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पश्चिम बंगाल WEST BENGAL

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DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We 1. RANAJIT CHANDA (PAN APBPC2608G) Aadhaar No 5019 7691 0472 Mob No 6290089799 son of Late Kamala Rani Chanda, by faith Hindu, by occupation – Retired, 2. BISWAJIT CHANDA (PAN BGSPC6229C) Aadhaar No 7918 2113 0730 Mob No 7980711063 son of Late Kamala Rani Chanda, by faith Hindu, by occupation – Musician, 3. SOUMYAJIT CHANDA (PAN BBJPC8637A) Aadhaar No 8381 9297 0347 Mob No 8961937239 son of Late Indrajit Chanda by faith Hindu, by occupation –Service/ Business 4. MONIKA CHANDA (PAN AZHPC7136M) Aadhaar No 5504 6191 1004 Mob No 8240825113

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wife of Late Surajit Chanda by faith Hindu, by occupation – Housewife

5. **SNEHA CHANDA (PAN CWHPC3109D)** Aadhaar No 6312 8958 4211 Mob No9830023752 daughter of Late Surajit Chanda by faith Hindu, by occupation – Student

6. **SWAPNA MITRA (PAN AWAPM1196R)** Aadhaar No 6248 2281 8759 Mob No9674779935 daughter of Late Kamala Rani Chanda, by faith Hindu, by occupation – Retired

7. **KRISHNA CHAKRABORTY(PAN AEPPC1929P)** Aadhaar No 5233 0514 8362 Mob No 9903487827 daughter of Late Kamala Rani Chanda, by faith Hindu, by occupation – Retired all by Nationality Indian, residing at E/132, Ramgarh P.O. Naktala P.S. Netajinagar, Kolkata 700047 , District 24-Parganas (South), West Bengal do hereby empower nominate, constitute and appoint **SWASTIK DHAR (PAN BPVPD5975A) Aadhaar No 4967 7461 7969** son of Sri Subrata Dhar by faith Hindu, by occupation – Business, by Nationality Indian residing at 87/10A, Raja S.C. Mallick Road, P.O. Naktala, P.S. Jadavpur now Netajinagar, Kolkata – 700047 District South 24 Parganas West Bengal who is Proprietor of **M/S. DHAR CONSTRUCTION** a Civil Construction firm having it's place of business at 87/10A, Raja S.C. Mallick Road, P.S. Jadavpur, Kolkata – 700047, District South 24Parganas as our lawful

Swastik Dhar

ATTORNEY in our name and on our behalf to all or any of the acts, deeds and matters and things mentioned hereunder.

WHEREAS We the executants herein became owner of land measuring 4 (Four) Cottahs 11 (Eleven) Chittaks of land be the same a little more or less with structure lying and situated at Mouza Naktala, J.L. No. 32, E.P. No 432, S.P.No 605, C.S. Plot No 424(P), 395(A) under District Sub-Registry office Alipore, P.S. Jadavpur now Netajinagar, in the District South 24-parganas which is now known as KMC Premises No. 87/12/447E, Raja Subodh Chandra Mullick Road under Ward No 100 within Kolkata Municipal Corporation and Postal Address E/132, Ramgarh P.O. Naktala P.S. Netajinagar, Kolkata 700047, District 24-Parganas (South), West Bengal and used to pay taxes thereon regularly vide Assessee No 23-100-08-0366-6 by virtue of inheritance .

AND WHEREAS, We are the executants herein in view of construction of multi Storied Building on the said homestead land measuring 4 (Four) Cottahs 11 (Eleven) Chittaks of land be the same a little more or less with structure lying and situated at Mouza Naktala, J.L. No. 32, E.P. No 432, S.P.No 605, C.S. Plot No 424(P), 395(A) under District Sub-Registry office Alipore,

Sunder Dhar

P.S. Jadavpur now Netajinagar , in the District South 24-parganas which is now known as KMC Premises No. 87/12/447E, Raja Subodh Chandra Mullick Road under Ward No 100 within Kolkata Municipal Corporation and Postal Address E/132, Ramgarh P.O. Naktala P.S. Netajinagar, Kolkata 700047 , District 24-Parganas (South), West Bengal as per building Plan and entered into Development agreement on 17th February 2023 with M/S. DHAR CONSTRUCTION a Civil Construction firm having it's place of business at 87/10A, Raja S.C. Mallick Road, P.S. Jadavpur, Kolkata – 700047, District South 24Parganas represented by its proprietor namely SWASTIK DHAR (PAN BPVPD5975A) Aadhaar No 4967 7461 7969 son of Sri Subrata Dhar by faith Hindu, by occupation – Business, by Nationality Indian residing at 87/10A, Raja S.C. Mallick Road, P.O. Naktala, P.S. Jadavpur now Netajinagar,, Kolkata – 700047 District South 24 Parganas West-Bengal on such terms and conditions containing therein.

AND WHEREAS We desire to appoint the said SWASTIK DHAR (PAN BPVPD5975A) Aadhaar No 4967 7461 7969 son of Sri Subrata Dhar by faith Hindu, by occupation – Business, by Nationality Indian residing at 87/10A, Raja S.C.

Swastik Dhar.

Mallick Road, P.O. Naktala, P.S. Jadavpur now Netajinagar, Kolkata – 700047 District South 24 Parganas West Bengal who is proprietor of M/S. DHAR CONSTRUCTION a Civil Construction firm having it's place of business at 87/10A, Raja S.C. Mallick Road, P.S. Jadavpur, Kolkata – 700047, District South 24Parganas as our true and lawful Attorney for in our name and on our behalf to do perform and execute all or any of the following acts, deeds and things in respect of the property described in the Schedule below, that is to say : -

- 1) To look after, manage, supervise and protect the scheduled A property mentioned herein below and in the aforesaid development agreement for me and on our behalf and in our names.
- 2) To put signature or signatures in the necessary papers, all applications, objections, records relating to all or any of the affairs to the appropriate authorities for all any licence permission or consent etc. required by law in connection with management of the scheduled property or every part thereof on our behalf.

Swastik Dhar

- 3) To pay necessary taxes, Govt. duties cess, impositions etc. in respect of the scheduled property in our name before the office of the Kolkata Municipal Corporation before any other appropriate authority and to get valid receipt thereof.
- 4) To negotiate for sale, transfer and convey of flat/flats floor/floors to sell the said flats of Developer allocation of the said building save and except owners allocation including common areas and facilities and proportionate share of land.
- 5) To execute agreement for sale, to received advance money from the intending purchasers in respect of the Developer allocation described in the Schedule below to any Purchaser or Purchasers at such price which my said Attorney in his discretion thing fit and proper and/or to cancel or to repudiate the same.
- 6) To execute Deed of Conveyance in favour of the intending Purchaser/Purchasers and to present the said Deed or Deeds before any authority for Registration with the territory of Indian Union either District Registrar, Sub-Register, Addl. District Sub-Registrar or Registrar of Assurances, Calcutta and admit execution thereof in respect of the said flats and to have the said

Swarn K. Ghosh

Deed or Deeds registered on receipt of the full consideration amount relating to the said flats in the multi storied building excepting portion of owner allocation herein above along with undivided proportionate share in land and to grant valid receipt for the same and to sign and verify the said documents.

7) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money of Developer allocation and to give good valid receipt and discharge for the same which will protect the Purchaser/purchaser money to be received by our aforesaid Attorney.

8) Upon such receipt as aforesaid in my names and as our act and deed, to sign, execute and deliver any conveyance or conveyances of the said properties in favour of the said Purchaser or their nominee or assignee and to deliver possession thereof.

9) To sign on behalf of us submit and execute amalgamation Deed and all other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and

Swarn K. Das.

effectually conveying the said property as we could do ourselves, if we personally present.

10) To appear and to apply for obtaining permission, Declaration, Boundary Declaration, service connection, Indemnity Bond before the appropriate authorities and to put signature or signatures on all necessary forms, application, petition, and documents and such other things or writings as shall be required for all or any of the affairs of the schedule property and every part thereof and to get the same authenticated before the Notary Public or before any Magistrate under the Court of Law and all Government offices on behalf of us as lawful Attorney.

11) To appear before the Kolkata Municipal Corporation and submit the building plan for approval and sign the building plan and other necessary papers and documents if necessary and receive the sanction building plan from the Kolkata Municipal Corporation and to deposit any fees and charges for the same and to do all formalities to submit plan and also for modification and alteration of plan renew and sign execute any papers documents on behalf of us as our lawful attorney.

Swaraj Dhan

12) To represent us before all the Government offices, offices of the local authorities, offices of the local Political parties, Police Station and/or such other place or places wherever and whenever our physical appearance are to be required for all or any of the affairs of the scheduled property or every part thereof and to do the needful as our said attorney shall think fit and proper as the circumstances demand.

13) To represent me before the competent court of law in the event of any case/suit relating to the affairs of the scheduled property, to appoint Advocate to conduct/institute such case or suit, to put signatures on the Vokatnamas, written petition, verification, affidavit and/or on such other things or writings and to receive summons, notices to be issued by such court of law and to do the needful to protect our right and ownership and interest in respect of scheduled property and every part thereof.

14) To sign and execute any documents for electricity connection to WBSEBDCL and Gas, Sewerage, Drainage, water connection and other connections whatsoever documents to be placed before the respective authorities concerned and or KOLKATA MUNICIPAL CORPORATION and for that purpose to

Swarnk Dhas.

make and sign necessary papers and applications in our name and to make payment of all fees, charges and expenses in respect thereof as we could do the same ourselves

15) To sign in I.G.R. Slip, execute present, admit any deed of conveyance or lease deed, gift deed and other relevant documents deeds of whatsoever nature in respect of all Flats, and saleable space except the owner allocation mentioned in the development agreement of the proposed multi storied building and other common areas and facilities, right etc. of the said proposed building before the competent registration officer like A.D.S.R, D.S.R.,A.R.A. at Kolkata for the same and to have the said conveyance registered as fully and effectually as we could ourselves do if we personally present.

16) To sell flat or flats and any other space of the above mentioned property to any intending purchaser or purchasers from Developer allocation .

17) To received any cheque/draft or cash in name of M/S. DHAR CONSTRUCTION a Civil Construction firm having it's place of business at 87/10A, Raja S.C. Mallick Road, P.S. Jadavpur, Kolkata - 700047, District South 24Parganas for Advance/earnest money

Swarna Dhar

or consideration money from sale of flat or flats garage for any other saleable space of the Developer allocation.

18) This power of attorney shall remain restricted to the said property, building etc. only .

And Generally to act as our Attorney and to do all acts deeds and things necessary for all or any of the purpose aforesaid as fully and effectually in all respect as we ourselves could do if personally present and all that such acts deeds and things lawfully done by our aforesaid attorney shall be construed as the acts, deeds and things done by me and we do hereby agree to ratify and confirm all and whatsoever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be executed or performed or cause to be executed or performed in connection with the sale of the said properties under and by virtue of this power of attorney, as per development agreement aforesaid registered on 17th February 2023 vide Book No I , Being No 394..for the year 2023 at the office of D.S.R.- I Alipore. South 24 Parganas

SCHEDULE 'A' REFERRED TO ABOVE

Swastik Dhar

ALL THAT. piece and parcel of all that piece and parcel of land measuring 4 (Four) Cottahs 11 (Eleven) Chittaks of land be the same a little more or less with structure measuring 100 sq.ft lying and situated at Mouza Naktala, J.L. No. 32, E.P. No 432,S.P.No 605, C.S. Plot No 424(P), 395(A)under District Sub-Registry office Alipore, P.S. Jadavpur now Netajinagar , in the District South 24-parganas which is now known as KMC Premises No. 87/12/447E, Raja Subodh Chandra Mullick Road under Ward No 100 within Kolkata Municipal Corporation and Postal Address E/132, Ramgarh P.O. Naktala P.S. Netajinagar, Kolkata 700047 , District 24-Parganas (South), West Bengal vide Assessee No 23-100-08-0366-6 which is butted and bounded in the manner following :-

North : ~~S.P. No 604/1~~

South : S.P. No 431

East : Tank

West: 20 Feet.wideColony Road

.SCHEDULE 'B' REFERRED TO ABOVE
(PROPOSED BUILDING)

ALL THAT the piece and parcel of proposed G+3 storied building to be constructed according to specification mentioned in schedule F as per plan in the land described in schedule A above having all the common facilities as described in schedule E written hereunder.

Swarajik Dhar.

SCHEDULE 'C' REFERRED TO ABOVE
(OWNER'S ALLOCATION IN THE MULTI STORIED BUILDING)

The Owner shall get 50% of total flats area consisting 6 flats out of which four flats on third Floor and two flats on First Floor as owner allocation of the proposed G+3 storied building with proportionate share of land including common areas with facilities .

SCHEDULE 'D' REFERRED TO ABOVE
(DEVELOPER/S BUILDERS/ALLOCATION)

All that piece parcel of remaining portion of constructed area of the proposed G+3 storied building with undivided proportionate of land of above mentioned property save and except the owner allocation in the land described in schedule A with proportionate share of land including common areas with facilities

Swastik Dhan.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals and executed this power of attorney this the 17th day of February 2023.

SIGNED SEALED AND

Swastik Dhar

DELIVERED by the within

mentioned in the presence of :

1. Subrat Dhan,
87/10A Raju S.C. Indli St
KOL-47

Krishna Chakraborty
Ranjit Chanda
Biswajit Chanda
Soumyajit Chanda
Monika Chanda
Sneha Chanda

SIGNATURE OF THE
EXECUTANTS

2. Chandan Bhattacharya

Alipore Palisade

KOL-27

Swastik Dhar

SIGNATURE OF THE ACCEPTANT

Drafted by me

Partha Pratim Das
Partha Pratim Das

Advocate,

High Court, Calcutta
Bar Association Room No. 13,
F/639/1999

Typed by me *Ramkrishna Sahoo*

Ramkrishna Sahoo
10, Old Post Office Street,
Kolkata 700001

Swastik Dhar

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name SWASTIK DHAR

Signature Swastik Dhar

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name SWAPNA MITRA

Signature Swapna Mitra

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name KRISHNA CHAKRABORTY

Signature Krishna Chakraborty



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...RANAJIT CHANDA

Signature Ranajit Chanda



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

NameBISWAJIT CHANDA

Signature Biswajit Chanda



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left hand					
right hand					

NameSOUMYAJIT CHANDA

Signature Soumyajit Chanda



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...MONIKA CHANDA

Signature Monika Chanda



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name SNEHA CHANDA

Signature Sneha Chanda

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No.	I-1601-00397/2023	Date of Registration	17/02/2023
Query No./Year	1601-8000438029/2023	Office Where Deed is Registered	
Query Date	17/02/2023 3:04:46 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 9433069769, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Self Worth Value	Market Value		
Rs. 2/-	Rs. 1,44,55,123/-		
Stamp Duty/Per Cent	Registration Fee/Per Cent		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100394/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



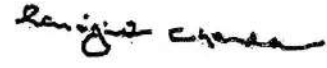


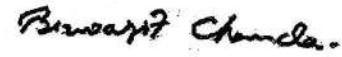


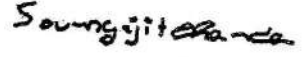
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 87/12/447E, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatia Number	Land Use Proposed	Area of Land	Self Worth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 11 Chatak	1/-	1,44,28,123/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.7344Dec	1 /-	144,28,123 /-	



Structure Details :

Sch No	Structure Detail	Area of Structure	Self Worth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :



Sl No	Name Address Photo Fingerprint and Signature			
1	Name	Photo	Fingerprint	Signature
1	Mr Ranajit Chanda Son of Late Kamala Rani Chanda Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023	LTI 17/02/2023	17/02/2023	
E 132, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: apxxxxxx8g, Aadhaar No: 50xxxxxxxx0472, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
2	Mr BISWAJIT CHANDA Son of Late KAMALA RANI CHANDA Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023	LTI 17/02/2023	17/02/2023	
E 132, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BGxxxxxx9C, Aadhaar No: 79xxxxxxxx0730, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
3	Mr SOUMYAJIT CHANDA Son of Late INDRAJIT CHANDA Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
	17/02/2023	LTI 17/02/2023	17/02/2023	
E 132, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx7A, Aadhaar No: 83xxxxxxxx0347, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				

4

Name	Photo	Finger Print	Signature
Mrs MONIKA CHANDA Wife of Mr SURAJIT CHANDA Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			<i>Monika Chanda</i>
17/02/2023	LTI	17/02/2023	17/02/2023

E 132, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx6M, Aadhaar No: 55xxxxxxxx1004, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

5


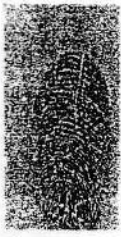
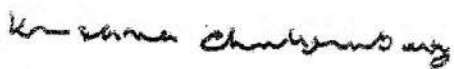
Name	Photo	Finger Print	Signature
SNEHA CHANDA Daughter of Late SURAJIT CHANDA Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			<i>Sneha Chanda</i>
17/02/2023	LTI	17/02/2023	17/02/2023

E 132, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: CWxxxxxx9D, Aadhaar No: 63xxxxxxxx4211, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

6

Name	Photo	Finger Print	Signature
SWAPNA MITRA Daughter of Late KAMALA RANI CHANDA Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			<i>Swapna Mitra</i>
17/02/2023	LTI	17/02/2023	17/02/2023



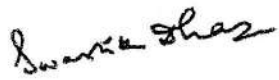


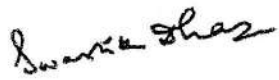


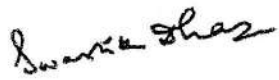
E 132, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AWxxxxxx6R, Aadhaar No: 62xxxxxxxx8759, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
KRISHNA CHAKRABORTY Daughter of Late KAMALA RANI CHANDA Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
17/02/2023	LTI 17/02/2023	17/02/2023	
E 132, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx9P, Aadhaar No: 52xxxxxxxx8362, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			




Attorney Details :

Sl No	Name Address Photo Finger print and Signature
1	M S .DHAR CONSTRUCTION 87/10A, RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: BPxxxxxx5A, 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 SWASTIK DHAR (Presentant) Son of Mr SUBRATA DHAR Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 17 2023 3:28PM</td> <td>LTI 17/02/2023</td> <td>17/02/2023</td> <td></td> </tr> </tbody> </table> 87/10A, RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BPxxxxxx5A, Aadhaar No: 49xxxxxxxx7969 Status : Representative, Representative of : M S .DHAR CONSTRUCTION (as Proprietor)	Name	Photo	Finger Print	Signature	Mr SWASTIK DHAR (Presentant) Son of Mr SUBRATA DHAR Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office				Feb 17 2023 3:28PM	LTI 17/02/2023	17/02/2023	
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA PRATIM DAS Son of Late B C DAS ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
17/02/2023	17/02/2023	17/02/2023	

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranajit Chanda	M S .DHAR CONSTRUCTION-1.10491 Dec
2	Mr BISWAJIT CHANDA	M S .DHAR CONSTRUCTION-1.10491 Dec
3	Mr SOUMYAJIT CHANDA	M S .DHAR CONSTRUCTION-1.10491 Dec
4	Mrs MONIKA CHANDA	M S .DHAR CONSTRUCTION-1.10491 Dec
5	SNEHA CHANDA	M S .DHAR CONSTRUCTION-1.10491 Dec
6	SWAPNA MITRA	M S .DHAR CONSTRUCTION-1.10491 Dec
7	KRISHNA CHAKRABORTY	M S .DHAR CONSTRUCTION-1.10491 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranajit Chanda	M S .DHAR CONSTRUCTION-14.28571400 Sq Ft
2	Mr BISWAJIT CHANDA	M S .DHAR CONSTRUCTION-14.28571400 Sq Ft
3	Mr SOUMYAJIT CHANDA	M S .DHAR CONSTRUCTION-14.28571400 Sq Ft
4	Mrs MONIKA CHANDA	M S .DHAR CONSTRUCTION-14.28571400 Sq Ft
5	SNEHA CHANDA	M S .DHAR CONSTRUCTION-14.28571400 Sq Ft
6	SWAPNA MITRA	M S .DHAR CONSTRUCTION-14.28571400 Sq Ft
7	KRISHNA CHAKRABORTY	M S .DHAR CONSTRUCTION-14.28571400 Sq Ft

On 17-02-2023

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

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

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

Presented for registration at 14:00 hrs on 17-02-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SWASTIK DHAR ,

Certificate of Market Value (WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,44,55,123/-

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

Execution is admitted on 17/02/2023 by 1. Mr Ranajit Chanda, Son of Late Kamala Rani Chanda, E 132, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr BISWAJIT CHANDA, Son of Late KAMALA RANI CHANDA, E 132, RAMGARH, P. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Professionals, 3. Mr SOUMYAJIT CHANDA, Son of Late INDRAJIT CHANDA, E 132, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service. 4. Mrs MONIKA CHANDA, Wife of Mr SURAJIT CHANDA, E 132, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 5. SNEHA CHANDA, Daughter of Late SURAJIT CHANDA, E 132, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Student, 6. SWAPNA MITRA, Daughter of Late KAMALA RANI CHANDA, E 132, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 7. KRISHNA CHAKRABORTY, Daughter of Late KAMALA RANI CHANDA, E 132, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person. Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-02-2023 by Mr SWASTIK DHAR, Proprietor, M S .DHAR CONSTRUCTION, 87/10A, RAJA S C MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India PIN:- 700047

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(= Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3395, Amount: Rs.100.00/-, Date of Purchase: 17/02/2023, Vendor name: Samiran Das



Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 16051 to 16077

being No 160100397 for the year 2023.



Handwritten signature of MD Tabis Ansari

Digitally signed by MD TABIS ANSARI
Date: 2023.02.22 13:48:31 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/02/22 01:48:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)