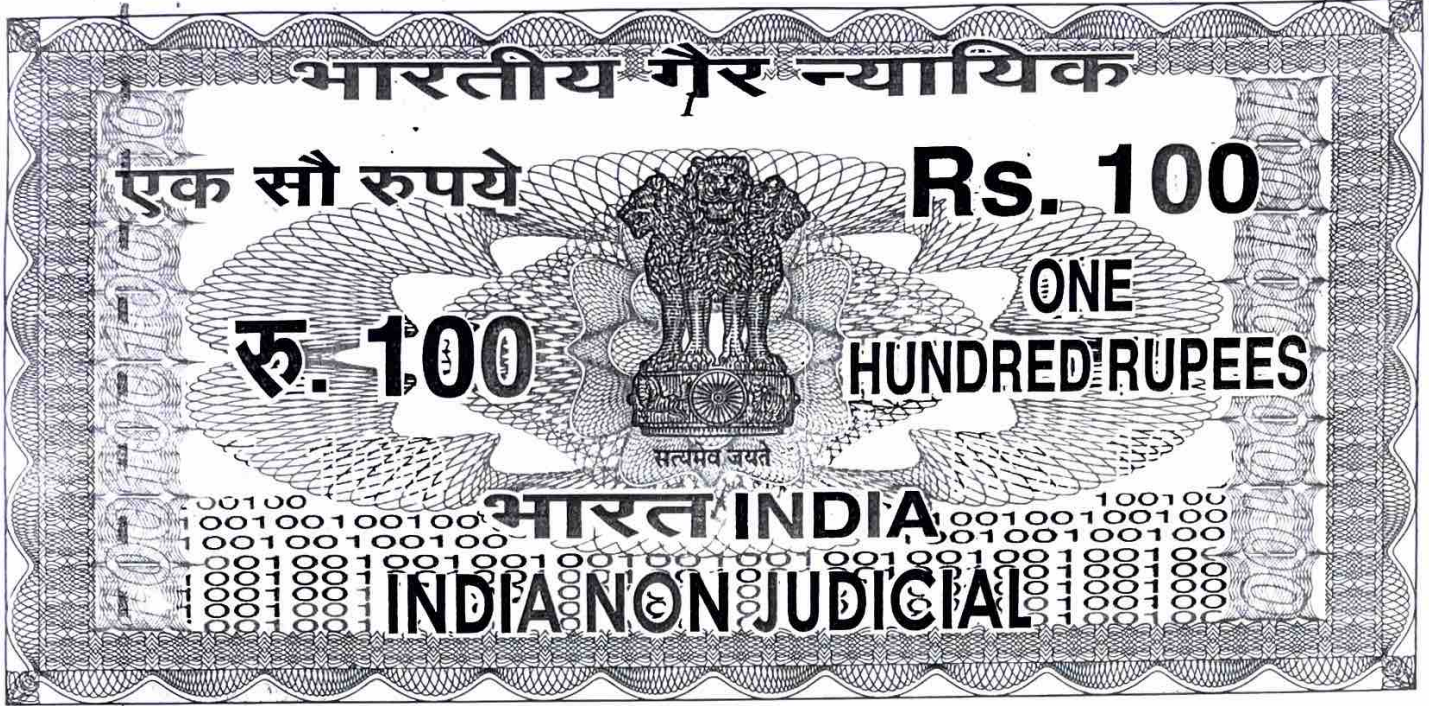


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पश्चिम बंगाल WEST BENGAL

AG 261114

22/7
12-55
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219 0099
Certified that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

Biyan Kumar Ghosh

22 JUL 2022

POWER OF ATTORNEY FOR DEVELOPMENT
(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

BY THIS POWER OF ATTORNEY FOR DEVELOPMENT KNOW
ALL MEN that I, **SRI BIJAN KUMAR GHOSH** (PAN NO. ADEPG2992C,
Aadhaar No. 724067098795) Son of Late Gopal Krishna Ghosh, by
Page No. 1

Bijay Kumar
Sinha

occupation – Retired, by faith – Hindu, by Nationality – Indian, residing at 77, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Police Station – previously Jadavpur now Patuli, Kolkata – 700 086, hereinafter called and referred as the **PRINCIPAL (OWNER) SEND GREETINGS**;

W H E R E A S I, the PRINCIPAL/OWNER herein got/obtained a plot of Bastu land measuring more or less 02(Two) Cottahs 06(Seven) Chittaks 43(Forty Three) sq.fts. together with one storied building measuring more or less 861 sq.fts. standing thereon which is situated and lying at Mouza – Chakmasur, J.L. No. 30, comprised in C.S.Dag No. 53 under C.S.Khatian No. 1 corresponding to R.S. Khatian No. 34 under R.S.Dag No. 62, Touzi No. 151, R.S.No. 21½, Sub-registration. Office at Alipore, Police Station – previously Jadavpur now Patuli, Pargana – Khashpur, District South 24-Parganas, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 101, being K.M.C. known as Premises No. 170, Baghajatin Place, Assessee No. 31-101-10-0170-5 corresponding to postal/mailling address is 77, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Kolkata – 700 086, executed on 9th day of August, 2021, by way/virtue of a registered English Deed of Partition dated 09.08.2021, registered in the office of District Sub- Registrar-II at Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1602-2021, Pages from 242668 to 242702, Being No. 160205820 for the year 2021.

A N D W H E R E A S since date of registration the I, the PRINCIPAL herein thus become the sole and absolute owner of the aforesaid property and has been possessing and enjoying the same, free from all encumbrances, fully mentioned in the **Schedule** here under written.

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AND WHEREAS I, the PRINCIPAL herein recorded/mutated his name as a owner in the record of K.M.C. known as Premises No. 170, Baghajatin Place, Assessee No. 31-101-10-0170-5 corresponding to postal/mailling address is 77, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Kolkata – 700 086.

AND WHEREAS thereafter I herein paid taxes regularly to the appropriate authority and the said property has been fully mentioned in the **Schedule** here under written and we have in peaceful possession, occupation enjoyment over the said property and said property is free from all encumbrances.

AND WHEREAS I have entered into a Development Agreement dated 13-08-2021 made between us as the **LAND OWNER** and **LOKENATH ENTERPRISE** a Proprietorship concern having its office at 86/4, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Police Station – previously Jadavpur now Patuli, Kolkata – 700 086, represented by its sole proprietor namely **SRI DEEPAK SAHA** Son of Late Dilip Kumar Saha, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 86/4, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Police Station – previously Jadavpur now Patuli, Kolkata – 700 086, as a Developer. We are very much interested to construct a new building and to sale the flats, car parking spaces etc. out of Developer Allocated portion of the said proposed building to be constructed at my said Premises being The Kolkata Municipal Corporation, being KMC Premises no. 170, Baghajatin Place, being Assessee no. 31-101-10-0170-5, Ward no.101, as described morefully in the **Schedule** below; but to make new construction thereon. I have no experience in this

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matter. As per the said Development Agreement dated 13-08-2021, the said **LOKENATH ENTERPRISE, DEVELOPER** herein shall get the construction such as flat/flats, car parking space/spaces/Shop/Shops/Commercial space(s) etc., together with undivided proportionate land share and other facilities save and except **OWNER'S ALLOCATION** as mentioned in the said Development Agreement and others clauses as mentioned in as per the said Development Agreement dated 13th day of August, 2021 and as per the said Development Agreement it is very much expedient for me to appoint the Attorney to look after all the affairs, in respect of construction of the aforesaid property I, the **PRINCIPAL** herein do hereby and hereunder nominate and appoint and/constitute the said **SRI DEEPAK SAHA** (PAN-AWRPS9218F, Aadhaar No. 987714323386) Son of Late Dilip Kumar Saha, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 86/4, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Police Station – previously Jadavpur now Patuli, Kolkata – 700 086 its sole proprietor namely **LOKENATH ENTERPRISE** a Proprietorship concern having its office at 86/4, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Police Station – previously Jadavpur now Patuli, Kolkata – 700 086, a described above as my true and lawful Attorney for me in my name and on my behalf solely to do perform and execute all the following acts, deeds and things that is to any :-

1. To execute, carry into effect and perform all agreements and contracts to be entered into by me in respect of my said property as described in the **Schedule** hereunder written, as my own acts and deed and/or to cancel the same as per the said Development Agreement dated 13th day of August, 2021 which was registered in the Office of D.S.R.-II at Alipore, South 24-

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Bijon Kumar Ghosh

Parganas and recorded in Book No. I, Being No. **160206211** for the year 2021.

2. To make, sign and verify all applications and/or Plan objections to the appropriate authorities of B.L. & L.R.O. Department, Urban Land Ceiling Department, The Kolkata Municipal Corporation etc. for all license, permission sanction and/or modification consent etc. required under the law of Rules and Regulations frame by such authorities in connection with the said property.
3. To appear and represent before The Kolkata Municipal Corporation authority or any other authority concerned on my behalf and also to apply to appropriate authorities for sanction the building plan or sewerage Plan and/or its any modification or alteration or revise for such proposed building plan for the proposed construction on our land, for and on my behalf as and when my said Attorney shall deem fit and proper and also to apply for and to effect mutation of the said property in The Kolkata Municipal Corporation and/or land revenue department in favour of my name and my said Attorney may deem fit and proper and also to sign all applications there for.
4. To raise, erect, build the construction as per building Plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** herein after taking sanction of the building Plan or its amendment or revised or alter of building Plan on my said land on my behalf as per the said Development Agreement.

5. To sign and execute all other deeds, instruments for development purpose and attend on my behalf which my Attorney shall consider necessary and enter into and/or agree to such covenants and conditions as may be required for fully and effectually securing the right, title and interest of the others.
6. To appoint and engage or suspend any workers for the construction work on my said land and to develop the land for construction of a new/proposed straight III storied or new/proposed G+III storied building at the said premises as per building plan after demolishing the old existing structures and to that effect to engage Engineer and/or Architect at his discretion and thereby to prepare building plan through Engineer(s).
7. On my behalf to effect mutation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on my behalf related to the abovesaid agreement.
8. To appear and represent before any Court including Hon'ble High Court and also Tribunals for and on my behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in any Court of law and to sign all Plans, Applications, Petitions, Written Statement etc. and to affirm any Affidavit on my behalf and in doing it, may appoint any Lawyer and to pay fees and charges and sign the Vakalatnama on my behalf for the purpose of the same in respect of the said property as described in the schedule hereunder written.
9. On my behalf to appear before and execute any of them or all of them the Plan and to submit the same in my name and in my favour to do all

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formalities to submit Plan, for modification and/ or alterations and/ or Revised, of Plan renew and sign, execute any Gift Deed, Declaration, Affidavit, Boundary Declaration, which includes corporation Gift Deed and to present for Registration to admit execution to any Registering Authority and to have the said documents and/or sign, execute any Gift Deed, any Declaration, Affidavit, Boundary Declaration, K.M.C. Undertaking which includes Corporation Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the KOLKATA MUNICIPAL CORPORATION or to any competent Authority to obtain "NO OBJECTION CERTIFICATE" from the competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in my name and in our favour to negotiate in my name and to do whatsoever necessity for the same in my name or on my behalf as I could do personally by myself.

10. To enter into any agreement with others for selling or transferring the part or full of the Developer's Allocation only i.e. flat/flats & car parking space/spaces/Shop/Shops/Commercial space/Commercial spaces etc. alongwith undivided proportionate share of land underneath of the proposed building together with common rights and facilities to be constructed on my said land and to receive part or full consideration money for the same on my behalf and grant receipts thereof on my behalf as per said Development Agreement.

11. To sign, execute and present all the documents, petitions or any transfer deed/deeds or agreement/agreements or conveyance(s), declaration deeds, instruments and assurances in connection with the Developer's

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*Allocation only on my behalf, which my said Attorney 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 Developer's Allocation with proportionate share of land underneath together with common rights and facilities on the said building to be constructed as may be required for fully and effectually conveying the said property or part thereof either divided or un-divided, in favour of any one as per said Development Agreement, The **DEVELOPER** shall also execute and register any kind of documents on my behalf to be required for sanctioning the building plan.*

12. *To present any such conveyance or conveyances for registration and to admit execution before the sub-registrar or Additional District Sub-registrar or Assurances of Kolkata or any other registration authority for and to have the said conveyances registered and to do acts, deeds and things which my said Attorney shall think necessary for conveying the said car parking space/spaces, Flat/Flats/Shop/Shops/Commercial space(s) etc. which is fixed as Developer's Allocation only alongwith undivided impartible/ proportionate share and interest in the land underneath the building together with common rights and facilities on the said building to be constructed to the intending purchaser/purchasers and to receive part or full consideration money and acknowledge the receipt thereof and to hand over possession thereof and to do all other acts, deeds, things in connection thereto and to effect mutation of the same in favour of the purchaser/purchasers as per the said Development Agreement.*

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13. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof and similarly to receive excess payment receivable from concerned authorities for and on account of the said property or any part thereof on my behalf.
14. To pay fees obtain sanction such other orders and permission from the necessary authorities as to be expedient for sanction/modification and/or alteration of the building plan and/or papers and documents as may be required by the necessary authorities.
15. To receive the excess amount of fees if any paid for the purpose of sanction modification and/or alteration of the building plan and sewerage Plan and/or for the purpose related thereto from any authority or authorities on my behalf.
16. To apply for and obtain electricity, gas, water, sewerage, drains, telephone or other connection of any other nature in the said property and/or to make alteration therein and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds and things as may be deem fit and proper by the said Attorney.
17. To settle, compromise of suits or disputes arising out of and/or connection with aforesaid property on such terms and conditions as my constituted Attorney may think, fit and proper and to execute such compromise petition for and on my behalf.

Bijay Kumar
Tahir

18. To acknowledge and/or finalize the terms and conditions with the other of the construction and/or portion of construction to be constructed on my behalf as my said constituted Attorney may think, fit and proper.
19. To absolute right and liberty to sell all flat/flats and car parking space/spacés, Shop/Shops/Commercial space(s) with proportionate share of land underneath with common areas, facilities & rights save and except Owner's Allocation portion and to receive an advance money and/or balance consideration money from intending purchaser/purchasers from the Developer's Allocation only as per Development Agreement.
20. To solve any dispute may arise in respect of the schedule below property in my name and on my behalf and take any necessary action against any local disturbances, litigation etc. in respect of the Schedule below property on my behalf and in my name.
21. To lodge a Diary to the nearest police station on my behalf and in my name regarding the above mentioned property if any dispute arises by any local people and to sign and acknowledge all registered A/D or insured letters, notices, summons and to receive, delivery of the same in the said property on my behalf and in my name.
22. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including complaints, written statements, affidavit, petitions, pleadings, compromises appeals, Vokatnamas that may be necessary on my behalf.

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Bhagat

23. To sign, execute, enter, present and deliver all or any Agreement(s), Sale Deed(s), transfer deed(s) and all instruments pertaining to the Developer's Allocation (Save and except Owners' Allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apartment to be constructed at the said premises with proportionate share of land underneath with common rights and facilities on the said building and to take all steps for perfecting such execution and registration.
24. To enter into negotiations for and finalize all sale pertaining to the Developer's Allocation (Save and except Owner's Allocation) of the building to be constructed at the said premises with proportionate share of land on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think, fit and proper with any prospective purchaser/buyer(s) and to accept therefore any amount in advance/earnest money and the balance consideration amount in installments or in otherwise and to give valid receipts and discharges in respect thereof and to put the Purchaser(s)/buyer(s) in possession of the flat/flats, shop/shops, commercial space(s), car parking space/spaces or portion agreed to be sold and/or transferred save and except the Owner's Allocation.
25. To deliver possession and/or make over the constructed flat/flats /car parking space/spaces/shop/shops/commercial space(s) appertaining to

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the Developer's Allocation in terms of the said Development / Joint Venture Agreement (save and except Owner's Allocation) with proportionate share of land underneath together with common rights and facilities on the said building and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized.

26. *To sign all the receipt/receipts, volume copy, IGR of which to be registered by my said Attorney in favour of the intending purchaser/purchasers in respect of the said Developer's Allocation only thereof on my behalf and also to hand over the same to the said Purchaser/Purchasers on my behalf and sign & issue all possession letter/letters which shall be delivered by the said Developer after completion of the said flat/flats etc. to the purchaser/purchasers on my behalf.*
27. *To sign and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.*
28. *To engage Lawyer, Solicitors, Advocates and other legal agents and sign all Vokatnama, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of his fees.*

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29. To sign & submit any building proposal plan/plans before the Kolkata Municipal Corporation as my constituted Attorney on my behalf and to raise construction the building at the said premises according to the plan which will be prepared by the engineer of the Developer and to demolish the existing structure and the said attorney shall sell the brick, cement, rubbish, window, doors and other materials as may be found after demolition and the cost of dismantling and demolition should be borne by the Developer.
30. To sign, execute, present for registration, admit, execution of register or otherwise perfect or cause to be signed, executed, registered and perfected any agreement, conveyance, re-conveyance, assignment, surrender, Deed of Declaration/Rectification and other assurances which may in the opinion of my said Attorney be expedient or necessary only for Developer's Allocation.
31. We hereby confirm that this power shall in force till the completion of the registration of the Developer's Allocation to the intending Purchaser/Purchasers as well as the completion of the venture as mentioned in the said Development Agreement.

AND I, the Owner/principal do hereby ratify and confirm all and whatsoever other act or acts my said Attorney shall Lawfully do, execute or perform or cause to be done executed or performed in connection with the transfer of Developer's Allocation only and raising and completing the construction of the multistoried building on the said land of the said premises and for disposing of and dealing with the respective said car parking space/spaces, Flat/Flats/Shop/Shops/Commercial space(s) etc.

Bijay Kumar
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in the proposed new building which is fixed as Developer's Allocation only and also the undivided proportionate share in the corresponding thereto in the said building under and by virtue of this deed notwithstanding no express power in that benefit is hereunder provided.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring more or less 02(Two) Cottahs 06(Six) Chittak 43(Forty Three) sq.ft. together with one storied building measuring more or less 861 sq.ft. standing thereon which is situated and lying at Mouza – Chakmasur, J.L. No. 30, comprised in C.S.Dag No. 53 under C.S.Khatian No. 1 corresponding to R.S. Khatian No. 34 under R.S.Dag No. 62, Touzi No. 151, R.S.No. 21½, Sub-registration. Office at Alipore, Police Station – previously Jadavpur now Patuli, Pargana – Khashpur, District South 24-Parganas, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 101, being K.M.C. known as Premises No. 170, Baghajatin Place, Assessee No. 31-101- 10-0170-5 corresponding to postal/malling address is 77, Biplabi Ullaskar Dutta Road, Post Office – Baghajatin, Kolkata – 700 086, (in which a proposed/new G+III storied building will be erected/constructed by the said Attorney) which is butted and bounded by: -

ON THE NORTH : Plot of Sri Ranjan Ghosh.

ON THE SOUTH : Property of Smt. Sonamoni Deb Roy.

ON THE EAST : 12'fts. wide K.M.C. Road.

ON THE WEST : Property of Sri Haripada Dasgupta.

IN WITNESS WHEREOF I, THE PRINCIPAL HEREIN have hereto signed or put my signatures on this ~~15~~ ~~day of August 2022~~ 22nd day of July, 2022

WITNESSES :

1. Debanish Bagchi
2/8, Vidyasagar
P.O. - Baghajatin
KOL - 700086

2. Shyamaly Ghosh
wife of Bijan Kumar Ghosh
77-B, U. K. Dutta Rd.
Baghajatin, KOL - 86
P. O. - Palit.

Bijan Kumar Ghosh

Signature of the PRINCIPAL

I accept this power

LOKENATH ENTERPRISE

Deepak Saha
Proprietor

Signature of the Lawful Attorney
Signature's attested by me

Bijan Kumar Ghosh

PRINCIPAL

Drafted & prepared by me under
instruction of the Parties as per
Particulars and information furnished
by the Parties and read over
& explained in Bengali.



PALTU DAS, Advocate
Alipore Police Court,
Kolkata - 700 027.
Enrolment No. WB-1834/95.

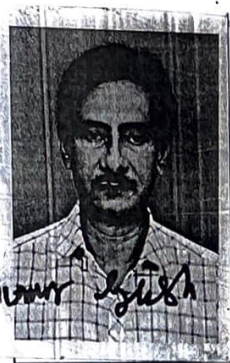
Computer prints by

Debanish Bagchi

In the chamber of
PALTU DAS, Advocate
of C/9/4, Rabindra Pally,
Kolkata - 700 086.

Bijan Kumar Ghosh

Thumb 1st finger middle finger ring finger small finger



Bijan Kumar Ghosh

left hand					
right hand					

Name : SRI BIJAN KUMAR GHOSH

Bijan Kumar Ghosh

Signature

Thumb 1st finger middle finger ring finger small finger



Deepak Saha

left hand					
right hand					

Name : SRI DEEPAK SAHA

Signature *Deepak Saha*



ভারত সরকার

Unique Identification Authority of India
Government of India

ভাষিকাত্তির আই ডি / Enrollment No.: 1040/19570/00559

To
দেবশীষ বাগচী
DEBASISH BAGCHI
2/8 VIDYA SAGAR
BAGHA JATIN
KOLKATA
Baghajatin
Kolkata
West Bengal 700086
9874801280

17/09/2012
21856173



MN216561732FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9499 8122 6541

আধার - সাধারণ মানুষের অধিকার



দেবশীষ বাগচী
DEBASISH BAGCHI
পিতা : অজয় বাগচী
Father : AJOY BAGCHI
জন্ম সাল / Year of Birth : 1985
পুরুষ / Male



9499 8122 6541

আধার - সাধারণ মানুষের অধিকার

Debasish Bagchi

Major Information of the Deed

Deed No :	I-1602-09685/2022	Date of Registration	22/07/2022
Query No / Year	1602-8002190099/2022	Office where deed is registered	
Query Date	19/07/2022 1:14:42 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH BAGCHI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8582875980, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 89,07,925/-	
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]:- 160206211/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin Place, , Premises No: 170, , Ward No: 101 Pin Code : 700086

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	2 Katha 6 Chatak 43 Sq Ft	1/-	83,26,750/-	Width of Approach Road: 15 Ft., , Project Name :
Grand Total :				4.0173Dec	1 /-	83,26,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	861 Sq Ft.	1/-	5,81,175/-	Structure Type: Structure
Gr. Floor, Area of floor : 861 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		861 sq ft	1 /-	5,81,175 /-	

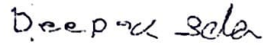
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BIJAN KUMAR GHOSH (Presentant) Son of Late GOPAL KRISHNA GHOSH Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office	 22/07/2022	 LTI 22/07/2022	 22/07/2022
77, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2C, Aadhaar No: 72xxxxxxxx8795, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	LOKNATH ENTERPRISE 86/4, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: AWxxxxxx8F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DEEPAK SAHA Son of Late DILIP KUMAR SAHA Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office	 Jul 22 2022 3:02PM	 LTI 22/07/2022	 22/07/2022
86/4, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx8F, Aadhaar No: 98xxxxxxxx3386 Status : Representative, Representative of : LOKNATH ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH BAGCHI Son of Late AJOY BAGCHI 2/8, VIDYASAGAR, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086			
	22/07/2022	22/07/2022	22/07/2022
Identifier Of Shri BIJAN KUMAR GHOSH, Shri DEEPAK SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BIJAN KUMAR GHOSH	LOKNATH ENTERPRISE-4.01729 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BIJAN KUMAR GHOSH	LOKNATH ENTERPRISE-861.00000000 Sq Ft

Endorsement For Deed Number : I - 160209685 / 2022

On 22-07-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:55 hrs on 22-07-2022, at the Office of the D.S.R. -I I-SOUTH 24-PARGANAS by Shri BIJAN KUMAR GHOSH ,Executant.

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 89,07,925/-

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

Execution is admitted on 22/07/2022 by Shri BIJAN KUMAR GHOSH, Son of Late GOPAL KRISHNA GHOSH, 77, BIPLABI ULLASKAR DUTTA ROAD, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person

Indetified by Mr DEBASISH BAGCHI, , , Son of Late AJOY BAGCHI, 2/8, VIDYASAGAR, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Service

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

Execution is admitted on 22-07-2022 by Shri DEEPAK SAHA, PROPRIETOR, LOKNATH ENTERPRISE, 86/4, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal India, PIN:- 700086

Indetified by Mr DEBASISH BAGCHI, , , Son of Late AJOY BAGCHI, 2/8, VIDYASAGAR, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 261114, Amount: Rs.100/-, Date of Purchase: 18/02/2022, Vendor name: Tanmay Kar Purakayastha


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 350771 to 350796
being No 160209685 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.08.01 15:52:17 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/08/01 03:52:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

