

013090/21/2582359

D 12763/2021



पश्चिम बंगाल
 8/2582359
 Q-8/2582359/21

पश्चिम बंगाल WEST BENGAL

AE 270951

I certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the parts of this document.

DEC 2021

District Sub-Register I:
 Alipore, South
DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

1. Date and Place: 10th December 2021, at KOLKATA, West Bengal.

2. Parties

Smt. **RAMA PRASAD**, wife of Late Dip Narayan Prasad, by nationality Indian, by faith Hindu, by occupation Housewife, having PAN: BTCPP0716L, Aadhaar: 7891 3628 8619, resident of Ramkrishna Nagar, PO: Laskarpur, PS: earlier Sonarpur now Narendrapur, South 24 Paraganas, Kolkata 700153, and presently residing at: Opposite Ekta Sangha, Ramchandrapur North, PO & PS: Narendrapur, South 24 Parganas, Kolkata 700103 (WB), hereinafter referred to as the **PRINCIPAL / GRANTOR (the OWNER)**,

AND

M/s **SUNNIVA REALTY**, a sole-proprietorship firm, having registered office at 19 Pollock Street, 2nd Floor, Room No. 2/20, PO: Kolkata GPO, PS: Hare Street, Kolkata 700001 (WB), represented by its proprietor **SURYANSH PUGALIA**, son of Rajendra Kumar Pugalia, and resident of 40

00399395

22 JAN 2021

No Rs Date
Name : Judip Kumar Bhawmik. Adv.
Address : C.M.M. court. Cal.
Vendor :

I. CHAMRAJORTY
6B, Dr. Rajarajwade Road Garani
Kollata - 740 001



Shirshendu Dutta,
S/o - Sui Sanyamal Dutta,
150 Poyasabagan, P.O. - Laskarpur,
P.S. - Soraspur. Kal - 153
(Business)

DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE
10 DEC 2021

Rupchand Mukherjee Lane, PO & PS: Bhowanipore, Kolkata 700025, having PAN: AIAPP0385P and Aadhaar: 3135 0438 6917, hereinafter referred to as the **ATTORNEY / DEVELOPER**,

The '**PRINCIPAL / GRANTOR**' and the '**ATTORNEY / DEVELOPER**', are hereafter individually referred to as such or '**Party**' and collectively as '**Parties**'. The above expressions of the '**Party / Parties**' shall, unless excluded by or repugnant to context, be deemed to mean and include their legal heirs, successor-in-office, executors, administrators, legal representatives and assigns.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

3. Background

3.1 Development Agreement: The Parties have entered into a Development Agreement of even date, i.e. _____ registered at office of the D.S.R.-IV, Alipore, South 24 Parganas recorded in Book No. I Volume No. _____ Page Nos. _____ to Being Deed No. 12741 for the year 2021 (hereinafter referred to as the '**Said Development Agreement**') with regard to collaboration for development and commercial exploitation of ALL THAT piece or parcel of land, measuring about 21 Cottahs 06 Chittacks 15 Sq.ft. or 36 satak (decimals) approximately, be the same or little more or less, situated at Mouza: Ramchandrapur, J.L. No. 58, comprised within R.S. Dag Nos. 679, 680 and L.R. Dag Nos. 769, 770, 771, within L.R. Khatian No. 3863, under PO & PS: Narendrapur, South 24 Paraganas, within the jurisdiction of 1 no. Bonhoogly Gram Panchayat, District - South 24 Parganas (hereinafter referred to as the '**Said Property**'), along with right of ingress and egress, covenants and quasi easements and all benefits and privileges arising and attached thereto.

3.2 Reasons for Granting of Powers: It has been agreed between the Parties under the Said Development Agreement that the Said Property shall be developed by constructing thereon ready-to-use residential or residential cum commercial buildings with common amenities and facilities (collectively referred to as the **Said Complex / Project**) and commercially exploiting the Said Complex for the benefit of the Parties hereto (such development and commercial exploitation collectively referred to as the Said Complex / Project). Under the Said Development Agreement, it has been further agreed that the Principal / Grantor shall grant a Power of Attorney to the Attorney for the purposes of (1) getting the building plan of the Said Complex / Project to be sanctioned by the 1 no. Bonhoogly Gram Panchayat and other authorities concerned in this regard (collectively referred to as the **Planning Authorities**) in terms of the Said Development Agreement (2) construction of the Said Complex in terms of the Said Development Agreement and (3) booking and entering into agreements for sale of

Units comprised in Developer's Allocation defined in the Said Development Agreement (Developer's / Attorney's Allocation).

4. Subject Matter of Power of Attorney

Acts Under Said Development Agreement: Powers and authorities for the purposes of (1) getting the building plan of the Said Complex revised / revalidated / modified / altered by the Planning Authorities in terms of the Said Development Agreement (2) construction of the Said Complex in terms of this Said Development Agreement and (3) booking and entering into agreements for sale of the Units comprised in Attorney's Allocation and subject to the Grantors receiving possession of the Grantor's Allocation, executing and registering deeds of sale of the Units comprised in the Developer's / Attorney's Allocation.

5. Appointment Hereby Made: The Grantors hereby nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

6. Powers and Authorities

- i. **Said Sanctions and Other Statutory Compliances:** To cause construction of the Said Complex and overall development of the Said Property and in this regard to get the building plan of the Said Complex sanctioned / revised / revalidated / modified / altered from the Planning Authorities by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from Planning Authorities as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- ii. **Dealing with Authorities:** To deal with all Planning Authorities for getting the building plan of the Said Complex sanctioned / revised / revalidated / modified / altered including drainage connection, water connection, occupancy certificate and any other certificates and in this regard to appear before all or any authorities and also to prepare, sign, execute and submit plans, sketches, drawings, declarations, maps, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- iii. **Connection of Utilities:** To apply for, obtain electricity, water, sewerage, drainage, telephone, gas, other public utility services and / or other connections of any other utility or facility such

as lift, generator etc., in the Said Property in such name or names as the Attorney shall think proper from the appropriate authorities and / or to make alterations therein and to close down and /or have disconnected the same and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.

- iv. **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances, permissions and approvals under various Acts, including but not limited to, clearances under the Urban Land (Ceiling & Regulations) Act, 1976 and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- v. **Property Tax:** To make payment of up-to-date property tax in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- vi. **Mutation and Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents to mutate the name of the Grantor in respect of the Said Property and to convert the nature of land contained in the Said Property(as required) in the records of the concerned authorities and to pay fees, costs and charges for that purpose as be required and to do all acts, deeds, things as be deemed fit and proper by the Attorney.
- vii. **Preparatory Work:** To cause and do survey, test soil, excavation, other preparatory works for causing construction of the Said Complex and overall development of the Said Property as required and do all acts, deeds and things as be deemed fit and proper by the Attorney.
- viii. **Building Materials:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks, other building materials and construction equipment for the purpose of causing construction of the Said Complex and overall development of the Said Property as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- ix. **Construction of the Said Complex:** To take all steps for causing construction of the Said Complex and overall development of the Said Property and in this regard to construct

temporary sheds and godowns for storage of building materials and running of site office on the Said Property as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.

- x. **Contracts for Construction:** In relation to causing construction of the Said Complex and overall development of the Said Property, to sign, execute and deliver all kind of contracts with any third party under the terms and conditions as be deemed fit and proper by the Attorney without creating any liability or obligation on the Grantors.
- xi. **License for Lifts:** To apply for and obtain permissions and licenses to install and run/operate lifts in the Said Complex and to place orders for supply and installation of such lift or lifts on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- xii. **Insurance:** To insure and keep insured the Said Complex or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- xiii. **Sale of Units:** To negotiate for sale of Units comprised in the Attorney's Allocation to third parties/buyers and to prepare and enter into agreements, conveyances, leases, sub leases and other instruments in this regard (collectively **Sale Documents**).
- xiv. **Execution and Registration:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in Clauses 6 (ii), (iii), (iv) hereinabove (collectively, the **Development Related Documents**) as also the Sale Documents and to present for registration, admit execution, have registered and obtain originals of the same and in this regard to appear before Notary-Public, Sub-Registrars, District-Registrars, Registrars, Magistrates, all/any other officers and authorities.
- xv. **Acceptance of Papers:** To accept notices and service of papers from 1 no. Bonhoogly Gram Panchayat, BL & LRO, District Magistrate, Directorate of Fire Services, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police Authorities, Civil and Criminal

Courts and/or any other statutory authorities and/or other persons as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.

- xvi. **Appointment:** To retain and appoint architects, structural engineers, civil engineers, overseers, contractors, masons, electricians, plumbers, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein and as be deemed fit and proper by the Attorney.
- xvii. **Granting Receipts:** To receive and pay and/or deposit moneys including fees, interest etc. from any person or persons, body or bodies, authority or authorities and receive refund and to grant valid receipts and discharges in respect thereof as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- xviii. **Watch and Ward:** To employ and appoint *chowkidars, durwans*, watchmen, guards and other security personnel for the Said Property as may be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- xix. **Termination of Contracts:** To terminate any contract, agreement, right of occupancy, use and/or enjoyment with any third party and to deal with the Unit of such third party/sale comprised in the Attorney's Allocation as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
- xx. **Payments:** To receive all payments with regard to sale of the Units comprised in the Attorney's Allocation from the concerned third parties/buyers and acknowledge receipt of the payments.
- xxi. **Legal Action:** To take any legal action or to defend any legal proceeding including but not limited to arbitration proceeding and to sign execute affirm and verify all plaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.

- xxii. **Outgoings:** To pay all outgoings, including property taxes etc. in respect of the Said Property and to collect receipts therefor as be required and to do all acts, deeds and things as be deemed fit and proper by the Attorney.
7. **Covenants:** The Attorney agrees and covenants with the Principal / Grantors that (1) all costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorney (2) no financial or other liability shall be created on the Principal / Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and (3) the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Said Development Agreement, irrespective of grant of this Power of Attorney and the Attorney shall act strictly in accordance with the express terms and conditions of the Said Development Agreement.
8. **Ratification and Confirmation hereby made:** Subject to the above, the Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.
9. **In General:** AND GENERALLY, to do all acts deeds, matters and things concerning the Said Property or in relations to thereof, in which I may be interested, and on my behalf to execute and do all acts, matters and things as fully and effectively in all respect, as I myself could do the said, if personally present.

SCHEDULE

(Details of the SAID PROPERTY)

ALL THAT piece or parcel of market, measuring about **21 Cottahs 06 Chittacks 15 Sq.ft.**, or 36 satak (decimals) be the same or little more or less, lying and situated at Mouza: Ramchandrapur, J.L. No. 58, comprised within R.S.Dag Nos. 679, 680 and L.R.Dag Nos. 769, 770, 771, within L.R.Khatlan No. 3863, within jurisdiction of 1 no. Bonhoogly Gram Panchayat, District South 24 Parganas, under PO &PS: Narendrapur, South 24 Paraganas, Kolkata 700103, West Bengal, being butted and bound in the following manner;

On the NORTH side :	16 feet wide Road,
On the WEST side :	16 feet wide Road,
On the SOUTH side :	Land of RS Dag No: 681,
On the EAST side :	Land of RS Dag No: 690, 691.

9. Execution and Delivery;

9.1 IN WITNESS WHEREOF, the Parties have executed this Power of Attorney / Agreement on the date mentioned hereinabove;

By the PRINCIPAL / GRANTOR (the OWNER):

Smt. RAMA PRASAD

रामा प्रसाद

By the ATTORNEY (the DEVELOPER):

M/s SUNNIVA REALTY,

Represented by the Proprietor,

SURYANSH PUGALIA

For SUNNIVA REALTY

Suryansh Proprietor

WITNESSES (Name & Address);

1. Sudip K. Bhattacharya
Adv.
CMM Court Calcutta

2. Mr. M. K. Prasad
MANENDRA PRASAD
Ram Chandra Lane, Number 10
West - 103

Drafted by;

Sudip K. Bhattacharya

(Sudip Kumar Bhattacharya)

Advocate

City Seasons and Metropolitan Magistrates' Court, Calcutta

Kolkata - 700001

Enrolment No. WB/124/2007












Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name _____

Signature _____

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name _____

Signature 

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name SURYANSH PUGALIA

Signature 



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

সনিকার্ডের আই ডি / Enrolment No. : 2010/17542/12641

To
 Rama Prasad
 রমা প্রসাদ
 29/04/2014
 V/O: Dip Narayan Prasad
 RAMKRISHNA NAGAR
 Laskarpur
 Laskar Pur, South 24 Parganas
 West Bengal - 700153



KL906492786FT
 90049278



আপনার আধার সংখ্যা / Your Aadhaar No. :

7891 3628 8619

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রমা প্রসাদ
 Rama Prasad
 পতি : দীপ নারায়ণ প্রসাদ
 Husband : Dip Narayan Prasad

তথ্যসংখ্যা / DOB: 07/06/1945
 লিঙ্গ / Female

7891 3628 8619



আধার - সাধারণ মানুষের অধিকার

রমা প্রসাদ




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMA PRASAD
GANGA PRASAD

07/06/1948
Permanent Account Number
BTCPP0716L

रमा प्रसाद
Signature



रमा प्रसाद



Government of India



AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 0620/00190/00934

Download Date: 06/06/2018

To
Suryansh Pugalia
C/O Rajendra Kumar Pugalia
3RD FLOOR FLAT-3B
40 RUPCHAND MUKHERJEE LANE
Bhawanipore
Bhawanipore
Kolkata West Bengal - 700025
9830620500

Generation Date: 06/06/2018

Signature Not Verified
Date: 06/06/2018
Time: 11:40:11
IP: 192.168.1.1



QR Code scan Prerequisite

आपका आधार क्रमांक / Your Aadhaar No. :

3135 0438 6917

VID : 9186 0296 3997 6204

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Suryansh Pugalia
Date of Birth/DOB: 29/12/1977
Male/ MALE



3135 0438 6917

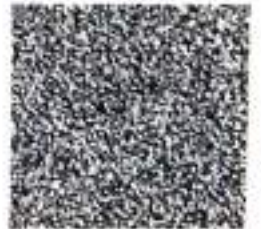
VID : 9186 0296 3997 6204

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Rajendra Kumar Pugalia, 3RD
FLOOR FLAT-3B, 40 RUPCHAND
MUKHERJEE LANE, Bhawanipore,
Kolkata,
West Bengal - 700025



QR Code scan Prerequisite

3135 0438 6917

VID : 9186 0296 3997 6204

D-3

Sugalia

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIAPP0385P



नाम / Name
SURYANSH PUGALIA

पिता का नाम / Father's Name
RAJENDRA KUMAR PUGALIA

जन्म तिथि / Date of Birth
29/12/1977

S.P. Pugalia



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3630290



নির্বাচকের নাম : শীর্ষেন্দু দত্ত
Elector's Name : Sirshendu Dutta
পিতার নাম : শ্যামল দত্ত
Father's Name : Shyamal Dutta
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : XX/XX/1988

Sirshendu Dutta

HLG3630290

ঠিকানা:
পেয়ারা বাগান পশ্চিম, দক্ষিণ এবং নতুন পুরা রাজপুর
সোনরপুর, সোনরপুর, দক্ষিণ 24 পরগণা, 700153

Address:
PEYARA BAGAN PASHCHIM, DAKSHIN
EBANG NUTAN PARA, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS, 700153

Date: 06/03/2011

151-সোনরপুর উত্তর নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক
অধিকারিকের স্বাক্ষরে অনুষ্ঠিত
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

বিভিন্ন পরিবর্তন হলে যখন বিজ্ঞপ্তি প্রেরণ করা হবে তখন এ কার্ড
সহকারে যত্ন সহিত পরিবেশের লক্ষ্যে কখনো বিক্রি করে এ
লক্ষ্যসমূহের বিরুদ্ধে ব্যবস্থা নেওয়া হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed


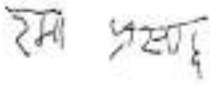
Deed No :	I-1603-12763/2021	
Query No / Year	1603-8002582359/2021	Date of Registration
Query Date	10/12/2021 12:41:16 PM	10/12/2021
Applicant Name, Address & Other Details	Office where deed is registered	
	1603-8002582359/2021	
Transaction	SHIRSHENDU DUTTA 450, PEYARA BAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9831911012, Status :Others	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction	
Set Forth value	Market Value	
Rs. 3/-	Rs. 1,14,81,942/-	
Stamp duty 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]:- 160312741/2021	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGLHY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-769	LR-3863	Bastu	Shali	5 Katha 10 Chatak 9 Sq Ft	1/-	27,81,072/-	Width of Approach Road: 16 Ft., , Project Name :
L2	LR-770	LR-3863/3	Bastu	Shali	3 Katha 12 Chatak 6 Sq Ft	1/-	27,81,072/-	Width of Approach Road: 16 Ft., , Adjacent to Metal Road, , Project Name :
L3	LR-771	LR-3863	Bastu	Shali	12 Katha	1/-	59,19,798/-	Width of Approach Road: 16 Ft., , Project Name :
TOTAL :					35.3031Dec	3 /-	114,81,942 /-	
Grand Total :					35.3031Dec	3 /-	114,81,942 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt RAMA PRASAD Wife of Late DIP NARAYAN PRASAD Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office	Photo  10/12/2021	Finger Print  LTI 10/12/2021	Signature  10/12/2021
OPP. EKTA SANGHA, RAMCHANDRAPUR NORTH, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx6L, Aadhaar No: 78xxxxxxxx8619, Status :Individual, Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNNIVA REALTY 19, POLLOCK STREET, 2ND FLOOR, ROOM NO. 2/20, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: Alxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SURYANSH PUGALIA (Presentant) Son of RAJENDRA KUMAR PUGALIA Date of Execution - 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office	Photo  Dec 10 2021 1:11PM	Finger Print  LTI 10/12/2021	Signature  10/12/2021
40, RUPCHAND MUKHERJEE LANE, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5P, Aadhaar No: 31xxxxxxxx6917 Status : Representative, Representative of : SUNNIVA REALTY (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHIRSHENDU DUTTA Son of Mr SHYAMAL DUTTA 450, PEYARA BAGAN, City:- Not Specified, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153			
	10/12/2021	10/12/2021	10/12/2021

Identifier Of Smt RAMA PRASAD, Mr SURYANSH PUGALIA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RAMA PRASAD	SUNNIVA REALTY-9.30188 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt RAMA PRASAD	SUNNIVA REALTY-6.20125 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt RAMA PRASAD	SUNNIVA REALTY-19.8 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 769, LR Khatian No:- 3863	Owner:রমা প্রসাদ, Gurdian:শ্রীম নাহারেন, Address:রিক, Classification:বর্গি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 770, LR Khatian No:- 3863/3		Owner Name not selected by applicant.
L3	LR Plot No:- 771, LR Khatian No:- 3863	Owner:রমা প্রসাদ, Gurdian:শ্রীম নাহারেন, Address:রিক, Classification:বর্গি, Area:0.20000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160312763 / 2021

On 10-12-2021

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 13:01 hrs on 10-12-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SURYANSH PUGALIA , ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,14,81,942/-

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

Execution is admitted on 10/12/2021 by Smt RAMA PRASAD, Wife of Late DIP NARAYAN PRASAD, OPP. EKTA SANGHA, RAMCHANDRAPUR NORTH, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife

Indetified by Mr SHIRSHENDU DUTTA, , , Son of Mr SHYAMAL DUTTA, 450, PEYARA BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

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

Execution is admitted on 10-12-2021 by Mr SURYANSH PUGALIA, PROPRIETOR, SUNNIVA REALTY, 19, POLLOCK STREET, 2ND FLOOR, ROOM NO. 2/20, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SHIRSHENDU DUTTA, , , Son of Mr SHYAMAL DUTTA, 450, PEYARA BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

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 AE0951, Amount: Rs.100/-, Date of Purchase: 22/01/2021, Vendor name: I CHAKRABORTY



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 1603-2021, Page from 408715 to 408735
being No 160312763 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.23 14:44:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/23 02:44:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)