

10587/23

2-10529/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 340060

Certified that the document is admitted for Registration. The signature sheets and the endorsement fees are attached with the document are the genuine and correct document.

District Sub-Register-II
Alipore, South 24-Parganas

24 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

WE, (1) MRS. IRA MITRA, wife of Late Sameeran Mitra, having PAN No. **ILAPM6533D**, having Aadhaar No. **9426 4577 0133**, by faith – Hindu, by occupation – Housewife, by nationality – Indian, residing at – 103A, Brahma Samaj Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – South 24 Parganas, West Bengal, India, and **(2) MR. SANJEEB KUMAR MITRA**, son of Late Sameeran Mitra, having PAN No. **ADSPM6203E**, having Aadhaar No. **6731 8709 8900**, by faith – Hindu, by occupation – Retiree, by nationality – Indian, residing at – 103A, Brahma Samaj Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – South 24 Parganas, West Bengal, India, do hereby solemnly declare and affirm as follows, hereinafter jointly called the **EXECUTANTS / PRINCIPALS** herein.

SANKATMOCHAK VYAPAK PVT. LTD.

Anil Sankar,
Director

Ira Mitra

Sanjeeb Mitra

24/7
8-8/18 22597

12279

19 JUL 2023

No..... ₹ 50/- Date.....

Name :..... Sankat Mochak vyapaar Pvt. Ltd.

Address :..... 20/11A, Lake view Road, Kolkata-700029

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



Identified by me :

Shib. Sanku Mursh
Advocate.

Sl. No. 101 Saksh Mursh
New Shed Room No. 9
Alipore Judges Court
P.O. of P.S. Alipore.

Kolkata - 700027.

Encl. No. F/2024/20A



SANKATMOCHAK VYAPAR PVT. LTD.

Director

WHEREAS we, the Executants herein are the owners of **ALL THAT** piece and parcel of land measuring 4 (four) cottahs 7 (seven) chittaks 14 (fourteen) sq. ft., be the same a little more or less, together with a two storied building, measuring an area of 2552 sq. ft., be the same a little more or less, lying and situated at Premises No. 180, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, formally being part of C.S. No. 6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas Balia, Touzi No. 346, within the South Suburban Municipality, now within the limits of Ward No. 130 of the Kolkata Municipal Corporation, and the same is more fully and particularly described in the **Schedule** hereunder written and is hereinafter referred to as the 'said property'.

AND WHEREAS while seized and possessed the 'said property' we are unable to look after the affairs of the 'said property' and desire to appoint an Attorney to look after, manage and control the 'said property' and he shall act on our behalf and do all such acts, deeds and things hereinafter mentioned.

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT WE (1) MRS. IRA MITRA, wife of Late Sameeran Mitra, residing at – 103A, Brahma Samaj Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – South 24 Parganas, West Bengal, India, and **(2) MR. SANJEEB KUMAR MITRA**, son of Late Sameeran Mitra, residing at – 103A, Brahma Samaj Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – South 24 Parganas, West Bengal, India, hereinafter jointly called and referred to as the **EXECUTANTS / PRINCIPALS**, do hereby nominate, constitute and appoint **SANKAT MOCHAK VYAPAAR PVT. LTD.**, a company incorporated under the Companies Act, 1956, having PAN no. **AALCS8136M**, and having its registered office at – 20/1A, Lake View Road, P.S. – Lake, P.O. – Sarat Bose Road, Kolkata – 700029, District – South 24 Parganas, West Bengal, India, represented by its Director **MR. ASIS SARKAR**, son of Late Niranjan Sarkar, having PAN no. **AKLPS4288H**, having Aadhaar No. **6832 1312 3310**, by religion – Hindu, by nationality – Indian, by occupation – Business, residing at – 2, Dr. T. N. Majumder Street, P.S. –

SANKATMOCHAK VYAPAAR PVT. LTD.

Ain Sarkar
Director

Ira Mitra
Sanjeeb Mitra

Tollygunge, P.O. – Tollygunge, Kolkata – 700026, District – South 24 Parganas, West Bengal, India, to be our true, lawful and constituent "**ATTORNEY**" for us and on our behalf from time to time and at all times to do perform any/all of the following acts, deeds, matters and things in connection with our property **ALL THAT** piece and parcel of land measuring 4 (four) cottahs 7 (seven) chittaks 14 (fourteen) sq. ft., be the same a little more or less, together with a two storied building, measuring an area of 2552 sq. ft., be the same a little more or less, lying and situated at Premises No. 180, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, formally being part of C.S. No. 6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas Balia, Touzi No. 346, within the South Suburban Municipality, now within the limits of Ward No. 130 of the Kolkata Municipal Corporation, which more fully and particularly described in the **Schedule** hereunder written, as follows:

- A.** The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 4 (four) cottahs 7 (seven) chittaks 14 (fourteen) sq. ft., be the same a little more or less, together with a two storied building, measuring an area of 2552 sq. ft., be the same a little more or less, lying and situated at Premises No. 180, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, formally being part of C.S. No. 6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas Balia, Touzi No. 346, within the South Suburban Municipality, now within the limits of Ward No. 130 of the Kolkata Municipal Corporation, which is more fully and particularly mentioned and described in the **Schedule** hereunder written and is hereinafter for the sake of brevity it is referred to as the "**said property**".

SANKATMOCHAK VYAPAAR PVT. LTD.

Anis Sankar
Director

Gora Mitra

Sanjay Mitra

- B.** That we have already executed a registered Development Agreement dated 24.07.2023, which was duly registered in the office of D.S.R. II, South 24 Parganas, Alipore and recorded in Book No. I, being Deed No. **10519** for the year 2023, with some specific terms and conditions mentioned therein, in favour **SANKAT MOCHAK VYAPAAR PVT. LTD.**, a company incorporated under the Companies Act, 1956, having PAN no. **AALCS8136M**, and having its registered office at – 20/1A, Lake View Road, P.S. – Lake, P.O. – Sarat Bose Road, Kolkata – 700029, District – South 24 Parganas, West Bengal, India, represented by its Director **MR. ASIS SARKAR**, son of Late Niranjan Sarkar, having PAN no. **AKLPS4288H**, having Aadhaar No. **6832 1312 3310**, by religion – Hindu, by nationality – Indian, by occupation – Business, residing at – 2, Dr. T. N. Majumder Street, P.S. – Tollygunge, P.O. – Tollygunge, Kolkata – 700026, District – South 24 Parganas, West Bengal, India.
- C.** The Owners are desirous of appointing nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the Owners in their name place and stead to do the following acts deeds matters and things in respect of their share into or upon the said property under the following terms and conditions:-
- 1.** To look after, control, manage and supervise the administration of the said property.
 - 2.** To have the names of the Owners to be mutated in the records of the Kolkata Municipal Corporation and for that to sign all papers, documents, applications swear all affidavits and others as may be necessary or be required in this regard.
 - 3.** To apply for and obtain sanction of the building plan in respect of the said property from the Kolkata Municipal Corporation and/or any other authorities and/or amalgamated the property with other property and to sign and execute any such papers documents deed of exchange instruments that may be required in this regard.

SANKATMOCHAK VYAPAAR PVT. LTD.

Ami Sarkar
Director

Soua Mitra
Sajeeb Mukherjee

4. To sign and submit all applications, maps, plans, specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time, in respect of the said property.
5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said property and also to sign other documents as may be required by the authorities from time to time.
6. To negotiate, settle and vacate the trespassers, tenants and/or occupiers at the said property and for that to sign and execute all; necessary agreements, papers, deeds, documents.
7. To appear and represent the Owners before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owners in respect of the said property and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Kolkata Municipal Corporation for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, and also to sign Deed of Rectification, Deed of Declaration, and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan,

SANKATMOCHAK VYAPAAR PVT. LTD.

Ain Samkar
Director

Shri Mitra
Sanjeev Mitra

Completion Plan, Completion certificate etc., from the concerned Kolkata Municipal Corporation upon giving proper acknowledgement and or receipts for the same. To appear and represent the Owners before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Department, West Bengal, Kolkata Police in connection with the sanction modification or alteration of the plans, in respect of the said property.

8. To apply for electricity, water, drainage or of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign, answer, execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.
9. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said property to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
10. To enter into agreement for sale, transfer or otherwise in respect of the area and/or Flat and/or Commercial Space and/or garage space of the newly constructed building to be constructed upon our aforesaid property as per sanctioned plan beside the owners allocation as mentioned in the registered Development Agreement dated 24.07.2023 executed between the Owners of the said property.
11. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the said Developer's allocation in the said new Building as per the terms of the said terms of the said registered Development Agreement dated 24.03.2023, barring the Owner's allocation, and after delivery of vacant khas possession of the Owners allocation to the Owners.

SANKATMOCHAK VYAPAAR PVT. LTD.

Ain Sankar
Director

Goran Mitra
Sayeeb Hussain

12. To represent us before all Courts – Civil, Criminal, Revenue to original or Appellate Jurisdiction, file plaints Written Statements, Memo of Appeals and to receive all Summons and other process of law, in respect of the said property.
13. To Institute, commence, prosecute, carry on or defend or resists of suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which we may be a party in any court in civil, criminal, revenue, or Revision jurisdiction, including special jurisdiction of the High Court under Act. 226 of the Constitution of India, etc., before Income Tax, Sales Tax, and Wealth tax, Authorities and to sign and verify all plaints, written statements, accounts, inventories, to accept service of all summons, notice and other judicial processes to execute any judgment, decree or order and to appoint and engage any solicitor, pleader, counsel or Advocate and to sign and execute any Vakalatnama, Warrant of attorney or other authority in act and plead.
14. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff, workers, for or from permanent, temporary or special service and to settle the terms and conditions and also retirement benefits as our said Attorney shall think fit and proper.
15. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitutes limited to anyone or more purpose or purposed as the said Attorney shall from time to time desire in that behalf.
16. To obtain mutation from the concerned Kolkata Municipal Corporation in respect of the said property on behalf of us and to represent us in all such offices.
17. To appear and represent us before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer having jurisdiction and to present for registration and have registered and performed all Deeds, Agreements, Documents, and instruments executed and sign by the said Attorney in any manner concerning the said Developer's allocation, in terms of the said registered

SANKATMOCHAK VYAPAAR PVT. LTD.

Anis Samkar
Director

Ira Mishra
Sanjeeb Mishra

Development Agreement dated 24.03.2023 barring the Owner's allocation, in habitable vacant khas possession.

18. To cause any Deed of Conveyance or document or instrument in respect of the said Developer's allocation in the proposed new building barring the Owner's allocation, and after delivery of vacant khas possession of the Owner's allocation to the owners in habitable condition as the Attorneys shall deem fit and proper.
19. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way the said property or any part thereof including those relating to acquisition and/or requisition in which the Owners is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
20. To appoint any retainers, solicitors, advocates and other legal agents and to revoke such appointments and others as occasion shall require.
21. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said property or any part thereof.
22. To sign and execute all other deeds, instruments and assurances which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property or part thereof as we could do ourselves, if personally present.

AND WE HEREBY AGREE AND DECLARE that this Power of Attorney is given in favour of the said Attorney jointly and accordingly the said Attorney shall be entitled to exercise independently of each other the Powers conferred upon him.

SANKATMOCHAN VENTURES PVT. LTD.

Anil Sankar
Director

Gora Mitra
Sanjeeb Mitra

AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the property by virtue of these presents.

AND GENERALLY TO DO all acts, deeds and things which are not even specifically mentioned in this deed but are deemed to be fit and necessary by my said Attorney.

AND WE THE EXECUTANTS / PRINCIPALS do hereby specifically mention that the acts, deeds and things done or got to be done by my said Attorney, by virtue of this Power of Attorney, shall be construed as acts, deeds and things done by us.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT piece and parcel of land measuring 4 (four) cottahs 7 (seven) chittaks 14 (fourteen) sq. ft., be the same a little more or less, together with a two storied building, measuring an area of 2552 sq. ft., be the same a little more or less, lying and situated at Premises No. 180, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, formally being part of C.S. No. 6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas Balia, Touzi No. 346, within the South Suburban Municipality, now within the limits of Ward No. 130 of the Kolkata Municipal Corporation, and is butted and bounded in the manner as follows:-

- On the North :- Brahma Samaj Road;
- On the South :- Land of Nalini Ranjan Chakraborty;
- On the East :- 8 feet wide KMC Road;
- On the West :- Municipal drain and 16' feet wide KMC Road.
- Road Zone :- Rishi Bankim Road to Rest.

Gna Mitra

SANKATMOCHAK VYAPAAR PVT. LTD.

Ain Sankar
Director

Sanjale Mitra

IN WITNESS WHEREOF the Executants / Principals herein have set and subscribed their hand and seal these presents on this 2nd day of July, 2023.

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of:-

WITNESSES:

1. Adwitiya Sarkar
27, Kavi Bhavati Sarani
Kolkata - 700 029.

Gora Mitra

Sanjeeb Mitra

EXECUTANTS / PRINCIPALS

2. Probir Kumar
88 Raja Basanta Roy Road
KOL. 29 -

SANKATMOCHAK VYAPAR PVT. LTD.

Am Saman

Director

Accepted by ATTORNEY

Prepared & Drafted at my office as per the photocopy of the documents supplied by the parties and believing upon the documents and as per the instruction of the parties:-

Kusal Bhattacharjee

Kusal Bhattacharjee

Advocate

Bhattacharjee & Associates
Advocates & Solicitors
159/1A, Rashbehari Avenue,
Kolkata – 700029.
Ph. No. 9831442436
Enrl. No. F/534/2014.

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ASIS SARKAR

Signature Asis Sarkar

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name I.R.A. MITRA

Signature I.R.A. Mitra

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SANTEEB KUMAR MITRA

Signature Santeeb Kumar Mitra

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1602-10529/2023	Date of Registration	24/07/2023
Query No / Year	1602-8001879597/2023	Office where deed is registered	
Query Date	24/07/2023 11:41:15 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kushal Bhattacharjee Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831442436, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 64,49,971/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160210519/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



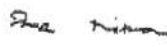


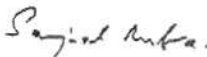
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahma Samaj Road, Road Zone : (Rishi Bankim Road -- Rest) , , Premises No: 180, , Ward No: 130 Pin Code : 700034

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 7 Chatak 14 Sq Ft		48,13,501/-	Property is on Road , Project Name :
Grand Total :				7.354Dec	0 /-	48,13,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2552 Sq Ft.	0/-	16,36,470/-	Structure Type: Structure
Gr. Floor, Area of floor : 1276 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1276 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2552 sq ft	0 /-	16,36,470 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Ira Mitra Wife of Late Sameeran Mitra Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office			
	24/07/2023	LTI 24/07/2023	24/07/2023	
103A, Brahma Samaj Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ilxxxxxx3d, Aadhaar No: 94xxxxxxxx0133, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				
2	Name Mr Sanjeeb Kumar Mitra Son of Late Sameeran Mitra Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office			
	24/07/2023	LTI 24/07/2023	24/07/2023	
103A, Brahma Samaj Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx3e, Aadhaar No: 67xxxxxxxx8900, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Sankat Mochak Vyapaar Private Limited 20/1A, Lake View Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: aaxxxxxx6m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Asis Sarkar (Presentant) Son of Late Niranjan Sarkar Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office	 Jul 24 2023 12:03PM	 LTI 24/07/2023	 24/07/2023
2, Dr. T.N.majumder Road, City:- , P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx8h, Aadhaar No: 68xxxxxxxx3310 Status : Representative, Representative of : Sankat Mochak Vyapaar Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shib Sankar Munda Son of Late Satish Munda Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 24/07/2023	 24/07/2023	 24/07/2023
Identifier Of Mrs Ira Mitra, Mr Sanjeeb Kumar Mitra, Mr Asis Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Ira Mitra	Sankat Mochak Vyapaar Private Limited-3.67698 Dec
2	Mr Sanjeeb Kumar Mitra	Sankat Mochak Vyapaar Private Limited-3.67698 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Ira Mitra	Sankat Mochak Vyapaar Private Limited-1276.00000000 Sq Ft
2	Mr Sanjeeb Kumar Mitra	Sankat Mochak Vyapaar Private Limited-1276.00000000 Sq Ft

Endorsement For Deed Number : I - 160210529 / 2023

On 24-07-2023

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 12:01 hrs on 24-07-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Asis Sarkar .

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 64,49,971/-

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

Execution is admitted on 24/07/2023 by 1. Mrs Ira Mitra, Wife of Late Sameeran Mitra, 103A, Road: Brahma Samaj Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mr Sanjeeb Kumar Mitra, Son of Late Sameeran Mitra, 103A, Road: Brahma Samaj Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Retired Person

Indetified by Mr Shib Sankar Munda, , Son of Late Satish Munda, 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 24-07-2023 by Mr Asis Sarkar, Director, Sankat Mochak Vyapaar Private Limited, 20/1A, Lake View Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Shib Sankar Munda, , Son of Late Satish Munda, 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 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 340060, Amount: Rs.50.00/-, Date of Purchase: 19/07/2023, Vendor name: SUBHANKAR DAS



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 1602-2023, Page from 358975 to 358992

being No 160210529 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.07.28 13:29:09 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2023/07/28 01:29:09 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)