

4194/23

I-4070/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 8/16/23
 8/16/23
 Q-8/70542/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 109666

Certified that the document mentioned in
 registration, Government stamp and
 the amount of the stamp payable with the
 document are correct.

6 MAR 2023

DEVELOPMENT POWER OF ATTORNEY

(After Registered Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY made this 16th day
 of March, Two Thousand and Twenty-three

BY

Contd.....

13390

14 MAR 2023

No..... **Rs. 100/-** - Date.....
Name : **Pradip kr Sengupta & ors.**
Address : **23, Ajanta Road.**
..... **Kol-75.**

Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR III
SOUTH 24 PGS., ALIPORE
6 MAR 2023

Chandrabati Das
Advocate
in & K. K. Hanuman Prasad
Alipore Judicial Court

(1) SRI PRADIP KUMAR SENGUPTA (having PAN KNLPS7791L, Aadhaar No. 7633 5938 1750) by occupation - Retired (2) SRI PRAŚANTA SENGUPTA (having PAN AKZPS9373H, Aadhaar No. 6307 4311 7905) by occupation - Retired, (3) SRI PRANAB KUMAR SENGUPTA (having PAN CJGPS7459Q, Aadhaar No. 4595 4415 7730) by occupation - Retired, (4) SRI PARTHA SENGUPTA (having PAN ALIPS9391M, Aadhaar No. 3511 0730 1831) by occupation - Retired, (5) Ms. MALA SENGUPTA (having PAN DLVPS6895C, Aadhaar - 9302 2347 5830) by occupation - Housewife and (6) SRI TAPAS KUMAR SENGUPTA (having PAN BPKPS4498J, Aadhaar No. 7701 1570 4191) by occupation Service all sons and daughter of Late Subodh Chandra Sengupta, all by faith Hindu, by Nationality Indian, residing at Premises No. 23, Ajanta Road, (Mailing Address 36, Ajanta Road), Kolkata - 700075, Post Office Santoshpur, Police Station Survey Park, District South 24-Parganas hereinafter collectively called and referred to as the **OWNERS/PRINCIPALS.**

WHEREAS:

- A) Upon respective demises of Subodh Chandra Sengupta (died intestate on 19-02-2004) and his wife Smt. Basanti Sengupta (died intestate on 21-01-2020), under Law of Inheritance within the Provisions of Hindu Succession Act,1956, We the Owners/Principals No.1-4, 6 all being Sons and Owner No.5 being the only Daughter of said Subodh Chandra Sengupta, have

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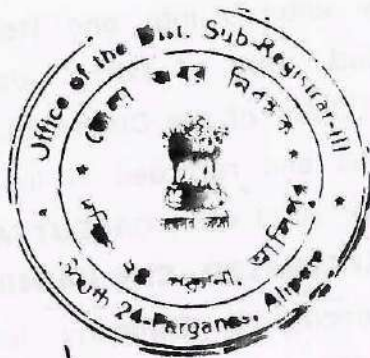


DISTRICT SUB REGISTRAR III
SOUTH 24 PGS., ALIPORE
16 MAR 2023

acquired our joint ownership over ALL THAT the piece and parcel of 03 Cottahs 04 Chhitacks 23 Sq.ft. more or less comprised at Mouza Santoshpur, J.L. No.22 in C.S. Dag No.660 under C.S. Khatian No.10 presently being the **KMC Premises No.23, Ajanta Road, (Mailing Address 36, Ajanta Road) Kolkata - 700075, Police Station Survey Park, Assessee No. 31-104-01-0023-8, KMC Ward No.104** together with old two storied building thereon and the names of the Landowners are recorded in the Municipal Assessment Record of the Kolkata Municipal Corporation under its Ward No.104 morefully described in the **SCHEDULE** hereunder written (hereinafter referred to as the **"SAID PROPERTY"**).

- B) For the Purposes of development of the said property as and by way of construction of a new building on the said plot of land/property, We have jointly entered* into one **Registered Development Agreement dated day of 16th day of March, 2023**, registered at the Office of the District Sub-Registrar-III Alipore South 24-Parganas and recorded in its Book No.1, Being No. 160304054^{for the} the year 2023 with, **CALCUTTA SHELTER PVT. LTD. (having PAN AAFCC9312D, CIN U45400WB2014PTC204698, MSME Registered)**, a Company incorporated under the Companies Act 1956, a Civil Construction Company having Registered Office at B-34, Survey Park, Santoshpur, Kolkata - 700075, Post Office Santoshpur, Police Station Survey Park,

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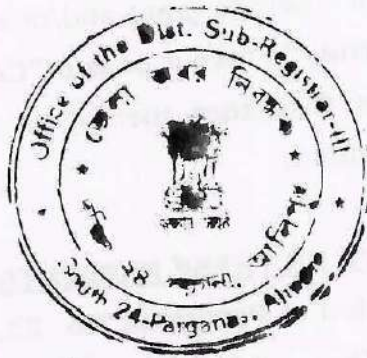
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 MAR 2023

District South 24-Parganas hereinafter called and referred to as the "**DEVELOPER**" represented by its Directors namely (1) Sri **SAMITAVA DUTTA** (having PAN **AIDPD2231K**, Aadhaar No.2509 9569 6813) son of Late Hare Krishna Dutta and (2) Mrs. **MAYA DUTTA** (having PAN **AOGPD4386L**, Aadhaar No.2561 3474 2499) wife of Sri Samitava Dutta both residing at B-34, Survey Park, Santoshpur, Kolkata -700075.

- C) In order to facilitated the **DEVELOPER** and as well as in terms of the said Registered Development Agreement Dated 16th day of March, 2023 and also to develop of the property and to complete the development work/construction work of the new building to be constructed at **Premises No.23, Ajanta Road, (Mailing Address 36, Ajanta Road) Kolkata - 700075** as aforesaid, it is expedient on our part to grant and/or execute this **Development Power of Attorney** in favour of said "**CALCUTTA SHELTER PVT. LTD.**" and its Directors thereof as aforesaid, in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS, We, the joint Owners of the said property situated at **Premises No. 23, Ajanta Road, (Mailing Address 36, Ajanta Road) Kolkata - 700075** i.e. the Principals/Executants herein do hereby nominate, constitute and appoint the said **CALCUTTA SHELTER PVT. LTD.**, having Registered Office at B-34, Survey Park, Santoshpur, Kolkata -700075, Post Office Santoshpur, Police Station Survey Park, District South 24-Parganas

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 MAR 2023

represented by its Directors namely **(1) Sri Samitava Dutta (having PAN AIDPD2231K, Aadhaar No.2509 9569 6813)** son of Late Hare Krishna Dutta and **(2) Mrs. Maya Dutta (having PAN AOGPD4386L, Aadhaar No.2561 3474 2499)** wife of Sri Samitava Dutta both residing at B-34, Survey Park, Santoshpur, Kolkata - 700 075, to be our true and lawful **ATTORNEY** to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the said property **Premises No. 23, Ajanta Road, (Mailing Address 36, Ajanta Road) Kolkata - 700075**, that is to say:

- a) To enter upon the said property/Properties at No. **23, Ajanta Road, (Mailing Address 36, Ajanta Road) Kolkata - 70075**, and to possess the property and take all actions for construction of new building at the said premises.
- b) To apply to The Kolkata Municipal Corporation, K.M.D.A./K.I.T./Fire Services Department and any other authorities concerned for obtaining sanction of Building Plan and or modification in connection with said plans for the construction of proposed new building at the property and to sign in all such plans/drawings in our names and on our behalf and to submit all papers, documents, Plans etc. in our names and on our behalf before all such Authorities.
- c) To deposit any fee or other amounts which may have to be paid to Kolkata Municipal Corporation, Fire Brigade Authority and all other while in course of construction of the new building at the property.

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 MAR 2023

- d) To apply for and obtain water, drainage, sewerage, electricity from CESC and/or other connections or any other utilities, and also to obtain the Completion Certificate and other Certificate from Kolkata Municipal Corporation and Land & Building Assessment Authority of Kolkata Municipal Corporation /or other authorities and for that purpose, to sign in our names and on our behalf in all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.
- e) To appoint Engineers, Architects and other Agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- f) To apply for and obtain steel, cement and other materials in their names on our behalf and to sign necessary application and papers for the project work.
- g) To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, declarations, Registered Boundary Declaration, Splay Corner Declaration, KMC Gift Deed, All types of Indemnity Bond sworn before First Class Judicial Magistrate and all other Affidavits, applications, confirmations and consents as may in any way be required to be done, for and in connection with the sanction of the Building Plan and construction of the new building at the said property.

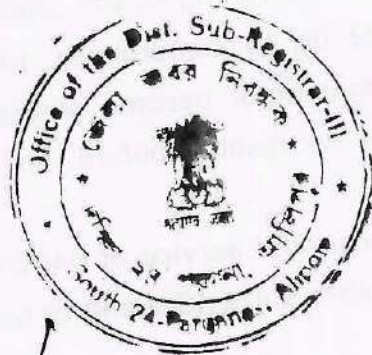
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DISTRICT SUB REGISTRAR
SOUTH 2 PARGAS., ALIPORE
16 MAR 2023

- h) To execute, present for registration, admit execution and have registered the aforesaid documents in relation to the said building at the said premises.
- i) To appear before Notary Publics, District Sub-Registrar, Alipore, South 24-Parganas, Addl. Dist. Sub-Registrar Alipore, Registrar of Assurances Kolkata, Any Statutory Government Department/Organization and all other Office or Offices and authority or authorities in connection with submission of all papers, documents and for registration of the aforesaid documents and for enforcement of all powers and authorities as contained herein.
- j) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any Suit or Arbitration proceeding and demands touching any of the matters aforesaid or any other matters relating to the property or any part thereof and also if thought fit, to compromise, refer to Arbitration, abandon, submit or judgment or become non-suited in any such action on proceeding as aforesaid, before any Court, Civil, Criminal or Revenue.
- k) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- l) For the purposes aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other document authorising such Advocates to act and to terminate such authority and to pay fees of such Advocates.

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 MAR 2023

- m) To receive and pay and or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
- n) To appear before the Kolkata Municipal Corporation, Fire Bridge, K.M.D. A./K.I.T., B.L & L.R. Office and Revenue Authorities and to pay other charges whatsoever, payable for and on account of the property and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefor.
- o) To give undertakings, assurances and indemnities as be required for the purposes aforesaid.
- p) To appear for and represent us as the Owner before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.
- q) To negotiate and/or to enter into Agreement(s) with intending Purchaser/Purchasers for sale, transfer of constructed Flats/Car Parking Spaces in the New Building on Ownership basis in respect of the **Developer's Allocated Area** (excluding Owner's portion) in terms of the said Registered Development Agreement dated 16th day of March, 2023 and to sell, transfer, convey, assign and

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIFORE
16 MAR 2023

assure the said Flats including undivided share of land in the said property/Premises to such intending Purchaser/Purchasers at and for such consideration/considerations and on such terms and conditions as may be agreed by and between the said Calcutta Shelter Pvt. Ltd. represented by its Directors as Developer and such intending Purchaser/Purchasers from time to time.

- r) In respect of the Flats out of Developer's Allocations, to sign and execute all Agreements, Deeds, documents and papers including Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers and to present any or all of them for registration, before the relevant authority having jurisdiction, including the District Sub-Registrar, Alipore, South 24-Parganas, Addl. Dist. Sub-Registrar Alipore or Registrar of Assurances Kolkata.
- s) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flats in respect of the Developer's area in the New Building **AND TOGETHER WITH** the undivided proportionate share of the land comprised in the property/Premises and to appropriate the said money of monies in the credit of the Developer.
- t) To issue and deliver valid and effectual receipts and discharge on our behalf for all money or monies which the said Attorney as Developer shall receive in our names for the sale/transfer of Flats within **Developer's allotted portion** (excluding Owner's portion)

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DISTRICT SUB REGISTRAR-III
SOUTH 24 FGS., ALIPORE
16 MAR 2023

as aforesaid and to make over all such monies so receive by the said Attorney as Developer for appropriating the same for its own use in terms of the said Registered Development Agreement dated 16th day of March, 2023.

- u) To receive any registered letter or any other documents in respect of the property/Premises and to grant proper and effectual receipts in respect thereof.

AND GENERALLY the said Attorney through its said Directors shall have the power to do all such other acts, deeds and things relating to the said property/Premises, on our behalf in regard to the said property as we could have lawfully done if personally present.

AND We, the Principals/Executants herein do and each of us doth hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises as aforesaid.

THE SCHEDULE ABOVE REFERRED TO :
(Description of the property within the Premises)

ALL THAT the piece and parcel of 03 Cottahs 04 Chhitacks 23 Sq.ft. more or less comprised at Mouza Santoshpur, J.L. No.22 in C.S. Dag No.660 under C.S. Khatian No.10 presently being the **KMC Premises No.23, Ajanta Road,(Mailing Address 36, Ajanta Road) Kolkata - 700 75, Police Station Survey Park, Assessee No. 31-104-01-0023-8,**

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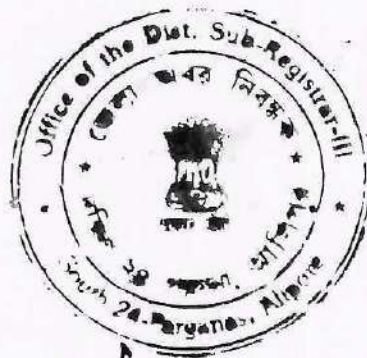


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KMC' Ward No.104 together with old One storied building thereon having area of 840 Sq.ft. more or less standing thereon or on part thereof and the said premises is butted and bounded as follows :

- On the North : By Premises No.193, Ajanta Road ;
- On the South : By 15' ft. wide Municipal Road ;
- On the East : By Land in Part of C.S. Dag No.660 ;
- On the West : By 15' ft. wide Municipal Road ;

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DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
16 MAR 2023

IN WITNESS WHEREOF, We the Owners/Principals and the Attorney herein have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE **OWNERS/PRINCIPALS** AT KOLKATA
IN THE PRESENCE OF :

1. *Chanchal Santra*
Advocate
2. *Saterupa Mondal*
Advocate
Alipore Judges court Kol-27

Pradipta Kumar Sengupta
Prasanta Sengupta
Pranab Kumar Sengupta
Partha Sengupta
Mala Sengupta
(Owners/Principals)
Joyas M S Lyr

SIGNED, SEALED AND DELIVERED
BY THE **ATTORNEY** through its Directors
at Kolkata as per Board Resolution dtd.2.1.2023
with Common Seal affixed
hereto in the presence of :

1. *Chanchal Santra*
Advocate
2. *Saterupa Mondal*
Advocate



CALCUTTA SHELTER PVI. LTD.
Samitara Dutta
DIRECTOR

CALCUTTA SHELTER PVI. LTD.
Maya Dutta
DIRECTOR
(Attorney)

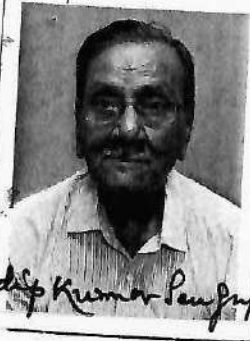
Drafted by :

Chanchal Santra
(Chanchal Santra)
Advocate
Regn. No. WB/496/1984
Alipore Judges' Court

Typed by :
Sunil Kr. De
(Sunil Kr. De)
513, C.R. Colony, Kol-92



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
16 MAR 2023



Pradip Kumar Sengupta

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

Name PRADIP SENGUPTA

Signature Pradip Kr. Sengupta



Prasanta Sengupta

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

Name PRASANTA SENGUPTA

Signature Prasanta Sengupta



Pranab Kumar Sengupta

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

Name PRANAB KUMAR SENGUPTA

Signature Pranab Kumar Sengupta

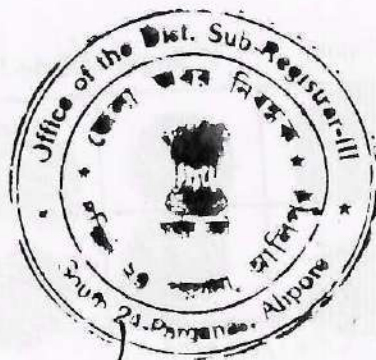


Partha Sengupta

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

Name PARTHA SENGUPTA

Signature Partha Sengupta



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.O.S., ALIPORE
16 MAR 2023



Mala Sengupta

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

Name MALA SENGUPTA

Signature Mala Sengupta



Tapas Kumar Sengupta

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

Name TAPAS KUMAR SENGUPTA

Signature Tapas Kumar Sengupta



So

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

Name SAMITAVA DUTTA

Signature Samitava Dutta



M

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

Name MAYA DUTTA

Signature Maya Dutta



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 MAR 2023

Major Information of the Deed

Deed No :	I-1603-04070/2023	Date of Registration	16/03/2023
Query No / Year	1603-8000705421/2023	Office where deed is registered	
Query Date	16/03/2023 12:58:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	CHANCHAL SANTRA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830304855, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 72,41,956/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304054/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



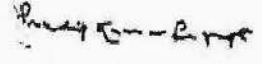


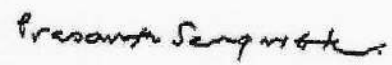


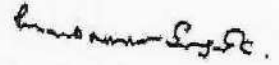
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ajanta Road, , Premises No: 23, , Ward No: 104 Pin Code : 700075


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 4 Chatak 23 Sq Ft		70,15,156/-	Width of Approach Road: 15 Ft., , Project Name :
Grand Total :				5.4152Dec	0 /-	70,15,156 /-	






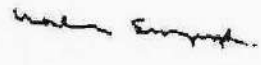


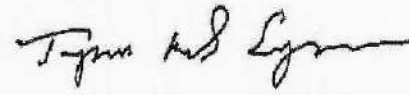
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	840 Sq Ft.	0/-	2,26,800/-	Structure Type: Structure
Gr. Floor, Area of floor : 840 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		840 sq ft	0 /-	2,26,800 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr PRADIP KUMAR SENGUPTA Son of Late SUBODH CHANDRA SENGUPTA Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>	<p>Photo</p>  <p>16/03/2023</p>	<p>Finger Print</p>  <p>LTI 16/03/2023</p>	<p>Signature</p>  <p>16/03/2023</p>
<p>23 AJANTA ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: KNxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr PRASANTA SENGUPTA Son of Late SUBODH CHANDRA SENGUPTA Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>	<p>Photo</p>  <p>16/03/2023</p>	<p>Finger Print</p>  <p>LTI 16/03/2023</p>	<p>Signature</p>  <p>16/03/2023</p>
<p>23 AJANTA ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx3H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>				
3	<p>Name</p> <p>Mr PRANAB KUMAR SENGUPTA Son of Late SUBODH CHANDRA SENGUPTA Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>	<p>Photo</p>  <p>16/03/2023</p>	<p>Finger Print</p>  <p>LTI 16/03/2023</p>	<p>Signature</p>  <p>16/03/2023</p>
<p>23 AJANTA ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CJxxxxxx9Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>				







<p>1. The first part of the report deals with the general situation of the country and the position of the various groups.</p>			<p>2. The second part of the report deals with the specific details of the situation and the measures taken to deal with it.</p>
<p>3. The third part of the report deals with the results of the measures taken and the progress made.</p>			<p>4. The fourth part of the report deals with the conclusions drawn from the report and the recommendations made.</p>
<p>5. The fifth part of the report deals with the implementation of the recommendations and the progress made.</p>			<p>6. The sixth part of the report deals with the final conclusions and the recommendations made.</p>
<p>7. The seventh part of the report deals with the implementation of the recommendations and the progress made.</p>			<p>8. The eighth part of the report deals with the final conclusions and the recommendations made.</p>
<p>9. The ninth part of the report deals with the implementation of the recommendations and the progress made.</p>			<p>10. The tenth part of the report deals with the final conclusions and the recommendations made.</p>
<p>11. The eleventh part of the report deals with the implementation of the recommendations and the progress made.</p>			<p>12. The twelfth part of the report deals with the final conclusions and the recommendations made.</p>
<p>13. The thirteenth part of the report deals with the implementation of the recommendations and the progress made.</p>			<p>14. The fourteenth part of the report deals with the final conclusions and the recommendations made.</p>
<p>15. The fifteenth part of the report deals with the implementation of the recommendations and the progress made.</p>			<p>16. The sixteenth part of the report deals with the final conclusions and the recommendations made.</p>

4	Name Mr PARTHA SENGUPTA Son of Late SUBODH CHANDRA SENGUPTA Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office	Photo  16/03/2023	Finger Print  LTI 16/03/2023	Signature  16/03/2023
23 AJANTA ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALxxxxxx1M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office				
5	Name Ms MALA SENGUPTA Daughter of Late SUBODH CHANDRA SENGUPTA Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office	Photo  16/03/2023	Finger Print  LTI 16/03/2023	Signature  16/03/2023
23 AJANTA ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DLxxxxxx5C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office				
6	Name Mr TAPAS KUMAR SENGUPTA Son of Late SUBODH CHANDRA SENGUPTA Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office	Photo  16/03/2023	Finger Print  LTI 16/03/2023	Signature  16/03/2023
23 AJANTA ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BPxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CALCUTTA SHELTER PRIVATE LIMITED B-34 SURVEY PARK SANTOSH PUR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx2D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMITAVA DUTTA (Presentant) Son of Late HARE KRISHNA DUTTA Date of Execution - 16/03/2023, , Admitted by: Self, Date of Admission: 16/03/2023, Place of Admission of Execution: Office	Photo  Mar 16 2023 1:42PM	Finger Print  LTI 16/03/2023	Signature  16/03/2023
B-34 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx1K,Aadhaar No Not Provided Status : Representative, Representative of : CALCUTTA SHELTER PRIVATE LIMITED (as AS DIRECTOR)				
2	Name Mrs MAYA DUTTA Wife of SAMITAVA DUTTA Date of Execution - 16/03/2023, , Admitted by: Self, Date of Admission: 16/03/2023, Place of Admission of Execution: Office	Photo  Mar 16 2023 1:43PM	Finger Print  LTI 16/03/2023	Signature  16/03/2023
B-34 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx6L,Aadhaar No Not Provided Status : Representative, Representative of : CALCUTTA SHELTER PRIVATE LIMITED (as AS DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late SISIR KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 16/03/2023	 16/03/2023	 16/03/2023
Identifier Of Mr PRADIP KUMAR SENGUPTA, Mr PRASANTA SENGUPTA, Mr PRANAB KUMAR SENGUPTA, Mr PARTHA SENGUPTA, Ms MALA SENGUPTA, Mr TAPAS KUMAR SENGUPTA, Mr SAMITAVA DUTTA, Mrs MAYA DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-0.902535 Dec
2	Mr PRASANTA SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-0.902535 Dec
3	Mr PRANAB KUMAR SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-0.902535 Dec
4	Mr PARTHA SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-0.902535 Dec
5	Ms MALA SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-0.902535 Dec
6	Mr TAPAS KUMAR SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-0.902535 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-140.00000000 Sq Ft
2	Mr PRASANTA SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-140.00000000 Sq Ft
3	Mr PRANAB KUMAR SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-140.00000000 Sq Ft
4	Mr PARTHA SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-140.00000000 Sq Ft
5	Ms MALA SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-140.00000000 Sq Ft
6	Mr TAPAS KUMAR SENGUPTA	CALCUTTA SHELTER PRIVATE LIMITED-140.00000000 Sq Ft

Endorsement For Deed Number : I - 160304070 / 2023

On 16-03-2023

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.

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

Presented for registration at 13:00 hrs on 16-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SAMITAVA DUTTA .

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 72,41,956/-

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

Execution is admitted on 16/03/2023 by 1. Mr PRADIP KUMAR SENGUPTA, Son of Late SUBODH CHANDRA SENGUPTA, 23 AJANTA ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Mr PRASANTA SENGUPTA, Son of Late SUBODH CHANDRA SENGUPTA, 23 AJANTA ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 3. Mr PRANAB KUMAR SENGUPTA, Son of Late SUBODH CHANDRA SENGUPTA, 23 AJANTA ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 4. Mr PARTHA SENGUPTA, Son of Late SUBODH CHANDRA SENGUPTA, 23 AJANTA ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 5. Ms MALA SENGUPTA, Daughter of Late SUBODH CHANDRA SENGUPTA, 23 AJANTA ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 6. Mr TAPAS KUMAR SENGUPTA, Son of Late SUBODH CHANDRA SENGUPTA, 23 AJANTA ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

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

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

Execution is admitted on 16-03-2023 by Mr SAMITAVA DUTTA, AS DIRECTOR, CALCUTTA SHELTER PRIVATE LIMITED, B-34 SURVEY PARK SANTOSH PUR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700075

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

Execution is admitted on 16-03-2023 by Mrs MAYA DUTTA, AS DIRECTOR, CALCUTTA SHELTER PRIVATE LIMITED, B-34 SURVEY PARK SANTOSH PUR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700075

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

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13390, Amount: Rs.100.00/-, Date of Purchase: 14/03/2023, Vendor name:
Subhankar Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 113208 to 113230
being No 160304070 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.03.16 19:57:25 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2023/03/16 07:57:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)