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I-9591/2024

भारतीय गैर न्यायिक

पचास
रुपये
रु.50FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 184858

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

District Sub-Register-II
Alipore, South 24-Pargana:

05 JUL 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATIONOF THE DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We, We, (1) MRS.
MITRA DATTA, (PAN: BZKPM3873P, AADHAR: 209097306624), Wife
of Mr Amal Datta, by faith - Hindu, by occupation: Social Worker, by
Nationality Indian, residing at 150, Bakul Bagan Road, Police Station:
Bhowanipore, Post office: Bhowanipore, Kolkata: 700 025, (2) MRS.

M. Datta

Manju Datta

अथवा कानून/कानून

- 2 JUL 2024


No: 330 Date: Rs.

Name:

Address:

Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

S. Dasgupta
Advocate
Alipore Judge's Court
Kolkata-27

Signature of Vendor 

- 2 JUL 2024

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Subhasis Das Guin
S/O Late B. M.
Das Guin
Alipore Judge
Court, Kolkata-27

District Sub Registrar-II
Alipore, South 24 Parganas
- 5 JUL 2024

MANJU DATTA, (PAN: APSP0215P, AADHAR: 595747201987), Wife of Mr. Asish Datta, by faith: Hindy, by occupation: Housewife, by Nationality Indian, residing at 107, Southern Avenue, 6F, "Avenue House", Police Station: Lake, Lake, Post office: Ballygunge, Kolkata: 700 029, are the absolute Owners of ALL THAT the specifically demarcated and bounded land containing an area of 4 Cottachs 6 Chittaks more or less comprised in Division-6, Sub-Division-S, in Dihi Panchana Gram of Mouza: Chakraberia together with the three-storied building standing thereon each floor having an area of 1500 Square Feet more or less lying situate at and being Premises No.150, RAJ SEKHAR BOSE SARANI, Police Station: Bhowanipur, Kolkata: 700 025, District: South 24 Parganas within the limits of the Kolkata Municipal Corporation in its ward no 72 with all easementary right attached thereto and morefully described in the item no 1 of the Schedule hereunder written. and ALL THAT the land measuring an area of 6 Chittaks more or less comprised in Division-6, Sub-Division-S, in Dihi Panchana Gram of Mouza: Chakraberia together with structure standing thereon having an area of 150 Square feet more or less lying situate at and being Premises No. 150/1, Raj Sekhar Bose Sarani, within Police Station: Bhawanipur, Kolkata 700025. District: South 24 Parganas with all easementary right

Manju Datta



M. Datta



District Sub Registrar II
Alipore South 24 Parganas
- 5 JUL 2024

attached thereto and more fully described in item no II of the First Schedule hereunder written.

WHEREAS we are desirous of developing the said premises by constructing a new Ground Plus Four / Five/ Six Storied Building if sanctioned thereon containing several self-sufficient residential flats on every floor with specific numbers of cars parking space in the building, according to the building plan sanctioned by the Kolkata Municipal Corporation

AND WHEREAS we are engaging **SORAJEET DEVELOPERS LLP** (PAN: AEOFS7488C, LLPIN: AAZ-3773), an LLP registered under Limited Liability Partnership Act 2008 having its registered office at 61A, Sardar Sankar Road, Post office: Sarat Bose Road, Police Station Tollygunge, Kolkata 700029 duly authorized and represented by its Partners

1. **SRI RAJESH KUMAR JHAJHARIA** (PAN: ACWPJ3828K, AADHAR: 646962065452), son of Late S.M. Jhajharia, by religion: Hindu, by occupation Business, by nationality: Indian, by Nationality: Indian of 61A, Sardar Sankar Road, Post office: Sarat Bose road. Police Station Tollygunge, Kolkata 700029, 2. **SRI NAWNEET SODHANI** (PAN: AUAPS2409P, AADHAR: 602203668874) son of Sri Hiralal Sodhani by

Manju Dutta

M. Dutta



District Sub Registrar-II
Alipore, South 24 Parganas
- 5 JUL 2024

religion: Hindu, by occupation Business, by nationality: Indian, by Nationality: Indian of Poddar Court, 18, Rabindra Sarani, 5th floor, Gate No. 03, Post Office - G.P.O. Police Station- Hare Street, Kolkata - 700 001 who have agreed to develop and construct a building on the said land more fully and particularly described in the First Schedule hereunder written and invest funds for completion of the said building according to the building plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS we have already agreed in the development of the said premises with SORAJEET DEVELOPERS LLP (PAN: AEOFS7488C, LLPIN: AAZ-3773), an LLP registered under the Limited liability partnership act 2008 having its registered office at 61A, Sardar Sankar Road, Post office: Sarat Bose Road, Police Station Tollygunge, Kolkata 700029 and the said agreement for development has been duly registered in the office of Dist Sub Registrar- II at Alipore and recorded in Book No. I. being No. 9578 -----for the year 2024.

AND WHEREAS we are not in a position to personally appear and present in all places and to look after the day-to-day affairs due to our pre-occupation and hence we feel the necessity to appoint on our behalf a Constituted

Manju Dutta

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District Sub Registrar-II
Alipore, South 24 Parganas

- 5 JUL 2024

Attorney to look after and manage the affairs relating to the aforesaid premises We, (1) MRS. MITRA DATTA, (PAN: BZKPM3873P, AADHAR: 209097306624), Wife of Mr Amal Datta, by faith - Hindu, by occupation: Social Worker, by Nationality Indian, residing at 150, Bakul Bagan Road, Police Station: Bhowanipore, Post office: Bhowanipore, Kolkata: 700 025, (2) MRS. MANJU DATTA, (PAN: APSP0215P, AADHAR: 595747201987), Wife of Mr. Asish Datta, by faith: Hindu, by occupation: Housewife, by Nationality Indian, residing at 107, Southern Avenue, 6F, "Avenue House", Police Station: Lake, Lake, Post office: Ballygunge, Kolkata: 700 029 do hereby nominate, constitute, authorize and appoint 1. SRI NAWNEET SODHANI son of Sri Hiralal Sodhani by religion: Hindu, by occupation Business, by nationality: Indian, by Nationality: Indian having PAN: AUAPS2409P, Aadhar No: 602203668874, Poddar Court, 18, Rabindra Sarani, 5th floor, Gate No. 03, Post Office - G.P.O. Police Station- Hare Street, Kolkata - 700 001 having its site office at 61A, Sardar Sankar Road, Post Office : Sarat Bose Road, Police Station: Tollygunge, Kolkata 700029, District South 24 Parganas 2. SRI RAJESH KUMAR JHAJHARIA, son of Late S.M. Jhajharia both by religion: Hindu, by occupation Business, by nationality: Indian, by Nationality: Indian are the Partners of SORAJEET

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DEVELOPERS LLP (PAN: AEOFS7488C, LLPIN: AAZ-3773), an LLP registered under the Limited liability partnership act 2008 having its registered office at 61A, Sardar Sankar Road, Post office: Sarat Bose Road, Police Station Tollygunge, Kolkata 700029 as our Attorney in our names and on our behalf to execute or do all or any of the acts deeds or things either jointly and/or singly hereinafter mentioned that is to say:-

1. To construct the building on the said property more fully and particularly described in the First Schedule hereunder written and /or premises after ambulation and to sign all papers & documents for the purpose thereof concerning the said premises,
2. To sign all papers and take steps in compliance of the requirements of the Government authorities in connection thereto, semi-government authorities, statutory bodies or authorities, local authorities as may be necessary and to sign and submit all papers and documents before any authority for the purpose of clearance of the construction of the proposed building and/or sanction and/or exemption certificate as our said attorney deems fit and proper in relation the said property.

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3. To appoint any Surveyor, Engineer, Architect, Plumber, Electrician, employee and sub-contractors and/or to dismiss any of them if required and to make any agreement with them and to make payments to them as our said attorneys deem fit and proper and to sign all papers and documents in this regard in our names and on our behalf in relation the said property.
4. To mutate our names in connection with the property mentioned in the First Schedule herein below in the office of THE KOLKATA MUNICIPAL CORPORATION and sign all papers and documents on our behalf. To attend the hearing before the hearing officer.
5. To apply for drainage, sewerage, electric, telephone, water, and other connections, for assessing and/or re-assessing and/or reviewing the assessment of taxes or applying for completion certificate of the building and for that purpose to sign all papers and documents and to represent us before the proper authority or authorities relating to the property more fully particularly described in the First Schedule hereunder written.
6. To prepare plan or modified plan of the building for our said premises after approval of the principal and to sign the said plans on our behalf and to

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District Sub Registrar-II
Alipore, South 24 Parganas
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submit the same before the Kolkata Municipal Corporation and other sanctioning authority for obtaining sanction of the same and to submit amendment of such building plan subject to the approval of the principal before the said The Kolkata Municipal Corporation and other concerning authority to obtain sanction of the same relating to the property more fully particularly described in the First Schedule hereunder written.

7. To enter into an agreement for sale or otherwise any other agreement with the prospective purchasers of flats or apartments or other contracted areas of the Developer's Allocation together with proportionate share in the land along with right of user of the common areas and facilities in common with other Co Owners of the building more fully described in Second Schedule hereunder written in terms of the said agreement for Development bearing this date which will be constructed by **SORAJEET DEVELOPERS LLP** and to take or receive money for consideration and to give valid receipt therefore.

8. To sign and execute proper deeds of conveyance in respect of the proportionate share of said property/land with flats/apartments lying in various floors and cars parking space on the Ground Floor in favour of the

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prospective purchasers out of the Developer's allocation together with a proportionate share in the land along with right of user of the common areas and facilities in common with other Co Owners of the building and to receive sale proceeds of the developer's share only and to present for registration of the same and to admit execution of the same and to do all necessary costs and deeds required for purpose of registration of the said document more fully described in Third Schedule hereunder written and to receive the consideration therefore and to give valid discharge thereof relating to the said property.

9. To demolish the existing structure at the said premises and to deal with the rubbles and debris in any manner the attorney may think fit and proper and receive consideration therefore.

10. To apply for and obtain water connection, electricity connection, permission for installation of a lift, permission for drainage and/or sewerage lines, and for the purpose thereof sign, and execute all documents and all affidavits for and on our behalf,

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11. To construct building and receive payment for sale and/or execute the deeds of conveyance and to sign on all papers and documents including agreement for sale and other agreements and papers and documents described in the Second Schedule hereunder written and to appear before the registering authority and to present the same for registration and to admit execution thereof and to register the same and also of all types of documents and to appear the same and also of all types of documents and to appear before the Kolkata Municipal Corporation or any other authority or any other department or Government or quasi-Government and to collect sale proceeds from such person and to make payments to any other persons as our said attorneys deem fit and proper relating to the property more fully particularly described in the Second Schedule hereunder written.

12. To file Income Tax and/or Sales Tax Return before Income Tax Authorities/Sales Tax Authorities and/or higher authority thereto if necessary and to make payments in this regard towards taxation and/or to sign each and every paper and documents in our names and on our behalf as our said attorneys deem fit and proper and to obtain Income Tax Clearance/Permission for sale of the said property or any portion thereof as

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Alipore, South 24 Parganas
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and when required relating to the property of the developers' allocation more fully particularly described in the Second Schedule hereunder written.

13. To appoint any advocate, attorney, or legal practitioners for the purpose of filing or defending any case, suit, or writ proceedings and to execute vokatnama, warrant in our names and on our behalf and to sign any other papers or documents in our names as our said attorneys deem fit and proper and to sign and verify complaints, written statements, petitions of all kinds and to file and submit them in any Court or Offices and to appear before any Court or Offices for and on our behalf.

14. To compromise, compound or withdraw cases to confess judgements and to refer cases to arbitration.

15. To file and receive back documents, to deposit and withdraw money from any judicial authority or statutory authority as may be required and to grant receipts therefore..

16. To sign any papers or documents or any claim or otherwise before any insurance companies and/or any agency or agencies relating to the said property as the case may be.

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17. To appear before the Collector of Land Acquisition, Urban Land Ceiling Authority, and any other authority or authorities and to sign any papers or documents relating thereto.

18. To appoint any sub-contractor or sub-contractors for the purpose of the construction of the building on the said land without assigning any benefit of the said agreement without any notice or consent.

19. To take steps for the purpose of mutating our names in the record of the Govt and to sign all papers and documents in our name and on our behalf for the said purpose.

20. To sign and verify plaints, written statements, petitions and applications of all kinds including petitions of compromises after settlement of the terms and conditions, memorandum of appeal and to file and submit them in any court or offices and to appear before any court or offices for and on our behalf and to file suits of all kinds and to defend suits of any kinds and to swear affidavit on our behalf

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21. To prefer an appeal against judgment and decree and /or order passed by the competent court of law and /or Tribunal before the Appellate authority and to sign each and every paper and document in our names and/or on our behalf as our said, attorney deems fit and proper.

22. To collect any refund from the Kolkata Municipal Corporation or any other authority and /or Commercial Tax Authority and/or Sales Tax Authority from time to time, to represent us, and to do all acts necessary on our behalf in respect of the said property.

23. To Swear an Affidavit on our behalf before the executive magistrate, Judicial Magistrate, and/or notary public.

24. To sign a deed of indemnity on our behalf relating to land particularly described in the First Schedule hereunder written.

25. To sign and execute any kind of declaration, undertaking, indemnity bond, notification in the newspaper, and /or made G.D. entry to the local police station and/or concerned authority on our behalf.

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26. To sign and execute the deed of declaration/rectification in favour of the intending Purchaser or Purchasers in respect of the property more fully described in the Second Schedule hereunder written which our said Attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document.

27. To sign and execute necessary deeds/documents with the neighboring to integrate the plot and/or plots of land with my property / Boundary declaration/ deed of gift for transferring the strip of land in favour of the KMC more fully described in the FIRST SCHEUDLE hereto which our said Attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document.

28. To receive G R notice on our behalf and to file an objection against the revision of enhanced tax and to appear before the hearing officer and to do all acts and deeds relating thereto .

GENERALLY to do all acts, as our attorney or agent in respect of our property in relation to the matters aforesaid and all other matter of the First

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Schedule property hereunder written in which we may be interested or concerned and on our behalf to execute and do all deeds, acts, or things as fully and effectually in all respect as we could do if we would personally present

AND We do hereby agree that all acts deeds and things lawfully done by our said attorney shall be construed to as the acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us in terms of the said Development Agreement by virtue of this power of attorney and also to perform the terms and conditions and to implement the said Development Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE PREMISES)

Item -I

ALL THAT the specifically demarcated and bounded land containing an area of 4 Cottachs 6 Chittaks more or less comprised in Division-6, Sub-Division-S, in Dihi Panchana Gram of Mouza: Chakraberia together with three-storied building standing thereon each floor having an area of 1500 Square Feet more or less lying situate at and being Premises No.150, RAJ SEKHAR BOSE SARANI, Police Station: Bhowanipur, Kolkata: 700 025, District:

Manju Dutta

M. Dutta



District Court Registrar in
Alipora, South 24 Parganas
- 5 JUL 2024

South 24 Parganas within the limits of the Kolkata Municipal Corporation in its ward no 72 with all easementary right attached thereto butted and bounded by :

ON THE NORTH: By KMC Black Top Road;

ON THE SOUTH: By KMC Black Top Road;

ON THE EAST : By 149A, Bakul Bagan Road & 39A, Townshend Road

ON THE WEST By KMC Black Top Road;

Item -II

ALL THAT the land measuring an area of 6 Chittaks more or less comprised in Division-6, Sub-Division-S, in Dihi Panchana Gram of Mouza: Chakraberia together with structure standing thereon having an area of 150 Square feet more or less lying situate at and being Premises No. 150/1, Raj Sekhar Bose Sarani, within Police Station: Bhawanipur, Kolkata 700025. District: South 24 Parganas with all easementary right attached thereto which is butted and bounded in the manner following that is to say:

ON THE NORTH: By KMC Black Top Road;

ON THE SOUTH: By KMC Black Top Road;

;

Manju Dutta

H. Dutta



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- 5 JUL 2024

ON THE EAST : 150 Bakul Bagan Road;

ON THE WEST By KMC Black Top Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

On completion of the building, the Owners will be entitled to ALL THAT the 55% of the Total Constructed area of the building along with 55% of the Car Parking area on the ground floor of the proposed G+ 4/5/6 Storied building together with a proportionate share in the land measuring an area of 4 Cottahs 6 Chittaks be the same more or less comprised in Division-6, Sub-Division-S, in Dihi Panchana Gram of Mouza: Chakraberia lying and situate at and being the portion of the First Schedule property with all easement right, interest, attached thereto along with right of user of the common areas and facilities in common with other the Flat Owners of the building. In case KMC sanctioned any additional floor over and above the G+IV storied, the Developer would get 65% of the said additional area.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)

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1. The foundation, columns, beams, supports, corridors, lobbies, stairs, stairways, landing, entrances and exit, roof/roofs of the building.
2. Common passage, Common meter. Pump room.
3. Water pump, masonry tanks, under ground water reservoir's water pipes, other common plumbing installations.
4. Boundary walls, other walls of the building and main gates, such other common parts, areas, equipment's, installations, fixtures, fittings covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the flat or flats in common as are easement of necessity of the said building.
5. Drainage and sewerage system.
6. Roof of the building, & Lift.

Manju Datta

M. Datta



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District Sub Registrar-II
Alipore, South 24 Parganas
- 5 JUL 2024

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the 5 day of July Two Thousand Twenty-Four.

SIGNED, SEAL AND DELIVERED

In presence of :

1. Subhasis Das Gupta
Alipore Judges Court, Kolkata-27

Mitra Dutta

Manju Dutta

SORAJEET DEVELOPERS LLP

Designated Partner

OWNERS

SORAJEET DEVELOPERS LLP

2. Ashim Kumar Saha in
121-B, Hags Road
Kolkata-700027

Ashim Kumar Saha

Designated Partner

SORAJEET DEVELOPERS LLP

Manish Saha

Designated Partner

DEVELOPER

SORAJEET DEVELOPERS LLP

Manish Saha
Designated Partner

Drafted by :

Subhasis Das Gupta

Sri Subhasis Das Gupta
Advocate

Alipore Judges Court

Kolkata: 700027

W.B.N. 952/1988

M. 1



District Sub Registrar-II
Alipore, South 24 Parganas
- 5 JUL 2024



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Right Hand



NAME : MRS. MITRA DATTA,

Signature :

Mitra Datta



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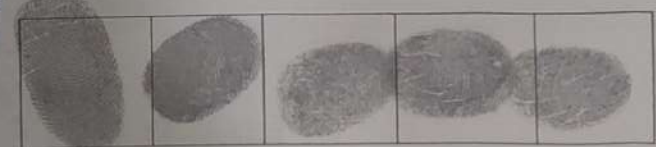
NAME : MRS. MANJU DATTA

Signature :

Manju Datta



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Right Hand



NAME : SRI RAJESH KUMAR JHAJHARIA

Signature :

Sri Rajesh Kumar Jhajharia



District Sub Registrar-II
Alipore, South 24 Parganas
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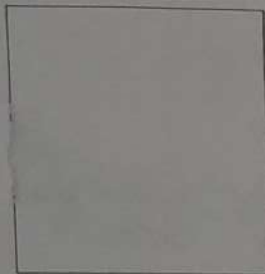
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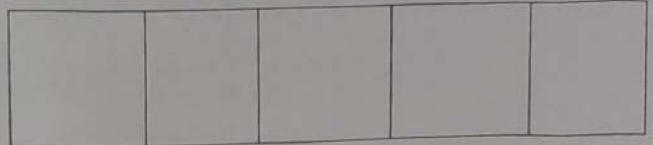
NAME : SRI NAWNEET SODHANI

Signature :

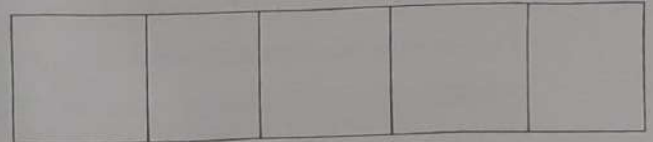
Nawneet Sodhani



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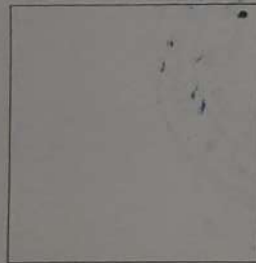


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NAME : ~~SRI SOHANI KUMAR KOTRIWAL~~

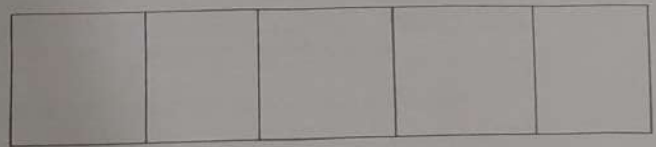
Signature :



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Right Hand



NAME :

Signature :



District Sub Registrar-II
Alipore, South 24 Parganas
- 5 JUL 2024

Major Information of the Deed

Deed No :	I-1602-09591/2024	Date of Registration	05/07/2024
Query No / Year	1602-8001739808/2024	Office where deed is registered	
Query Date	05/07/2024 12:58:26 PM	D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasish Das Gupta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049174, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,80,50,000/-	Rs. 3,43,62,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209578/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raj Sekhar Bose Sarani, , Premises No: 150, , Ward No: 072 Pin Code : 700025

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	4 Katha 6 Chatak	2,30,00,000/-	2,84,37,500/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raj Sekhar Bose Sarani, , Premises No: 150/1, , Ward No: 072 Pin Code : 700025







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	6 Chatak	20,00,000/-	24,37,500/-	Property is on Road , Project Name :
Grand Total :				7.8375Dec	250,00,000 /-	308,75,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	150 Sq Ft.	50,000/-	1,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L1	4500 Sq Ft.	30,00,000/-	33,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4650 sq ft	30,50,000 /-	34,87,500 /-	







Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MANJU DATTA Daughter of Late Umakanto Sarkar Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office		 Captured	
	05/07/2024		LT1 05/07/2024	05/07/2024
	Southern Avenue, Flat No: 6F, 107, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: APxxxxx5P, Aadhaar No: 59xxxxxxx1987, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs MITRA DUTTA Daughter of Late Murari Mohan Chatterjee Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office		 Captured	
	05/07/2024		LT1 05/07/2024	05/07/2024
	Bakul Bagan Road, 150, City:- Not Specified, P.O:- Bhownipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: BZxxxxxx3P, Aadhaar No: 20xxxxxxx6624, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SORAJEET DEVELOPERS LLP Sardar Sankar Road, 61, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AExxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr RAJESH KUMAR JHAJHARIA (Presentant) Son of Late S M JHAJHARIA Date of Execution - 05/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office</p>		 <p>Captured LTI 05/07/2024</p>	 <p>05/07/2024</p>
<p>SARDAR SANKAR ROAD, 61A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SORAJEET DEVELOPERS LLP (as Authorised Partner)</p>				
2	<p>Name Mr NAWNEET SODHANI Son of Mr HIRALALA SODHANI Date of Execution - 05/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office</p>		 <p>Captured LTI 05/07/2024</p>	 <p>05/07/2024</p>
<p>18, RABINDRA SARANI, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AUxxxxx9P, Aadhaar No: 60xxxxxxxx8874 Status : Representative, Representative of : SORAJEET DEVELOPERS LLP (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Subhasis Dasgupta Son of Late B M Dasgupta Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>		 <p>Captured</p>	
	05/07/2024	05/07/2024	05/07/2024
Identifier Of Mrs MANJU DATTA, Mr RAJESH KUMAR JHAJHARIA, Mrs MITRA DATTA, Mr NAWNEET SODHANI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU DATTA	SORAJEET DEVELOPERS LLP-7.21875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU DATTA	SORAJEET DEVELOPERS LLP-0.309375 Dec
2	Mrs MITRA DUTTA	SORAJEET DEVELOPERS LLP-0.309375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU DATTA	SORAJEET DEVELOPERS LLP-75.00000000 Sq Ft
2	Mrs MITRA DUTTA	SORAJEET DEVELOPERS LLP-75.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU DATTA	SORAJEET DEVELOPERS LLP-2250.00000000 Sq Ft
2	Mrs MITRA DUTTA	SORAJEET DEVELOPERS LLP-2250.00000000 Sq Ft

Endorsement For Deed Number : I - 160209591 / 2024

On 05-07-2024

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

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

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

Presented for registration at 13:39 hrs on 05-07-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr RAJESH KUMAR JHAJHARIA .

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 3,43,62,500/-

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

Execution is admitted on 05/07/2024 by 1. Mrs MANJU DATTA, Daughter of Late Umakanto Sarkar, Southern Avenue, Flat No: 6F, 107, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mrs MITRA DATTA, Daughter of Late Murari Mohan Chatterjee, Bakul Bagan Road, 150, P.O: Bhowanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife

Identified by Mr Subhasis Dasgupta, , Son of Late B M Dasgupta, Alipore, 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 05-07-2024 by Mr NAWNEET SODHANI, PARTNER, SORAJEET DEVELOPERS LLP, Sardar Sankar Road, 61, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Subhasis Dasgupta, , Son of Late B M Dasgupta, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-07-2024 by Mr RAJESH KUMAR JHAJHARIA, Authorised Partner, SORAJEET DEVELOPERS LLP, Sardar Sankar Road, 61, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Subhasis Dasgupta, , Son of Late B M Dasgupta, Alipore, 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 184858, Amount: Rs.50.00/-, Date of Purchase: 02/07/2024, Vendor name: WASHIM GAZI


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 1602-2024, Page from 344467 to 344495
being No 160209591 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.07.23 11:14:07 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 23/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.