

4777/24

I- 4578/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document... AR 475161 registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

17/10/2024

R-8 - 16277/24

District Sub-Register-III
ipore, South 24-pargar

14 MAR 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SRI SANTANU DE, PAN-AQXP3328F, Aadhaar No.- 5890-0314-9290, Son of Late Sankar Lal De, by nationality - Indian, by faith- Hindu, by occupation- Service, residing at 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata - 700031 & (2) SRI ANNAY DE, PAN-GSWPD7398G, Aadhar No.- 3528-9930-9910, Son of Atanu De, by nationality - Indian, by faith- Hindu, by occupation- Student, residing at P-12, Babubagan Lane, P.O.- Dhakuria, P.S.- Lake, Kolkata - 700031, **SEND GREETINGS:-**

23160

21 FEB 2024

No..... ₹ 100/-

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

SUKANTRA MAJUMDAR
ADVOCATE
ALIPORE JUDGES COURT
KOI-27



Sukanta Majumdar
Advocate.
Alipore Judgs Court
Koi. 27
s/o. late S. Majumdar

DISTRICT SUB REGISTRY III
SOUTH 24 PGS., ALIPORE
14 MAR 2024

WHEREAS We, the Executants herein, are the absolute joint Owners of a piece of land, hereditaments and premises together with the messuages and tenements admeasuring more or less about 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about 2000 Sq. Ft. more or less standing there on comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 92, Assessee No.-21-092-25-0044-7, in the District of South 24 Parganas, Sub Registration office Alipore, which is more fully described in **SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PROPERTY**" more fully described in the **SCHEDULE** hereunder written.

AND WHEREAS We, the Executants' herein have entered into a Registered Development Agreement on 14th day of March 2024, with **CANDID PROJECT, PAN- AASFC7363G**, a partnership firm, having its office at 18, Santi pally, P.O. Jadavpur, Kolkata-700032, represented by its partners **(1) SRI ASHIS DEY, PAN- AGOPD8923B, Aadhaar No.- 5415-3714-3868**, son of Sri Kali Das Dey, by faith-Hindu, by occupation- Business, residing at 18, Santi Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 and **(2) SRI TAPAN DAS, PAN- ADSPD6881F, Aadhaar No.- 2279-0887-7701**, son of Late Indra Kumar Das, by faith-Hindu, by occupation- Business, residing at 48, Raja S C Mallick road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, for construction of a G+IV storied building on the said Land measuring more or less about 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures

measuring about 2000 Sq. Ft. more or less standing there on comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata - 700031, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 92, Assessee No.-21-092-25-0044-7, in the District of South 24 Parganas, Sub Registration office Alipore, with the terms and conditions mentioned therein and for the process as per terms and conditions as mentioned therein herein after referred to & called as the "**SAID DEVELOPMENT AGREEMENT**" & which was duly registered at the Office of the D.S.R.-III, Alipore, and recorded in Book No. I, Being No. 4573, for the year 2024.

AND WHEREAS, due to necessary and also expedient for ourselves to appoint and/or nominate and/or constitute to any person/persons, to look after our **SAID PROPERTY** (as mentioned in **SCHEDULE**). **NOW KNOW BY THESE PRESENTS**, we, (1) **SRI SANTANU DE** & (2) **SRI ANNAY DE** do hereby and hereunder nominate, appoint and/or constitute **CANDID PROJECT, PAN-AASFC7363G**, a partnership firm, having its office at 18, Santi pally, P.O. Jadavpur, Kolkata-700032, represented by its partners (1) **SRI ASHIS DEY, PAN-AGOPD8923B, Aadhaar No.- 5415-3714-3868**, son of Sri Kali Das Dey, by faith-Hindu, by occupation- Business, residing at 18, Santi Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 and (2) **SRI TAPAN DAS, PAN-ADSPD6881F, Aadhaar No.- 2279-0887-7701**, son of Late Indra Kumar Das, by faith-Hindu, by occupation- Business, residing at 48, Raja Subodh Chandra Mallick Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, for

John Deut

construction of a Multi storied building on the said Land of more or less about 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about 2000 Sq. Ft. more or less standing there on comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 92, Assessee No.-21-092-25-0044-7, in the District of South 24 Parganas, Sub Registration office Alipore, as Our true and lawful **ATTORNEY** for us, in our name and on our behalf do & execute and perform and all or any of the following acts, deeds & things concerning the **SAID PROPERTY** (Describe in **SCHEDULE**) or any part there of relating to our property being admeasuring more or less about 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about 2000 Sq. Ft. more or less standing there on comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the Municipal limits of the kolkata Municipal Corporation Ward No. 92, Assessee No.-21-092-25-0044-7, in the District of South 24 Parganas, District Sub Registration office Alipore, and more particularly described in the **SCHEDULE** hereunder written and to execute and perform the following acts, deeds and things interlay as follows:-

- 1) To hold and defend possession of the **SAID PROPERTY** (Describe in **SCHEDULE**) and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the **SAID PROPERTY** (Describe in **SCHEDULE**) and every part thereof.
- 2) To demand, recover and receive consideration, premium, damages, electricity charges, service charges, Municipality Taxes and Rates and all other sums or moneys receivable in respect of the **SAID PROPERTY** (Describe in **SCHEDULE**) with regards to Developer's Allocation in terms of the said Development Agreement or any part thereof, any share or shares therein from the Purchasers of the **SAID PROPERTY** (Describe in **SCHEDULE**) and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover, any sum of money in arrears in respect of the **SAID PROPERTY** (Describe in **SCHEDULE**) from all or any one or more of the occupants/licensees/purchasers of the **SAID PROPERTY** (Describe in **SCHEDULE**) or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore which shall fully exonerate the persons paying such money.
- 3) To enter upon the **SAID PROPERTY** (Describe in **SCHEDULE**) and every part thereof as be desired to view the State or repairs thereof and to require any purchaser as a result of such view to remedy any want of repair abate any nuisance.
- 4) To enforce any covenant in any Agreement, lease Deed, sale Deed, Declaration or any other document relating to the Developer's Allocation in

terms of the said Development Agreement on the **SAID PROPERTY** (Describe in **SCHEDULE**) or any part thereof and if any right to re-enter arises in any manner under each covenants or under notice to quit them to exercise such rights, amongst others.

- 5) To warn off and prohibit and, if necessary, proceed against in due form of law against all trespassers on the Developer's Allocation in terms of the said Development Agreement on the **SAID PROPERTY** (Describe in **SCHEDULE**) or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
- 6) To negotiate on terms for and to agree and to sale any residential/ commercial space/spaces with other space/spaces, flats in respect of the the Developer's Allocation except our Allocation's, as mentioned in the said Development Agreement to any purchaser or purchasers either for space or space with super-structures and/or flat or flats as such price which the said Attorneys in his absolute discretion thinks proper.
- 7) To execute, sign and present the sale Deed (s), Lease Deed (s), Gift Deed in favour of the K.M.C., assignment deed (s), Agreement for Sale, Supplementary Agreement (s) or any other document (s), before the Registrar or Sub-Registrar or another competent registering authority and get the same registered in respect of the Developer's Allocation in terms of the said Development Agreement & to receipt the consideration amount to issue receipt thereon & to handover the possession to the respective Purchaser/s to get the mutation effected.

- 8) To execute, sign and present the Rectification Deed/ Supplemental Deed before the proper registering authority and get the same registered.
- 9) To sign, execute, admit, execution of and present for registration and register Sale Deed and all Deed of Conveyance or Conveyances or agreements on our behalf in respect of the Sale of the Developer's Allocation in terms of the said Development Agreement, in favour of the intending Purchaser/Purchasers before Competent Registering Authority and have them registered according to law.
- 10) On our behalf to appear before Kolkata Municipal Corporation and submit the building plan for sanction and sign the same building plan and other necessary papers and documents if necessary and receive the building sanctioned plan from the K.M.C. and to deposit any fees and charges for the same and to do all formalities to submit plan and also for modification and/or alteration, of plan renew and sign execute any papers and documents.
- 11) To collect the maintenance, charges, service charges, or whatsoever charges from the indenting purchaser or purchasers as they think fit without creating liability.
- 12) To agree upon and to enter into any Agreement or Agreements and/or for to any party or parties or Firm and company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the Intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said Development Agreement on the **SAID PROPERTY** (Describe in **SCHEDULE**) except our Owner's Allocation in terms of the said Development Agreement and also mentioned in the said Development Agreement.

- 13) To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money and to give, good, valid, receipt and discharges for the same which will protect the purchaser or purchasers without seeing the applications of the money.
- 14) To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, space/spaces, together with the easement right of the common passage as ourselves personally could do, if I personally present.
- 15) To appear before and execute the building plan and submit and sign the same building plan in our name and in our favour and to do all formalities to submit plan, for modification and/or alteration of plan renew and sign execute any Plan, revised Plan, Declaration, Affidavit, Boundary Declaration, which includes Corporation Boundary Declaration/Gift Deed and to present for Registration to admit execution to any Registry Authority and to have the said documents and/or sign, any Declaration, Affidavit, Boundary Declaration which includes Municipality Gifts if any and to present for Registration to admit for execution to any Registration Authority and have to the said document registered and /or for whatsoever necessary before the K.M.C or to any Competent Authority to obtain "No Objection certificate" from the Competent Authority, for which to execute and sign all papers, document, Affidavits, whatsoever necessity in our name and in favour to negotiate in our name and to do whatsoever necessary for the same in our name or on our behalf as we could do personally by ourselves.

- 16) To appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities (Both Sanitary & Water) Improvement Trust, Kolkata Municipal Corporation, WBSEB/CESC, KIT, KMDA, Fire Brigade, B.L. & L.R.O, Housing Board of West Bengal and any local and all Government Offices and to sign on our behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required for making the Building habitable.
- 17) To apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said premises. To apply for modification and/or alterations and/or extended approved/ sanctioned plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he deem fit and proper.
- 18) To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the **SAID PROPERTY** (Describe in **SCHEDULE**) in which we have now or may hereafter be interested or connected and also if though fit, give, evidence and compromise refer to Arbitration abandon, submit to Judgment or before non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Rent controller, District Court and small Causes Court.
- 19) To sign, declare, verify and affirm, plaint, written statements, petitions, consent petitions, Affidavit, Vakalatnama, Warrant of Attorney, Memorandum of Appeal or any other document or paper in any proceedings

in respect of the **SAID PROPERTY** (Describe in **SCHEDULE**) or connected with any of the matters aforesaid.

- 20) To receive any payment and/or deposit all monies including the court Fees, Stamp Duty, Registration Fees, receive refunds and to receive and grant, valid, receipts and discharges in respect thereof.
- 21) For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Advocates, and/or debt collecting or other agents.
- 22) To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the **SAID PROPERTY** (Describe in **SCHEDULE**) or any part thereof and to receive compensation payable in respect thereof and also to grant, valid, receipts and discharges thereof.
- 23) To appear and represent us before all authorities make commitments and give undertakings in connection of the **SAID PROPERTY** (Describe in **SCHEDULE**) as be required for all or any of the purpose herein contained.
- 24) To appear before the K.M.C and/or other Authorities regarding the Tax Assessment or in any other way relating to the **SAID PROPERTY** (Describe in **SCHEDULE**) or any portion thereof or any undivided share or shares therein.
- 25) To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for Registration to admit execution and receipt of consideration before the Registrar of Assurances, Kolkata, the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having authority for and to have the said conveyance or conveyance Registered and to do all other acts, deeds and things which the said Attorneys, shall consider necessary for the transferring and/or conveying

the **SAID PROPERTY** (Describe in **SCHEDULE**) to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.

AND GENERALLY to do all acts, deeds and things concerning the **SAID PROPERTY** (Describe in **SCHEDULE**) or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if I personally present.

SCHEDULE

SAID PROPERTY

ALL THAT piece or parcel of "Bastu" Land measuring about 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures measuring about 2000 Sq. Ft. more or less each Floor having an area of 1000 Sq. Ft. more or less standing there on comprised in Dag No.-351, under Khatian No.-507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the ambit of Municipal ward no. 92, under Calcutta Municipal Corporation now known by the name of Kolkata Municipal Corporation, Assessee No.-21-092-25-0044-7, District South 24 Parganas, WEST BENGAL, Sub Registration office Alipore, which is butted and bonded in the manner following:-

ON THE NORTH : Premises No.- 30C, Tanupukur Road.

ON THE SOUTH : Premises No.- 32, Tanupukur Road.

ON THE EAST : Premises No.- 1, R. N. Das Road..

ON THE WEST : 28 ft. Tanupukur Road.

IN WITNESSES WHEREOF WE, have set and subscribed our signature and hand and seal on the 14th day of March Two Thousand Twenty-Four (2024).

Signed and Delivered by the
Principals in the Presence of:

1. Piyali De
P-12 Babubagan lane
Dhakuria
Kol-31

1. Santanu De
2. Ananya D.

SIGNATURE OF THE EXECUTANT

2. Pallabi Roy
Jadavpur
Kol-32

We, admit, accepted, acknowledge and confirm

CANDID PROJECT

Tapan Das Ashis Das
Partner Partner

SIGNATURE OF THE ATTORNEY

Drafted & Prepared by me
As per parties instruction & information-

Sukanta Majumdar

Advocate,
Alipore Judges Court, Kol-27,
Enrollment No. - WB/765/1999.

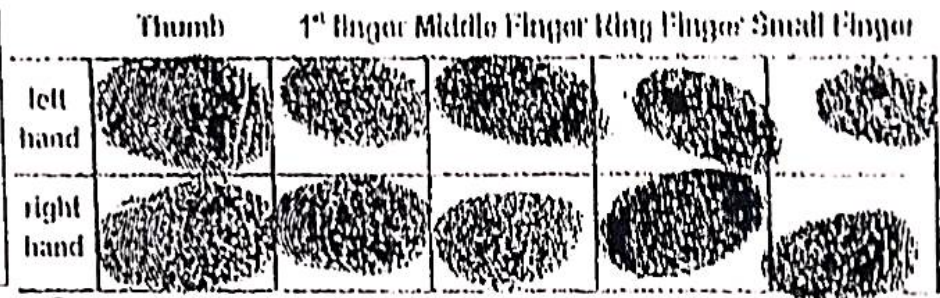


DISTRICT SUB-REGISTRAR
SOUTH 24 PARGANAS, ALIPORE

14 MAR 2024



Name SANTANU DE
Signature Santanu De



Name ANAY DE
Signature Anay De



Name ASHIS DEY
Signature Ashis Dey



Name TAPAN DAS
Signature Tapas Das



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
 PHONE: 2241 8050/2233
IDENTITY CARD



Name.....

SUKANTA MAJUMDAR Advocate

Father's/Husband's Name.....

SUKUMAR MAJUMDAR.....

Jyoti Priya Mallik
 JYOTIPRIYA MALLIK
 CHAIRMAN EX-COMMITTEE

Banatan Mukhopadhyay
 BANATAN MUKHOPADHYAY
 CHAIRMAN

Card No.	C- 0342	
Address Recorded on the Roll	B/10A, BAPUJI NAGAR	
	P.O.- REGENT ESTATE KOLKATA- 700 092	
Present Address	- DO -	
Enrolment No.	WB/ 765 / 1990	
Date of Enrolment	09.04.1999.	Date of Birth 02.01.1973.
Date		Secretary/Assistant Secretary

Major Information of the Deed

Deed No :	I-1603-04578/2024	Date of Registration	14/03/2024
Query No / Year	1603-8000716277/2024	Office where deed is registered	
Query Date	14/03/2024 2:45:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUKANTA MAJUMDAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830125655, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 84,67,620/-		
Stamp duty Paid (SD)	Registration Fee Paid		
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]:- 160304573/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tanu Pukur Road, , Premises No: 31, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 14 Chatak 0.58 Sq Ft	1,80,000/-	71,17,620/-	Width of Approach Road: 28 Ft., , Project Name :
Grand Total :				4.7451Dec	1,80,000 /-	71,17,620 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	20,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	20,000 /-	13,50,000 /-	



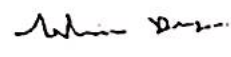


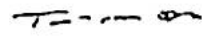
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANTANU DE Son of Late SANKAR LAL DE Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 <small>14/03/2024</small>	 Captured <small>LH</small> <small>14/03/2024</small>	 <small>14/03/2024</small>
31, TANUPUKUR ROAD, City:- Kolkata, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx8F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr ANNAY DE Son of Mr ATANU DE Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 <small>14/03/2024</small>	 Captured <small>LH</small> <small>14/03/2024</small>	 <small>14/03/2024</small>
P-12, BABUBAGAN LANE, City:- Kolkata, P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: GSxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				



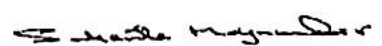
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CANDID PROJECT 18 SANTI PALLY, City - Kolkata, P.O - JADAVPUR UNIVERSITY, P.S -Jadavpur, District -South 24-Parganas, West Bengal, India, PIN - 700032 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided, Status -Organisation, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHIS DEY (Presentant) Son of Mr KALI DAS DEY Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admision: 14/03/2024, Place of Admission of Execution: Office	 Mar 14 2024 3:03PM	 Captured LTI 14/03/2024	 14/03/2024
18, SANTI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : CANDID PROJECT (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr TAPAN DAS Son of Late INDRA KUMAR DAS Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	 Mar 14 2024 3:05PM	 Captured LTI 14/03/2024	 14/03/2024
48, RAJA S C MALLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1F,Aadhaar No Not Provided Status : Representative, Representative of : CANDID PROJECT (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUKANTA MAJUMDAR Son of Late S MAJUMDAR ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 14/03/2024	 Captured 14/03/2024	 14/03/2024
Identifier Of Mr SANTANU DE, Mr ANNAY DE, Mr ASHIS DEY, Mr TAPAN DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DE	CANDID PROJECT-2.37254 Dec
2	Mr ANNAY DE	CANDID PROJECT-2.37254 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DE	CANDID PROJECT-1000.00000000 Sq Ft
2	Mr ANNAY DE	CANDID PROJECT-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160304578 / 2024

On 14-03-2024

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 14:47 hrs on 14-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ASHIS DEY .

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 84,67,620/-

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

Execution is admitted on 14/03/2024 by 1. Mr SANTANU DE, Son of Late SANKAR LAL DE, 31, TANUPUKUR ROAD, P.O: DHAKURIA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 2. Mr ANNAY DE, Son of Mr ATANU DE, P-12, BABUBAGAN LANE, P.O: DHAKURIA, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Student

Indetified by Mr SUKANTA MAJUMDAR, , Son of Late S MAJUMDAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , 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 14-03-2024 by Mr ASHIS DEY, PARTNER, CANDID PROJECT, 18, SANTI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SUKANTA MAJUMDAR, , Son of Late S MAJUMDAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-03-2024 by Mr TAPAN DAS, PARTNER, CANDID PROJECT, 18, SANTI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SUKANTA MAJUMDAR, , Son of Late S MAJUMDAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , 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(b) = 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 23160, Amount: Rs.100.00/-, Date of Purchase: 21/02/2024, Vendor name: S DAS

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 106482 to 106502

being No 160304578 for the year 2024.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2024.03.14 17:19:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 14/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.