

26/25

I-0253/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 183317

Notice that this document is duly registered. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

07 JAN 2025

KNOW ALL MEN BY THESE PRESENTS WE 1) SRI DILIP KUMAR SHAW
(H.U.F) (PAN CARD NO.AAKHD7337P) represented as Karta of Hindu Undivided family being Dilip Kumar Shaw (PAN CARD NO.AIXPS7161F) (AADHAR NO.2136 3453 2013) (MOB.9830053278) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 2) **SRI PRADEEP KUMAR SHAW (H.U.F)** (PAN CARD NO.AARHP2614L)

1083

08 APR 2024

NO. DATE

NAME

ADD.

AMT.

SAMIR KUMAR DEY
ADVOCATE
ALIPORE JUDGE'S COURT

Certifi
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being




MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

07 JAN 2025

Tarane Kanti Dey
Alipore Judge's Court
Dec-27

represented as Karta of Hindu Undivided family being Pradeep Kumar Shaw (**AIXPS7160E**) (**AADHAR CARD NO.6503 0898 7861**) (**MOB.9331411901**) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 3) **SRI ANUP KUMAR GUPTA (H.U.F)** (**PAN CARD NO.AATHA3081N**) represented as Karta of Hindu Undivided family being Anup Kumar Gupta (**PAN NO.AEBPG3559F**) (**AADHAAR NO.4155 3734 4188**) (**MOB.9331411902**) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 4) **SRI MANOJ KUMAR GUPTA (H.U.F)** (**PAN CARD NO.AARHM1872R**) represented as Karta of Hindu Undivided family being Manoj Kumar Gupta (**PAN NO.AHCPG5934G**) (**AADHAR CARD NO.2379 6922 8022**) (**MOB.9331411903**) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 hereinafter called the **VENDORS / OWNERS** (which term or expression shall repugnant to or excluded by the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assignees) of the **ONE PART.**

District - 24 Parganas (South) hereinafter called and referred to as the **LANDOWNERS/ PRINCIPALS/ EXECUTANTS**, do hereby nominate, constitute and appoint 1) **SRI RISHAV SHAW** son of Sri Dilip Kumar Shaw (**PAN NO.HRFPS2675C**) (**AADHAR NO.9825 4545 0901**) (**D.O.B 19.02.1997**) (**MOB.7003814397**) residing at 19C, Mohan Chand Road 2) **SRI ASMIIT GUPTA** son of Sri Manoj Kumar Gupta (**PAN.DYVPG6163A**) (**D.O.B. 06.08.2004**) (**AADHAR NO.6861 0888 0163**) (**MOB.7003122828**) residing at 19C, Mohan Chand Road 3) **SRI PRATIK GUPTA** son of Sri Anup Kumar Gupta (**PAN NO.BYDPG6161J**) (**D.O.B 15.04.1995**) (**AADHAR NO.2004 6797 6432**) (**MOB.9163738897**) all are residing at 19C Mohan Chand Road, P.S. Watgung, P.O.Kidderpore, Kolkata - 700 023 District 24 Parganas (South)

all the Partners of **PRIME BUILDS (PAN.ABGFP2888J)** a partnership firm having its office at 19U, Mohan Chand Road, P.S. - Watgung, P.O. - Khidderpore, Kolkata - 700 023 District 24 Parganas (South) West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorized and lawful Attorney for us and in our names and on our behalf and to exercise, execute and perform all and every / any of the acts, deeds, matters and things in respect of our Premises No. 25/1B, Kabitirtha Sarani,, P.S. Watgunge, Kolkata - 700 023 morefully described in the SCHEDULE herein under mentioned.

WHEREAS we are the joint owners of ALL THAT piece and parcel of land measuring 03 cottahs 06 chittaks 25 sq.ft. more or less lying and situate at Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, P.O. Kidderpore, within Ward NO.76 of Kolkata Municipal Corporation, Kolkata - 700 023, Sub Registry Office - Alipore, District 24 Parganas (South) morefully described in the SCHEDULE - A hereinafter written, hereinafter called as the "Said Premises". The aforesaid area of the Premises was previously two premises one being numbered as 25/1B, Kabitirtha Sarani, P.S. Watgunge, P.O. Kidderpore, within Ward NO.76 of Kolkata Municipal Corporation, Kolkata - 700 023 and another one was Premises No.26B., Kabitirtha Sarani, P.S. Watgunge, P.O. Kidderpore, within Ward NO.76 of Kolkata Municipal Corporation, Kolkata - 700 023. Later after amalgamation of the aforesaid 2 Premises into one Premises i.e. became Premises No.25/1B, Kabitirtha Sarani, Kolkata - 700 023.

AND WHEREAS We, the above named owners of the said premises entered into an Agreement for Development in respect of our aforesaid Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, P.O. Kidderpore, Kolkata - 700 023 morefully described in the SCHEDULE hereinafter written, with the said **PRIME BUILDS** a Partnership firm, having its Office at 19U, Mohan Chand Road, P.O., Kidderpore, P.S. Watgunge, Kolkata - 700 023, District South 24 Parganas, West Bengal. The said Development Agreement dated **28.11.2024** which was registered in the office of the D.S.R - III, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603 - 2024, Page 518304 to 518342 as **Deed No.168320173** for the year 2024. This Power of



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

U 7 JAN 2025

Attorney is being granted in favour of the above named SRI RISHAV SHAW, ASMIIT GUPTA AND PRATIK GUPTA, all Partners of PRIME BUILDS in terms of the Agreement for Development as stated above.

AND WHEREAS referring to the above Registered Agreement for Development, and for smooth development work, We, the Principals/Landowners appointing the SAID ATTORNEY HOLDERS SRI RISHAV SHAW, ASMIIT GUPTA AND PRATIK GUPTA as our true, authorized and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter. This Power of Attorney will continue to be effective and valid till the completion of the entire project and sell out of entire Developers Allocation (i.e. 35% of the total constructed area of the building to be constructed over the said Premises) as described in the Development Agreement by the Developer to the intending purchaser / purchasers. The owners shall **have** no authority / claim over the Developer's Allocation or the **consideration** price received by the Developer.

1. To appear and represent **before** the authorities of Kolkata Municipal Corporation, KMDA, KIT, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, **under** the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar. Additional District Sub-Registrar, and before all other statutory and local bodies as and when **necessary** for the purpose of construction of new building/s and **do all** the needful as per the terms and conditions mentioned in the **aforesaid** Registered Agreement for Development for allotment/registration and sale of flats, shops, garage spaces of **Developer's** Allocation of the total 35% of the constructed area of the **building** to be built over the SCHEDULE property and the **Developer's** Allocation exclusively to be sold through the Constituted **Attorney**.
2. To sign or plan / plans of the **said** premises and to submit the same before the Kolkata **Municipal** Corporation for obtaining sanction of



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
07 JAN 2025

- the said plan and also to sign any plan / plans for modification of the sanctioned plan as and when he thinks it fit and proper.
3. To apply, obtain electricity, Gas, Water, Sewerage connection and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development project, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.
 4. To manage and maintain the said premises including the building/s to be constructed thereon.
 5. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of the said premises before Kolkata Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
 6. To pay all Kolkata Municipal Corporation and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
 7. To enter into any Agreement for Sale, Lease, Rent, Memorandum of Understanding, Deed of Conveyance and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development dated 28.11.2024. To take financial assistance / loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/ shops/garages under Developer's Allocation of the building to be built over the SCHEDULE property and to sign in the papers and documents for the said purpose on our behalf.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

U 7 JAN 2025

8. To sign and execute and make registration of any Agreement for Sale, Lease, Rent, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, shop/s, units and / or car or Bike parking spaces or other spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation only of the total constructed area of the building to be built over the SCHEDULE property as per said Registered Agreement for Development.
9. That the Power of Attorney Holder shall execute the Deed of conveyance or conveyances, long term lease or rent out the Developer's Allocation to any person or persons as shall be required by the developer and all costs and expenses including stamp duty and registration charges shall be borne and paid by the purchasers.
10. To receive the consideration money or earnest / advance money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation of the total constructed area of the building to be built over the SCHEDULE property and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives. The Developer will be entitled to sell by this Power of Attorney the property described in the Schedule here under and to receipt the consideration money there off.
11. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation of the total



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
১৮ JAN 2025

constructed area as described in the said Agreement for Development of the building to be built over the SCHEDULE property.

12. To do all Acts, deed or thing as may be necessary to complete the registration of the said deed in the manner required by law and when it has been returned to him/them after being duly registered, to give proper receipt and discharge for the same.
13. To sign and execute all other deeds, instruments and assurance on our behalf which he shall consider necessary and to enter into and / or agree to such covenants and conditions as may be required for fully and effectually conveying the said flat / flats car parking space, shop rooms and other spaces under the Developer's Allocation of the total constructed area of the building to be built over the SCHEDULE property in favour intending purchaser / purchasers as we could do ourselves, if personally present.
14. To present any such conveyance or conveyances for registration, to admit execution before the Additional District Sub - Registrar, District Sub Registrar or Registrar of Assurances at Kolkata having authority for and to have the said conveyance registered in favour of the purchasers and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the developer's allocation of the total constructed area of the building to be built over the SCHEDULE property as described in the Agreement for Development to intending purchaser / purchasers as fully and effectually in all records as we could do the same ourselves.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
JAN 2025

15. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
16. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
17. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
18. That our said Attorney Holder will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development.
19. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.

20. The Attorney Holder will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the SCHEDULE of the said Registered Agreement for Development.

AND we do hereby agree to ratify and confirm whatsoever all acts, deeds and things done by the said Attorney which shall be construed as acts, deeds and things by us to all intents and purposes as if we were present even notwithstanding the fact that no special power in that behalf is contained in these present.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development and sale of Developer's Allocation of the total constructed area of the building to be built over the SCHEDULE property to the intending purchaser/purchasers.

SCHEDULE - A

(DESCRIPTION OF ENTIRE PREMISES)

(WITH VETRIFIED TILED FLOORING AND LIFT FACILITY)

ALL THAT piece and parcel of Bastu land measuring an area of 03 Cottahs 06 Chittaks and 25 sft. more or less lying and situate at Premises No.25/1B, Kabitirtha Sarani, under Police Station - Watgunge, Post Office - Kidderpore within Ward No.75 of Kolkata Municipal Corporation, Kolkata - 700 023, Sub Registry office at Alipore, District 24 Parganas (South) which is butted and bounded as follows :-

ON THE NORTH : By B/25/1A/H/1, Kabitirtha Sarani

ON THE EAST : By 25/1, Kabitirtha Sarani

ON THE WEST : By 26A, Kabitirtha Sarani

ON THE SOUTH : By 55.5 ft. wide Kabitirtha Sarani

SCHEDULE - B

(ONLY DEVELOPER'S ALLOCATION)

(WITH VETRIFIED TILED FLOORING AND LIFT FACILITY)

Save and except the Owners Allocation the developer by this Power of Attorney are entitled to sell and convey the 35% of the total constructed area of the proposed multi storied building at Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Ward No.75 of the Kolkata Municipal Corporation, Kolkata - 700 023, A.D.S.R - Alipore, District - 24 Parganas (South) and to receive the entire consideration money together with undivided proportionate share of the land of the said premises. If any construction of additional floor is permissible by the KMC then the

Developer will be allocated to 35% on that additional floor / floors to be constructed over the existing premises.

IN WITNESS WHEREOF the Executants/Principals hereto have set and subscribed their respective hands and seals on this 7th day of JANUARY, 2025 in presence of witnesses.

SIGNED, SEALED AND DELIVERED
by the parties at Kolkata
in the presence of :

1. X. Chatterjee
41/B, Matunga St
Kolkata - 700023

2. Krishna Shaw
19/B, Mahan Chand Rd.
KOL - 700023

DILIP KUMAR SHAW (HUF)

[Signature]

PRADEEP KUMAR SHAW (HUF)

[Signature]

ANUP KUMAR GUPTA (HUF)

[Signature]

MANOJ KUMAR GUPTA (HUF)

[Signature]

EXECUTANTS /

PRINCIPALS

We accept this Power of Attorney
FOR PRIME BUILDS

[Signature]

[Signature]

[Signature]

PARTNERS

Drafted by :-

Sanvir Kumar *[Signature]*
ADVOCATE

Alipore Judges Court

Regd. No.WB65/1987

Typed By

[Signature]



Left
hand

Right
hand

Thumb

1st finger Middle finger Ring finger Small finger

NAME DILIP KUMAR SHAW

SIGNATURE Dilip Kumar Shaw



Left
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Right
hand

Thumb

1st finger Middle finger Ring finger Small finger

NAME PRADEEP KUMAR SHAW

SIGNATURE Pradeep Kumar Shaw



Left
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Right
hand

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1st finger Middle finger Ring finger Small finger

NAME ANUP KUMAR GUPTA

SIGNATURE Anup Kumar Gupta



Left
hand

Right
hand

Thumb

1st finger Middle finger Ring finger Small finger

NAME MANOJ KUMAR GUPTA

SIGNATURE Manoj Kumar Gupta



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

NAME RISHAV CHAW

SIGNATURE Rishav Chaw



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

NAME ASHMIT GUPTA

SIGNATURE Ashmit Gupta



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

NAME PRATIK GUPTA

SIGNATURE Pratik Gupta

Major Information of the Deed

Deed No :	I-1603-00253/2025	Date of Registration	07/01/2025
Query No / Year	1603-8000060038/2025	Office where deed is registered	
Query Date	07/01/2025 3:06:39 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TARUN KANTI DEY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9775131709, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,71,84,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160320173/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Wattgunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabitirtha Sarani, Premises No: 25/1B, Ward No: 075 Pin Code : 700023

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 6 Chatak 25 Sq Ft		1,71,84,998/-	Width of Approach Road: 56 Ft., Project Name :
Grand Total :				5.626Dec	0 /-	171,84,998 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DILIP KUMAR SHAW HUF 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	PRADEEP KUMAR SHAW 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: aaxxxxxx4I,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	ANUP KUMAR GUPTA 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: aaxxxxxx1n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative










4 **MANOJ KUMAR GUPTA**

19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative










Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRIME BUILDS 19C, Moan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: ABxxxxxx8J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rishav Shaw Son of Shri Dillip Kumar Shaw Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office	 Jan 7 2025 3:44PM	 Captured LTI 07/01/2025	 07/01/2025
	19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: hrxxxxxx5c,Aadhaar No Not Provided Status : Representative, Representative of : PRIME BUILDS (as PARTNERS)			
2	Name	Photo	Finger Print	Signature
	Shri Asmit Gupta Son of Shri Manoj Kumar Gupta Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office	 Jan 7 2025 3:46PM	 Captured LTI 07/01/2025	 07/01/2025
	19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dyxxxxxx3a,Aadhaar No Not Provided Status : Representative, Representative of : PRIME BUILDS (as PARTNERS)			
3	Name	Photo	Finger Print	Signature
	Shri Pratik Gupta Son of Shri Anup Kumar Gupta Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office	 Jan 7 2025 3:47PM	 Captured LTI 07/01/2025	 07/01/2025

19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: byxxxxxx1j,Aadhaar No Not Provided Status : Representative, Representative of : PRIME BUILDS

4	Name	Photo	Finger Print	Signature
	Mr Dilip Kumar Shaw (Presentant) Son of Late Shyam Sunder Shaw Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office		 Captured	
		Jan 7 2025 3:40PM	LTI 07/01/2025	07/01/2025
19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx1f,Aadhaar No Not Provided Status : Representative, Representative of : DILIP KUMAR SHAW HUF (as karta)				
5	Name	Photo	Finger Print	Signature
	Mr Pradeep Kumar Shaw Son of Late Shyam Sunder Shaw Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office		 Captured	
		Jan 7 2025 3:41PM	LTI 07/01/2025	07/01/2025
19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx0e,Aadhaar No Not Provided Status : Representative, Representative of : PRADEEP KUMAR SHAW (as karta)				
6	Name	Photo	Finger Print	Signature
	Mr Anup Kumar Gupta Son of Late Shyam Sunder Shaw Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office		 Captured	
		Jan 7 2025 3:42PM	LTI 07/01/2025	07/01/2025
19/C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx9f,Aadhaar No Not Provided Status : Representative, Representative of : ANUP KUMAR GUPTA (as karta)				

Name	Photo	Finger Print	Signature
Mr Manaoj Kumar Gupta Son of Late Shyam Sunder Shaw Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office		 Captured	
Jan 7 2025 3:43PM	LTJ	07/01/2025	07/01/2025
19/C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx4g,Aadhaar No Not Provided Status : Representative, Representative of : MANOJ KUMAR GUPTA (as karta)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TARUN KANTI DEY Son of Late S C DEY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	07/01/2025	07/01/2025	07/01/2025
Identifier Of Shri Rishav Shaw, Shri Asmit Gupta, Shri Pratik Gupta, Mr Dilip Kumar Shaw, Mr Pradeep Kumar Shaw, Mr Anup Kumar Gupta, Mr Manaoj Kumar Gupta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DILIP KUMAR SHAW HUF	PRIME BUILDS-1.40651 Dec
2	PRADEEP KUMAR SHAW	PRIME BUILDS-1.40651 Dec
3	ANUP KUMAR GUPTA	PRIME BUILDS-1.40651 Dec
4	MANOJ KUMAR GUPTA	PRIME BUILDS-1.40651 Dec

Endorsement For Deed Number : I - 160300253 / 2025

On 07-01-2025

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 15:09 hrs on 07-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Dilip Kumar Shaw ..

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 1,71,84,998/-

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

Execution is admitted on 07-01-2025 by Mr Dilip Kumar Shaw, karta, DILIP KUMAR SHAW HUF, 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, . . Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr Pradeep Kumar Shaw, karta, PRADEEP KUMAR SHAW, 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, . . Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr Anup Kumar Gupta, karta, ANUP KUMAR GUPTA, 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, . . Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr Manoj Kumar Gupta, karta, MANOJ KUMAR GUPTA, 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, . . Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Shri Rishav Shaw, PARTNERS, PRIME BUILDS, 19C, Moan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, . . Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Shri Asmit Gupta, PARTNERS, PRIME BUILDS, 19C, Moan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, . . Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Shri Pratik Gupta,

Indetified by Mr TARUN KANTI DEY, . . Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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/-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 10358 to 10378
being No 160300253 for the year 2025.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2025.01.08 10:48:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08/01/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.