar Shah Road, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 93, District - South 24 Parganas, butted and bounded as follows :-

- ON THE NORTH** : By 20 ft. wide K.M.C. Road ;
- ON THE SOUTH** : By Plot No. 15 of Block : South ; now Premises No. 162/B/387, Lake Gardens;
- ON THE EAST** : By Plot No. 13 of Block : South ; now Premises No. 162/B/389, Lake Gardens
- ON THE WEST** : By 20 ft. wide Road all of Bangur Park Block : South ;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

The Owners will be allocated 70% of the constructed area of the proposed building together with undivided share and interest of the land, building, roof and together with the rights on common service areas and facilities attached thereto to be constructed in accordance with building plan to be sanctioned by the Kolkata Municipal Corporation lying and situate at being Premises No. 388 Lake Gardens, Police Station - Lake, Kolkata - 700045 comprised in Parganas - Khaspur, Mouza - Arakpore, J.L. no. 39, Touzi No. 56, Khatian no. 112 and 120, appertaining to C.S. Plot No. 109 formally known as Lake Colony Scheme No. 1, Plot No. 14 of Bangur Park South Block, being portion of Premises No. 162, Prince Anwar Shah Road, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 93, District - South 24 Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The Developer will be allocated remaining 30% area of the proposed building together with undivided share and interest of the land and together with the rights on common service areas and facilities attached thereto to be constructed in accordance with building plan, to be sanctioned by the Kolkata Municipal Corporation lying and situate at being Premises No. 388 Lake Gardens, Police Station - Lake, Kolkata - 700045 comprised in Parganas - Khaspur, Mouza - Arakpore, J.L. no. 39, Touzi No. 56, Khatian no. 112 and 120, appertaining to C.S. Plot No. 109 formally known as Lake Colony Scheme No. 1, Plot No. 14 of Bangur Park South Block, being portion of Premises No. 162, Prince Anwar Shah Road, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 93, District - South 24 Parganas.


IN PRESENCE OF THE FOLLOWING WITNESSES both the Principals and Attorney have set and subscribed their respective hands and seals on this day, month and years hereunder written. dated 13.11.2024.

SIGNED, SEALED AND DELIVERED

in the presence of following

WITNESSES:-


1. Sukdev Insa
54 Toddy Gunj Road
KOL-26

(1) 

(2)



SIGNATURE OF THE PRINCIPALS

2. 
19 C.M.C Ad Col-23

For **PRIME BUILDS**

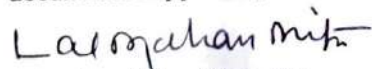
(1) Rishav Shaw

(2) Armit Gupta

(3) Poatik gupta

SIGNATURE OF THE ATTORNEY

Drafted by me as per instruction and documents supplied by the parties :-


Lalmohan Mitra, Advocate,
Enrolment No. : F-44/44/88
Alipore Judge's Court.
Kolkata - 700027.

Computer Print By :-


Alipore Judge's Court.
Kolkata - 700027.



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME DILIP KUMAR SHAW
Dilip Kumar Shaw



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LEFT HAND					
RIGHT HAND					

NAME GRADEEP KUMAR SHAW
SIGNATURE Gradeep Kumar Shaw

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LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE



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LEFT HAND					
RIGHT HAND					

NAME RISHAV SHAW

SIGNATURE Rishav Shaw



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RIGHT HAND					

NAME ASMIT GUPTA

SIGNATURE Asmit Gupta



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LEFT HAND					
RIGHT HAND					

NAME PRATIK GUPTA

SIGNATURE Pratik Gupta



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002879682/2024	Office where deed will be registered
Query Date	13/11/2024 12:20:43 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BAPAN DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status : Solicitor firm	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 1,88,35,037/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160411749/2024	

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 388, , Ward No: 093 Pin Code : 700045

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 Katha 4 Chatak 41 Sq Ft		1,72,78,787/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.4565Dec	0 /-	172,78,787 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	15,56,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Semi Commercial Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	15,56,250 /-	

AS- 1 of 3

Major Information of the Deed

Deed No :	I-1604-11757/2024	Date of Registration	13/11/2024
Query No / Year	1604-8002879682/2024	Office where deed is registered	
Query Date	13/11/2024 12:20:43 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BAPAN DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,88,35,037/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160411749/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






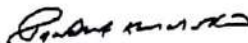
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 388, , Ward No: 093 Pin Code : 700045

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 Katha 4 Chatak 41 Sq Ft		1,72,78,787/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.4565Dec	0/-	172,78,787/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	15,56,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Semi Commercial Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1500 sq ft	0/-	15,56,250/-	






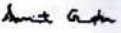


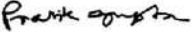
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DILIP KUMAR SHAW Son of Late SHYAM SUNDAR SHAW Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	 13/11/2024	 Captured LTI 13/11/2024	Signature  13/11/2024
19C,MOHAN CHAND ROAD, City:- , P.O:- KHIDIRPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AIxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				
2	Name Mr PRADEEP KUMAR SHAW Son of Late SHYAM SUNDAR SHAW Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	 13/11/2024	 Captured LTI 13/11/2024	Signature  13/11/2024
19C,MOHAN CHAND ROAD, City:- , P.O:- KHIDIRPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AIxxxxxx0E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRIME BUILDS 19U,MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: ABxxxxxx8J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RISHAV SHAW Son of Mr DILIP KUMAR GUPTA Date of Execution - 13/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 13 2024 1:19PM	LTI 13/11/2024	13/11/2024	
19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HRxxxxxx5C,Aadhaar No Not Provided Status : Representative, Representative of : PRIME BUILDS (as PARTNERS)				
2	Name Mr ASMIT GUPTA Son of Mr MANOJ KUMAR GUPTA Date of Execution - 13/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 13 2024 1:20PM	LTI 13/11/2024	13/11/2024	
19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DYxxxxxx3A,Aadhaar No Not Provided Status : Representative, Representative of : PRIME BUILDS (as PARTNERS)				
3	Name Mr PRATIK GUPTA (Presentant) Son of Mr ANUP KUMAR GUPTA Date of Execution - 13/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 13 2024 1:21PM	LTI 13/11/2024	13/11/2024	
19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx1J,Aadhaar No Not Provided Status : Representative, Representative of : PRIME BUILDS (as PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
SUKDEV JANA Son of Late SAKTI PADA JANA 54 TOLLYGUNGE ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026		 Captured	
	13/11/2024	13/11/2024	13/11/2024
Identifier Of Mr DILIP KUMAR SHAW, Mr PRADEEP KUMAR SHAW, Mr RISHAV SHAW, Mr ASMIIT GUPTA, Mr PRATIK GUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR SHAW	PRIME BUILDS-2.72823 Dec
2	Mr PRADEEP KUMAR SHAW	PRIME BUILDS-2.72823 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR SHAW	PRIME BUILDS-750.00000000 Sq Ft
2	Mr PRADEEP KUMAR SHAW	PRIME BUILDS-750.00000000 Sq Ft

Endorsement For Deed Number : I - 160411757 / 2024

On 13-11-2024

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.

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

Presented for registration at 12:24 hrs on 13-11-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr PRATIK GUPTA ..

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 1,88,35,037/-

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

Execution is admitted on 13/11/2024 by 1. Mr DILIP KUMAR SHAW, Son of Late SHYAM SUNDAR SHAW, 19C.MOHAN CHAND ROAD, P.O: KHIDIRPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 2. Mr PRADEEP KUMAR SHAW, Son of Late SHYAM SUNDAR SHAW, 19C.MOHAN CHAND ROAD, P.O: KHIDIRPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business

Indetified by SUKDEV JANA, , , Son of Late SAKTI PADA JANA, 54 TOLLYGUNGE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

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

Execution is admitted on 13-11-2024 by Mr RISHAV SHAW, PARTNERS, PRIME BUILDS, 19U,MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by SUKDEV JANA, , , Son of Late SAKTI PADA JANA, 54 TOLLYGUNGE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Execution is admitted on 13-11-2024 by Mr ASMIT GUPTA, PARTNERS, PRIME BUILDS, 19U,MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by SUKDEV JANA, , , Son of Late SAKTI PADA JANA, 54 TOLLYGUNGE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Execution is admitted on 13-11-2024 by Mr PRATIK GUPTA, PARTNERS, PRIME BUILDS, 19U,MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by SUKDEV JANA, , , Son of Late SAKTI PADA JANA, 54 TOLLYGUNGE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1440, Amount: Rs.50.00/-, Date of Purchase: 12/11/2024, Vendor name: Bidyut Kr Saha


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2024, Page from 334071 to 334095
being No 160411757 for the year 2024.**



Digitally signed by Anupam Halder
Date: 2024.11.13 15:47:33 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 13/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.