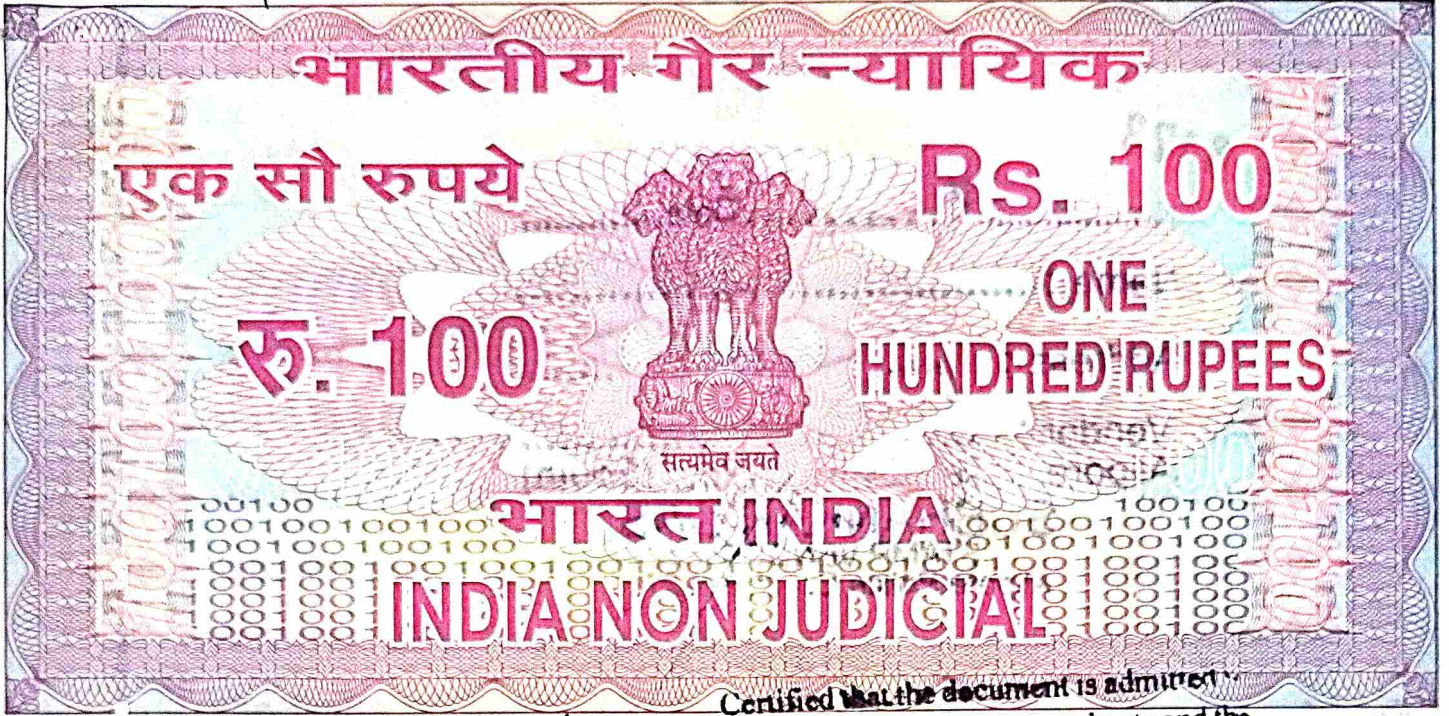


02010/23

1-2071/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document. AN 049282

District Sub-Register-II
Alipore, South 24-Parganas

17 FEB 2023

Development Power of Attorney after registered Development Agreement

KNOW ALL MEN BY THESE PRESENTS that I, TUHINA SK. (PAN : HFWPS2599L, AADHAAR NO: 5090 1946 7694), wife of Safik Sk., by faith - Muslim, by Nationality Indian, by occupation-Housewife, residing at Raghampur, Post Office Dakshin Jagaddal, Police Station-Sonarpur, Kolkata-700151, Dist. South 24-Parganas, hereinafter called and known as the **OWNER** send the following greetings :

09 FEB 2023

8473

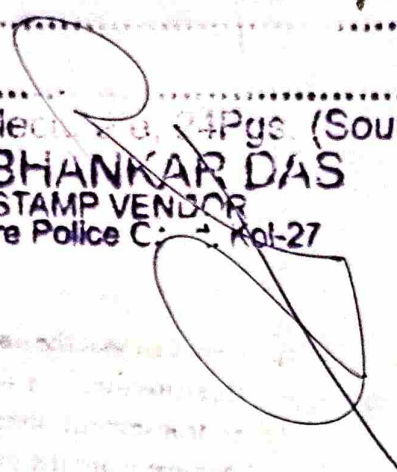
No. ₹ Date

Name : Tuhina SK.

Address : Raghobpur. P.S. - Sonarpur.
KOL-151.

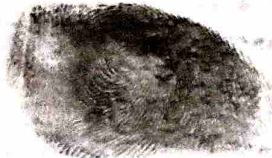
Vendor :
Alipore Collect. 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police C. Kol-27



15/2/23

Pijush Bhawanik



1446

Pijush Bhawanik



1447

H. Gupta



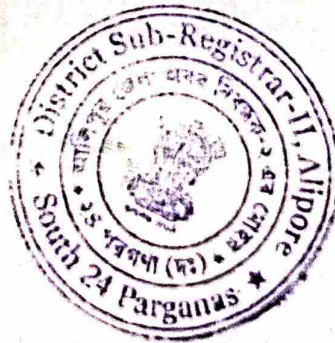
1448

Tuhina SK



1449

Subhajit Halder.
S/o - Manojan Halder.
alipore police court.
Kol - 27.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
15 FEB 2023

WHEREAS I am the absolute owner of land measuring an area of 18 Cottahs 2 Chittaks more or less comprised in R.S. Dag No. 1279 corresponding to L.R. Dag No. 1473 appertaining to R.S. Khatian No. 672 corresponding to L.R. Khatian No. 2573 of Mouza- Jagaddal, J.L. No. 71, R.S. No. 232, Touzi Nos. 47, 49, 63, 84, 88, now within the limits of the Rajpur-Sonarapur Municipality, Ward No. 24, Holding No. 115, Dwarir Road, under Police Station and A.D.S.R. office at Soparpur, District South 24-Parganas, West Bengal, more fully and particularly described in the Schedule hereunder written.

AND WHEREAS by a Registered Development Agreement dated 11th day of February, 2023 being No. 1828 for the year 2023, I the said appointer herein has entrusted the Development in respect of the said property under construction of building therewith **M/S BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED, PAN : AAKCB6705G**, having its registered office at 187, Netaji Nagar Colony, Post Office- V.I.P. Nagar, Police Station - Anandapur, Kolkata-700100, represented by its **DIRECTORS (1) SRI PIJUSH BHOWMICK, (PAN :**

AMVPB9080A, AADHAAR NO. 2355 7698 2704), son of Late Priyanath Bhowmick, residing at 6G, Rani Rashmoni Garden Lane, P.O. & P.S. Tangra, Kolkata - 700015, Dist. South 24 Parganas, **(2) SRI HARISH GUPTA, (PAN : ACZPG4667J, AADHAAR NO. 7962 9617 3487)**, son of Shubhash Chand Gupta, residing at P-344, C.I.T. Road, Scheme, VI-M, Kankurgachi, P.O. Kankurgachi, P.S. Maniktala, Kolkata - 700054 for the consideration and other terms and conditions therein contained.

NOW KNOW WE ALL MEN BY THESE PRESENTS that I the appointer above named doth hereby make, nominate, constitute retain and appoint and has made nominated, constituted, retained and appointed the said **M/S BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED, PAN : AAKCB6705G**, having its registered office at 187, Netaji Nagar Colony, Post Office- V.I.P. Nagar, Police Station - Anandapur, Kolkata-700100, represented by its **DIRECTORS (1) SRI PIJUSH BHOWMICK, (PAN : AMVPB9080A, AADHAAR NO. 2355 7698 2704)**, son of Late Priyanath Bhowmick, residing at 6G, Rani Rashmoni Garden Lane, P.O. & P.S. Tangra, Kolkata - 700015, Dist.

South 24 Parganas, (2) **SRI HARISH GUPTA, (PAN : ACZPG4667J, AADHAAR NO. 7962 9617 3487)**, son of Shubhash Chand Gupta, residing at P-344, C.I.T. Road, Scheme, VI-M, Kankurgachi, P.O. Kankurgachi, P.S. Maniktala, Kolkata – 700054 to act in my name and on my behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possess the said land measuring more or less 18 Cottahs 2 Chittaks more or less comprised in R.S. Dag No. 1279 corresponding to L.R. Dag No. 1473 appertaining to R.S. Khatian No. 672 corresponding to L.R. Khatian No. 2573 of Mouza- Jagaddal, J.L. No. 71, R.S. No. 232, Touzi Nos. 47, 49, 63, 84, 88, now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 24, Holding No. 115, Dwarir Road, under Police Station and A.D.S.R. office at Soparpur, District South 24-Parganas, West Bengal, more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said

purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.
3. To appear and represent the Appointers before the Rajpur Sonarpur Municipality, authorities Police authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.
4. To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof.

5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur Sonarpur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the development of the said property and discharge of release or terminate any of them at his own desire. To pay their salary, wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.

7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Rajpur Sonarpur Municipality, authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.
8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names as the said

Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.

9. To apply to the Rajpur Sonarpur Municipality or any other equivalent competent authority for sanction for plan/ Plans and/or other allied causes for the development of the said property in the form of buildings, To submit map, drawing, and design, modification and amendments for the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The Rajpur Sonarpur Municipality fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said property and for construction of residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and

submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for electricity, water, sewerage etc. and other necessary connections to the building.
11. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said property as may from time to time be necessary and required.

13. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and/or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur Sonarpur Municipality, and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.
15. To appear and to represent the Executrix before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the said property or portions thereof as may from time to time be necessary or required.
16. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the

land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

17. To sign execute affirm and verify all complaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
18. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.
19. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any

person or party concerning or relating to the said premises or the development of the said property and/or construction of the new building apartments flats and other common spaces in or upon the said property or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.

20. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or the development thereof and /or the construction of the new building or other structures in or upon the said property on such terms and conditions as the said **ATTORNEY** shall think fit and proper.

21. To sign execute affirm and verify all or any plaint, petition, written statement, application, revisions, appeals, affidavits, bonds, declaration indemnities, guarantees and other papers, documents as may be from time to time necessary or required to negotiate

for attending discussion and to obtain necessary permission and/or sanction from the Rajpur Sonarpur Municipality, West Bengal State Electricity Distribution Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said property by raising the construction of the proposed building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.

22. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.

23. To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.

24. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
25. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajpur Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
26. I also empower and authorize my constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Agreement for mutual benefit and completion of deed of registration in favour of each purchaser.

27. Save and except the Owner's Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

28. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement, contracts, other deeds, documents and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developers Allocation.

29. To receive earnest money, advance money, booking money consideration money, whether in part of in

full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said property in terms of the said Agreement and to give valid discharge hereof. The money so received by my constituted attorney under these presents will belong to him solely and the executrix of these presents shall have no claim whatsoever thereon. The executrix under these presents will have no right on that entire sale proceeds of the proposed building and its flats, apartments spaces etc., whatsoever in nature thereby to be constructed thereon in due course.

30. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said

purpose to do all acts deeds matters and things as the said Attorney shall think proper.

31. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal of the several flats, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

32. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.

33. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.
34. To select prospective buyers either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed building more fully described in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND I the said **APPOINTER** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of land measuring **18 (Eighteen) Cottahs 2 (Two) Chittaks more or less** comprised in R.S. Dag No. 1279 corresponding to **L.R. Dag No. 1473** appertaining to R.S. Khatian No. 672 corresponding to **L.R. Khatian No. 2573 of Mouza-Jagaddal, J.L. No.71**, R.S. No. 232, Touzi Nos. 47, 49, 63, 84, 88, now within the limits of the **Rajpur-Sonarpur Municipality, Ward No. 24, Holding No. 115, Dwarir Road, Kolkata-700150**, under Police Station and A.D.S.R. office at Soparpur, District South 24-Parganas, West Bengal, the said land is butted and & bounded by : -

ON THE NORTH : Dwarir Road.
ON THE SOUTH : Land of R.S. Dag No. 1278.
ON THE EAST : Land of R.S. Dag No. 1278.
ON THE WEST : Land of R.S. Dag No. 1278.

IN WITNESSES WHEREOF we the parties above named and attorney have hereunto set our respective hands and seals on this the 15th day of February, 2023.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata in presence of :

WITNESSES :

1. Bhaskar Bishoy Choudhary:
117, D.P.J.M. Road.
Budge Budge. Kol-137.

Muhim Sk

Signature of the Executant

2. Navendra Paul
'Oindrila Apartment',
2nd Floor, Mandir Road,
Maheswastala, Garia,
Kolkata - 700084.

We accept this power

Bengal Srishti Developers Pvt. Ltd.

Pijush Bhattacharya




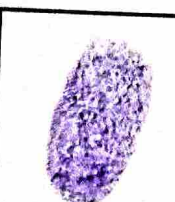






Director

Bengal Srishti Developers Pvt. Ltd.

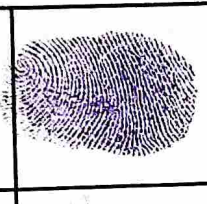









H. Gupta

Signature of the Attorneys





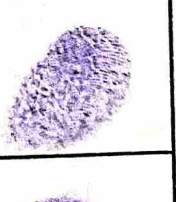


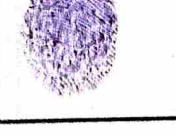


Drafted by me
Manojanjan Halder
Deed Writer
No. - 73/75
D.R. Alipore
Alipore Police Court,
Kolkata-700027.

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

Name
 Signature *Muhina Sr*

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

Name *PITUSH BHAWMIK*
 Signature *Pitush Bhawmik*

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left hand					
right hand					

Name *HARISH GUPTA*
 Signature *H. Gupta*






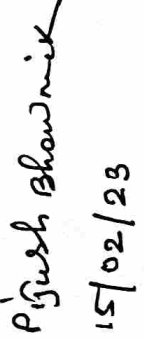


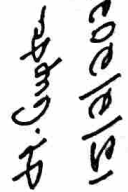




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16028000405781/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Tuhina Sk Raghobpur, City:- , P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Principal			
2	Mr Pijush Bhowmick 6G Rani Rashmoni Garden Lane, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015	Representative of Attorney [BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED]			 15/02/23
3	Mr Harish Gupta P-344, C.I.T. Road Scheme VI-M Kankurgachi, City:- , P.O:- Kankurgachi, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700054	Representative of Attorney [BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED]			 15/2/2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhajit Haldar Son of Mr Manoranjan Haldar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Tuhina Sk, Mr Pijush Bhowmick, Mr Harish Gupta			<i>Subhajit Haldar</i> 15/2/23

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-02071/2023	Date of Registration	17/02/2023
Query No / Year	1602-8000405781/2023	Office where deed is registered	
Query Date	15/02/2023 12:11:16 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manoranjan Haldar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9339222762, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,34,57,813/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160201828/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 24, Holding No:115 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1473	LR-2573	Bastu	Shali	18 Katha 2 Chatak	1/-	1,34,57,813/-	Property is on Road , Project Name :
Grand Total :					29.9063Dec	1 /-	134,57,813 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Tuhina Sk Wife of Safik Sk Raghobpur, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: HFxxxxx9L, Aadhaar No: 50xxxxxxx7694, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED Netaji Nagar Colony, City:- , P.O:- Anandapur, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700100 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pijush Bhowmick (Presentant) Son of Late Priyanath Bhowmick 6G Rani Rashmoni Garden Lane, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0A, Aadhaar No: 23xxxxxxxxx2704 Status : Representative, Representative of : BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED (as Director)
2	Mr Harish Gupta Son of Mr Shubhash Chand Gupta P-344, C.I.T. Road Scheme VI-M Kankurgachi, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7J, Aadhaar No: 79xxxxxxxxx3487 Status : Representative, Representative of : BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhajit Halder Son of Mr Manoranjan Halder Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Tuhina Sk, Mr Pijush Bhowmick, Mr Harish Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Tuhina Sk	BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED-29.9063 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 24, Holding No:115 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1473, LR Khatian No:- 2573		Owner Name not selected by applicant.

On 15-02-2023

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

Presented for registration at 21:20 hrs on 15-02-2023, at the Private residence by Mr Pijush Bhowmick .,

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 1,34,57,813/-

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

Execution is admitted on 15/02/2023 by Tuhina Sk, Wife of Safik Sk, Raghampur, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession House wife
Indetified by Mr Subhajit Haldar, , Son of Mr Manoranjan Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 15-02-2023 by Mr Pijush Bhowmick, Director, BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED, Netaji Nagar Colony, City:- , P.O:- Anandapur, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700100

Indetified by Mr Subhajit Haldar, , Son of Mr Manoranjan Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 15-02-2023 by Mr Harish Gupta, Director, BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED, Netaji Nagar Colony, City:- , P.O:- Anandapur, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700100

Indetified by Mr Subhajit Haldar, , Son of Mr Manoranjan Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



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

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 : 48 (g) of Indian Stamp Act 1899.

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/-

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 049282, Amount: Rs.100.00/-, Date of Purchase: 09/02/2023, Vendor name: Subhankar Das



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 82259 to 82289

being No 160202071 for the year 2023.



Digitally signed by SANTANU BASAK

Date: 2023.02.23 12:07:38 +05:30

Reason: Digital Signing of Deed.

(Santanu Basak) 2023/02/23 12:07:38 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)