

3477/18

I-2049/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL & - 186038/18

Z 664589

1.47
Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document

Additional District Sub Registrar
Sealdah

03 JUL 2018 DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS that I, MR. NILRATAN MUKHOPADHYAY, having PAN No. ERMPM 2797 H, son of Late Satyendra Nath Mukhopadhyay, by occupation -Service, by faith- Hindu, Indian Citizen, residing at residing at 2C, Ganesh Banerjee Lane, P.O. Dhakuria, P.S. Kasba, now Garfa, Kolkata-700 031, in the District of South 24-Parganas, am the absolute Owner of ALL THAT piece and parcel of Bastu plot of land, measuring about 5 Cottah Chittack 13 Sq.Ft. more or less, along with 30 years old dilapidated pucca single storied structures, measuring about 270 Sq.Ft. more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag Nos. 672, 673, 674, 675, 686 and 789 appertaining to C.S. Khatian No. 774.

...P/2.

under P.S. Kasba, now Garfa, in the District of 24 Parganas (South) together with all easementary rights on the 12 Ft. wide Ganesh Banerjee Lane and 6 Ft. Wide Common Passage, being at **Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668**, more fully and particularly described in the schedule hereunder written and hereinafter referred to as 'the said property'.

WHEREAS I have entered into a Development Agreement with **M/S HAPPY VALLEY REALTORS AND INFRASTRUCTURE**, a Partnership Business, having PAN No. **AAKFH 7887 C** and having their registered office at 8/44B, Fern Road, P.O. & P.S. Gariahat, Kolkata-700 019, represented by their Partners, namely, 1) **MR. OSIUR RAHAMAN**, having PAN No. **AAIPR 5107 K**, son of Late Yakub Ali, by faith- Islam, by occupation -Business, Indian Citizen, residing at residing at 14/1, Jhawtala Road, P.O. Circus Avenue, P.S. Karaya, Kolkata-700 017, 2) **MR. AVIJIT GHOSHAL**, having PAN No. **AVKPG 0712 A**, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation -Business, Indian Citizen, residing at residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Jadavpur, Kolkata-700 031, under P. S. Garfa, hereinafter called and referred to as the '**DEVELOPER**' on **03.07.2018**, for the purpose of development of my aforesaid Premises and followed up by construction of Multi-storeyed (G + III) storeyed Building under the settled terms and conditions as more fully and particularly mentioned therein. The aforesaid Development Agreement is executed and duly registered in the office of the A.D.S.R., at Sealdah and was recorded in Book-I, being No. **1606-2943**, for the Year 2018.

AND WHEREAS as per the mutually agreed terms and conditions, I have decided to appoint and nominate, 1, **MR. AVIJIT GHOSHAL**, having PAN No. **AVKPG 0712 A**, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation -Business, Indian Citizen, residing at residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata-700 031, under P. S. Garfa, as my Constituted Attorney to do, perform, act and execute all necessary and required

activities for the aforesaid purpose in respect of my ALL THAT piece and parcel of Bastu plot of land, measuring about **5 Cottah 1 Chittack 13 Sq. Ft.** more or less, along with 50 years old dilapidated pucca single storied structures, measuring about 200 Sq. Ft. more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag Nos. 672, 673, 674, 675, 686 and 789 appertaining to C.S. Khatian No. 774, under P.S. Kasba, now Garfa, in the District of 24 Parganas (South) together with all easementary rights on the 12 Ft. wide Ganesh Banerjee Lane and 6 Ft. Wide Common Passage, being at **Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668.**

NOW, KNOW YE ALL MEN AND THESE PRESENTS, I, MR. NILRATAN MUKHOPADHYAY, having PAN No. **ERM PM 2797 H**, son of Late Satyendra Nath Mukhopadhyay, by occupation -Service, by faith- Hindu, Indian Citizen, residing at residing at 2C, Ganesh Banerjee Lane, P.O. Dhakuria, P.S. Kasba, now Garfa, Kolkata-700 031, in the District of South 24 -Parganas, do hereby Appoint, Nominate and Constitute **MR. AVIJIT GHOSHAL**, having PAN No. **AVK PG 0712 A**, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation -Business, Indian Citizen, residing at residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Jadavpur, Kolkata-700 031, under P. S. Garfa, as my true and lawful **ATTORNEY** to act on my behalf, in my name and stead, to do, perform, act and execute all or any of the following act, deed and/or thing in respect of the property ALL THAT piece and parcel of Bastu plot of land, measuring about **5 Cottah 1 Chittack 13 Sq. Ft.** more or less, along with 30 years old dilapidated pucca single storied structures, measuring about 270 Sq. Ft. more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag Nos. 672, 673, 674, 675, 686 and 789 appertaining to C.S. Khatian No. 774, under P.S. Kasba, now Garfa, in the District of 24 Parganas (South) together with all easementary rights on the 12 Ft. wide Ganesh Banerjee Lane and 6 Ft. Wide Common Passage, being at **Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the**

Nilratan Mukhopadhyay

limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668 (which is more fully and particularly described in the schedule hereunder and called the 'said property') that is to say :-

1. To look after, manage, control, supervise the said property belonging to me at my Schedule mentioned Premises on my behalf.
2. To contact various authorities of The Kolkata Municipal Corporation (K.M.C.), Kolkata Improvement Trust (K.I.T.), Survey Authority or any other Authorities (Govt. or Semi Govt.) like B.L.&L.R.O. in connection with the said property on my behalf.
3. To appear for, to execute, perform, act, to represent and sign on my behalf and to do all necessary and required activities for all purposes and represent me before the concerned Authorities or Govt. Departments as per the requirement on my behalf including The Kolkata Municipal Corporation.
4. To apply, to represent and sign on my behalf to the different Concerned Authorities of The Kolkata Municipal Corporation for the purpose of water connection, Drainage, Sewerage connection, C.E.S.C. for Electricity and other Concerned Authorities for other basic amenities for residential and other purposes for the afore-said Premises.
5. To receive and give authenticate receipts and discharge for all and any correspondence which shall come to the hands of the said Attorney by virtue of the powers herein, contained which receipts whether given in my name of the said Attornies shall exonerate the person.
6. To appear for, sign on my behalf and represent me before the Board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Government Officers, Kolkata Municipal Corporation, Kolkata Improvement Trust, Commissioners of any Division in all matters and things relating to my said premises or it's affairs.

7. To appear for and represent me in all the Courts, Civil Criminal or revenue, including Labour Tribunals, Original, Revisional or appellate, in any Registration Offices and to sign execute, verify and file plaints, written statements and petitions and also to present appeals in any court and to accept services of all summons, notices and other process of law.
8. To consult me or my deputed expert on various issues from time to time and to make report/s to me on the various information of development work and actual situation of my said Premises from time to time during the period of the development and construction of the G + III storied Building in my said Premises.
9. To appoint, engage on my behalf Pleaders, Advocates or Solicitors in consultation with me, whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointment.
10. To compromise, compound or withdraw cases or non-suited to refer to arbitration all disputes and differences.
11. To receive all correspondence, communication letters, notices etc. and to reply to all those on my behalf in respect to the aforesaid property.
12. To appear for, to sign on my behalf and submit new Building Plan in my name before the Competent Authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at his own cost and expenses and to submit all applications, undertaking, verification, indemnity bond, boundary declaration and other necessary documents as per the requirement and prescribed rules by the Kolkata Municipal Corporation from time to time.
13. To sign on my behalf and to submit any modification and/or alteration of the sanctioned Building Plan before the Competent Authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at Developer's own cost and expenses.

14. To appear on my behalf to represent me and to obtain Completion Certificate or any other certificates from K.M.C. Authority or from any other Government Authority and to sign for delivery of said documents for me and on my behalf.
15. To appear for, sign on my behalf and to represent me to enter into all Agreement For Sale (registered or unregistered) for the absolute Sale of any residential unit/s or portion out of Developer's Allocation only in terms of the Development Agreement dated 03.07.2018 and to cancel or repudiate the same in the said new G +III storied building on my behalf at the **Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668** with any intending purchaser/s and to receive the earnest / advance money, part/balance consideration or full consideration money against such flat and Car Parking space in the said property /part or portion as my lawful Attorney may deem fit and proper, absolutely at his / their discretion and to deposit the same in their business Bank Account.
16. To appear for, sign on my behalf and to execute, admit, appear, present any Deed of Conveyance and represent me before the Addl. Registrar of Assurances, Kolkata, office of the District Sub-Registrar- III, at Alipore, Addl. District Sub-Registration Office, Sealdah of the Government of West Bengal, having authority to account conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed as aforesaid for my name and on my behalf for the purpose of registration of the same in respect of the said residential units / portions and Covered Car Parking Spaces and / or any other areas or part of it under the Developer's Allocation only as mentioned above along with undivided, proportionate share of land and Premises and other common area, facilities, benefits and amenities as morefully and particularly mentioned in the Schedule hereinbelow and to have the said Conveyances Registered as fully and effectually as I could do myself, if, personally present.

AND GENERALLY, to do and cause to be done all such acts, deeds and things as my said Attorney may think just fit proper, fair and necessary, I hereby give and grant in the premises and agreeing to allow, ratify and confirm all and whatsoever my said Attorney shall do and cause to be done for the purpose of administering and managing my aforesaid property and all matters relating thereof by virtue of these presents. This Power of Attorney is revocable.

Lastly, I, hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall carefully do or cause to be done in the particular Premises by virtue of these presents.

SCHEDULE OF THE PROPERTY / PREMISES
ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu plot of land, measuring about 5 Cottah 1 Chittack 13 Sq. Ft. more or less, along with 30 years old and dilapidated pucca single storied structures, measuring about 270 Sq. Ft. more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag Nos. 672, 673, 674, 675, 686 and 789 appertaining to C.S. Khatian No. 774, under P.S. Kasba, now Garfa, in the District of 24 Parganas (South) together with all easementary rights on the 12 Ft. wide Ganesh Banerjee Lane (K.M.C. Road) and 6 Ft. Wide Common Passage, being at **Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031**, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668 and butted and bounded as follows :-

Subin Munhopadhyay

ON THE NORTH : BY Premises No. 3A, Ganesh Banerjee Lane.
ON THE SOUTH : BY 6 Ft. Wide Common Passage and By Premises No. 3B, Ganesh Banerjee Lane.
ON THE EAST : BY Premises of Sri Ramkrishna Mukhopadhyay.
ON THE WEST : BY 12 Ft. wide Ganesh Banerjee Lane, (K.M.C. Road).

IN WITNESS WHEREOF, I, the Executant herein, have hereto set and subscribed my hands and signatures on 3rd day of July, 2018 A.D.

SIGNED AND DELIVERED

In presence of :-

WITNESSES :-

1. Pradip Mandal
30/6/2 DR. G.S. Bose
Road Kolkatta - 700039.

Nitratim Mukhopadhyay

SIGNATURE OF THE EXECUTANT

Arifet Ghoshal :

SIGNATURE OF THE ATTORNEY

2. Debjit Pramanick
3A Ganesh Banerjee Lane
Kolkatta - 700039.

ATTESTED BY ME

Nitratim Mukhopadhyay
SIGNATURE OF THE EXECUTANT

Drafted and Prepared by :-

Aradhana Bhowmik
Advocate.

High Court, Calcutta.

F/186/329/1998

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 NILRATAN MUKHOPADHYAY

Signature Nilratan Mukhopadhyay

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name AVISIT GHOSHAL

Signature Avisit Ghoshal

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT GHOSHAL

SUDHIR CHANDRA GHOSHAL

15/12/1959

Permanent Account Number

AVKPG0712A

Signature

General

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूटीएसएल, यूटीएसएल प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614.

General



भारत सरकार
GOVERNMENT OF INDIA



Avijit Ghoshal

Date of Birth/DOB: 15/12/1959

Male/ MALE



4416 0156 3356

আমার আধার, আমার পরিচয়

Avijit Ghoshal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

C/O Sudhir Chandra Ghoshal, 67,
TANUPUKUR ROAD, Dhakuria, Kolkata,
West Bengal - 700031

4416 0156 3356



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Avijit Ghoshal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKFH7887C

नाम / Name

HAPPY VALLEY REALTORS AND
INFRASTRUCTURE

निगमन / गठन की तारीख
Date of Incorporation / Formation

13/10/2017

02/11/2017

Om Zehn

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ERMPM2797H

नाम / Name
NILRATAN MUKHOPADHYAY

पिता का नाम / Father's Name
SATYENDRA NATH MUKHOPADHYAY

जन्म की तारीख / Date of Birth
26/03/1947

हस्ताक्षर / Signature



04062013

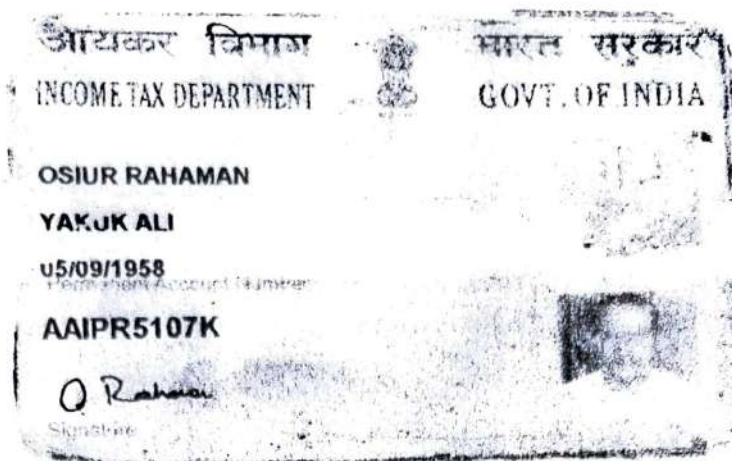
इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



If your card is lost or found, kindly inform return to:
Income Tax PAN Services Unit, ITRSL
Plot No. 3, Sector II, CRD Bhopal
Indi-Mumbai - 400 614.

यदि आपका कार्ड खोया या पाया गया, तो कृपया रिटर्न को भेजें।
आयकर PAN सेवाएँ यूनिट, ITRSL
प्लॉट नं. 3, सेक्टर II, CRD भोपाल
इंदौर-मुंबई - 400 614

01



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



Enrolment No/Enrolment No.: 2010/80007/04711

Osiur Rahman (Osiur Rahman)

S/O: Yakub Ali, 14/1, JHAWTALA ROAD, Circus
Avenue, Kolkata,
West Bengal - 700017

Your Aadhaar No/ Your Aadhaar No.:

2509 6170 3874



MEERA AADHAAR. MERI PEHACHAN



1947



help@uidai.gov.in

www

www.uidai.gov.in

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown

Digitally signed by Osiur Rahman
UNIQUE IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2017.02.06 09:00:00 IST

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Osiur Rahman
DOB: 05/09/1958
Male / MALE



Address:

S/O: Yakub Ali, 14/1, JHAWTALA
ROAD, Circus Avenue, Kolkata,
West Bengal - 700017

2509 6170 3874

MEERA AADHAAR, MERI PEHACHAN

2509 6170 3874

MEERA AADHAAR, MERI PEHACHAN

(Handwritten signature)

Major Information of the Deed

Deed No :	I-1606-02949/2018	Date of Registration	03/07/2018
Query No / Year	1606-1000186038/2018	Office where deed is registered	
Query Date	03/07/2018 1:39:26 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	ATANU BHATTACHARJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831047036, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 89,83,274/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160602943/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



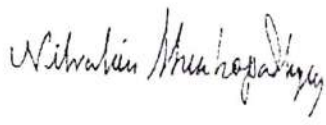
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ganesh Banerjee Lane, , Premises No. 2C, Ward No: 92

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 4 Chatak 6 Sq Ft	1/-	89,14,424/-	Width of Approach Road: 12 Ft.,
Grand Total :					8.6763Dec	1 /-	89,14,424 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	270 Sq Ft.	1/-	68,850/-	Structure Type: Structure
Gr. Floor, Area of floor : 270 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		270 sq ft	1 /-	68,850 /-	



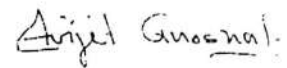
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NILRATAN MUKHOPADHYAY Son of Late SATYENDRA NATH MUKHOPADHYAY Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	03/07/2018	LTI 03/07/2018	03/07/2018	
2C,GANESH BANERJEE LANE, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ERMPM2797H, Status :Individual, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HAPPY VALLEY REALTORS AND INFRASTRUCTURE 8/44B,FERN ROAD, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AAKFH7887C, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AVIJIT GHOSHAL (Presentant) Son of SUDHIR CHANDAR GHOSHAL Date of Execution - 03/07/2018, , Admitted by: Self, Date of Admission: 03/07/2018, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jul 3 2018 2:24PM	LTI 03/07/2018	03/07/2018	
67, TANUPUKUR ROAD, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVKPG0712A Status : Representative, Representative of : HAPPY VALLEY REALTORS AND INFRASTRUCTURE (as PARTNERS)				

Major Information of the Deed :- I-1606-02949/2018-03/07/2018

Identifier Details :**Name & address**

Mr Ardhendu Bikas Sengupta

Son of Late D B Sengupta

High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By

Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NILRATAN MUKHOPADHYAY, Mr AVIJIT GHOSHAL



03/07/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NILRATAN MUKHOPADHYAY	HAPPY VALLEY REALTORS AND INFRASTRUCTURE-8.67625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NILRATAN MUKHOPADHYAY	HAPPY VALLEY REALTORS AND INFRASTRUCTURE-270.00000000 Sq Ft

Endorsement For Deed Number : I - 160602949 / 2018**On 03-07-2018****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 13:47 hrs on 03-07-2018, at the Office of the A.D.S.R. SEALDAH by Mr AVIJIT GHOSHAL .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 89,83,274/-

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

Execution is admitted on 03/07/2018 by Mr NILRATAN MUKHOPADHYAY, Son of Late SATYENDRA NATH MUKHOPADHYAY, 2C,GANESH BANERJEE LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service

Indetified by Mr Ardhendu Bikas Sengupta, , Son of Late D B Sengupta, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1606-02949/2018-03/07/2018

Submission of Execution (Under Section 58, W.B. Registration Rules, 1902) - [Representative]

Execution is admitted on 03-07-2018 by Mr AVIJIT GHOSHAL, PARTNERS, HAPPY VALLEY REALTORS AND INFRASTRUCTURE, 8/44B, FERN ROAD, P.O. - GARIAHAT, P.B. - Gariahat, District - South 24 Parganas, West Bengal, India, PIN - 700019

Identified by Mr Ardhendu Bikas Sengupta, , Son of Late D B Sengupta, High Court Calcutta, P.O. GPO, Thana Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (₹ - Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 105228, Amount: Rs. 100/-, Date of Purchase: 30/05/2018, Vendor name : Chakraborty



Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 95814 to 95834
being No 160602949 for the year 2018.



Digitally signed by SATYAJIT BISWAS
Date: 2018.07.04 14:29:22 +05:30
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 04-07-2018 14:28:40
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)