

8340/24

I-07299/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the Document is duly
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of the Document.

31/1511877/24

AK 047304

19/06/24
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

19 JUN 2024

Additional Registrar
of Assurances II Kolkata

A.R.A.
II

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SMT. SARBANI DUTTA (PAN: BSLPD4614F) (Aadhaar: 8486 5409 8203), wife of Late Asit Kumar Dutta alias Ashit Dutta, by occupation- Housewife, by faith-Hindu, nationality-Indian, residing at 4/1B, Telipara Lane, P.O.-Shyambazar, P.S.- Shyampukur, Kolkata - 700004, (2) SMT. SHARMISTHA RAY (PAN: BBQPR1767M) (Aadhaar: 7609 1624 9605), daughter of Late Ashit Dutta, by occupation- Housewife, by faith-Hindu, nationality-Indian, residing at 1A, Hari Pal Lane, P.O.-Beadon Street, P.S.- Burtolla, Kolkata - 700006, (3) SMT. SARBOSREE GHOSH (PAN: BCSPD4477M) (Aadhaar: 8323 5836 7096), daughter of Late Ashit Dutta, by occupation-Housewife, by faith-Hindu, nationality-Indian, residing at 15C, Bipradas Street, P.O.-Amherst Street, P.S.- Narkeldanga, Kolkata - 700009, (4) SMT. SUSMITA DUTTA (PAN: AVEPD8953A) (Aadhaar: 4694 6683 6109), wife of Late Ananda Kumar Dutta, by occupation- Housewife, by faith-Hindu, nationality- Indian, residing at A-32/24, Rabindra Pally, P.O.- Brahmapur, P.S.-

25304

20 JUL 2023

NO..... DATE.....

SOLD TO.....

ADDRESS.....

RS.....

20 JUL 2023

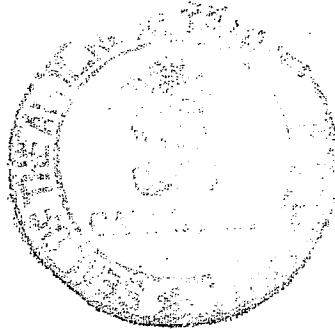
AMIT CHAUDHURY
Advocate
High Court, Calcutta

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA. 70

On behalf of Sri Anitona Chelasi

20 JUL 2023



Handwritten signature

ADD. JUDGE, CHIEF
OF APPELLATE, KOLKATA.
19 JUN 2023

Bansdroni, Kolkata - 700096 **AND (5) SRI SOURAJ KUMAR DUTTA (PAN: BSMPD9279B)** (Aadhaar: 2125 0775 2207), son of Late Ananda Kumar Dutta, by occupation- Service, by faith-Hindu, nationality-Indian, residing at A-32/24, Rabindra Pally, P.O.-Brahmapur, P.S.- Bansdroni, Kolkata - 700096,, hereinafter referred to as the **PRINCIPAL, SEND GREETINGS: -**

WHEREAS we are the joint owners and seized and possessed of and/or well and sufficiently entitled to **ALL THAT** partly two and partly one storied brick built dwelling house together with piece and parcel of land thereunto belonging and on part whereof the same is erected and built measuring about **2 Cottahs 13 Chittacks 2 sq. ft.** be the same a little more or less lying and situate at premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004 hereinafter for the sake of brevity is called '**said premises**' morefully describe in the schedule written hereunder.

AND WHEREAS with a view to construct a multi-storied building on our said premises we entered into a **Development Agreement on 19.06.2024** with **TIRUPATI REALTY**, a partnership firm, having its Registered office at 12, Mahatma Sisir Kumar Sarani, P.S. Shyampukur, P.O.-Baghbazar, Kolkata-700003, represented by its partners **SRI ANITAVA GHOSH**, son of Late Brojendra Nath Ghosh, by faith Hindu, by occupation Business, residing at 9D, Jadav Chandra Ghosh Lane, P.O. & P.S-Baranagar, Kolkata - 700036, and **SRI ABHISHEK SHAW**, son of Arun Kumar Shaw, by faith Hindu, by occupation Business, by nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. & P.S.-Chitpur, Kolkata-700002, and the said **Development Agreement** was executed and registered on **19.06.2024** in the office of the Additional Registrar of Assurances-II, Kolkata **Being No. 190207293 for the Year 2024**, wherein, inter alia, we have entrusted the said Partnership Firm/Developer to raise erect and construct a multi-storied Building in our aforesaid premises and we also agreed to execute and register a **Development Power of Attorney** in favour of the Developer along with other terms and conditions as specifically mentioned in the said **Development Agreement** dated **19.06.2024**.

NOW KNOW ALL MEN BY THESE PRESENTS WITNESSETH that **WE (1) SMT. SARBANI DUTTA**, wife of Late Asit Kumar Dutta alias Ashit Dutta, by



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
19 JUN 2024

occupation- Housewife, by faith-Hindu, nationality-Indian, residing at 4/1B, Telipara Lane, P.O.-Shyambazar, P.S.- Shyampukur, Kolkata - 700004, (2) **SMT. SHARMISTHA RAY**, daughter of Late Ashit Dutta, by occupation- Housewife, by faith-Hindu, nationality-Indian, residing at 1A, Hari Pal Lane, P.O.-Beadon Street, P.S.- Burtolla, Kolkata - 700006, (3) **SMT. SARBOSREE GHOSH**, daughter of Late Ashit Dutta, by occupation-Housewife, by faith-Hindu, nationality-Indian, residing at 15C, Bipradas Street, P.O.-Amherst Street, P.S.- Narkeldanga, Kolkata - 700009, (4) **SMT. SUSMITA DUTTA**, wife of Late Ananda Kumar Dutta, by occupation- Housewife, by faith-Hindu, nationality-Indian, residing at A-32/24, Rabindra Pally, P.O.-Brahmapur, P.S.- Bansdrone, Kolkata - 700096 **AND (5) SRI SOURAJ KUMAR DUTTA**, son of Late Ananda Kumar Dutta, by occupation- Service, by faith-Hindu, nationality-Indian, residing at A-32/24, Rabindra Pally, P.O.-Brahmapur, P.S.- Bansdrone, Kolkata - 700096, do hereby nominate constitute and appoint **SRI ANITAVA GHOSH (PAN: ADLPG6586F)** (Aadhaar: 6284 1045 9594), son of Late Brojendra Nath Ghosh, by faith Hindu, by occupation Business, residing at 9D, Jadav Chandra Ghosh Lane, P.O. & P.S-Baranagar, Kolkata - 700036, and **SRI ABHISHEK SHAW (PAN: JCTPS4131Q)** (Aadhaar: 4907 8858 7463), son of Sri Arun Kumar Shaw, by faith Hindu, by occupation Business, by nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. & P.S.-Chitpur, Kolkata-700002, Partners of **TIRUPATI REALTY (PAN: AAUFT5477G)**, a partnership firm, having its Registered office at 12, Mahatma Sisir Kumar Sarani, P.S. Shyampukur, P.O.-Baghbazar, Kolkata-700003, as our **TRUE AND LAWFUL ATTORNEY** for us and in our names and on our behalf to act, make, perform, execute and exercise all or any of the several acts, deeds, authorities, matters and things in respect of our said premises mentioned herein below that is to say:-

1. To sell, convey, transfer and sign and execute Deed of sale/Conveyance in respect of Developer's Allocation in the proposed multi-storied building to be constructed together with proportionate share in the land and common parts, area and facilities in or at the said premises excepting Owners' Allocation as per Clause 2 (x) mentioned in the said Registered **Development Agreement** dated 06.06.2024 **Being No. 190207293** for the year 2024 in respect of the said premises 4/1B, Telipara Lane, P.S- Shyampukur, Kolkata-700004, under Ward No. 10 of the Kolkata Municipal Corporation or any part thereof or any part or portion of the building to be constructed thereon.

A. H. C. C.

2. To appear and represent and sign and submit and execute admit before Registrar of Assurances, Kolkata and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings including Sale Deed, Deed of Conveyances, Boundary Declaration, strip of land, Corner Splay Gift, Gift, non- eviction of tenants and addition/modification thereof which are required to submit before competent local body, Govt. authorities for getting necessary clearances/sanction plan from the competent authorities on our behalf by virtue of this power hereby conferred.
3. To negotiate with the intending purchaser/purchasers for selling the said Developer's Allocation in the said premises and to execute and/or enter into an Agreement for Sale in respect of the said Developer's Allocation in the said premises at such price which our said Attorney, in his absolute discretion, thinks fit and proper.
4. To receive/ accept any money in cash or by cheque or draft for selling the flat or flats from the intending purchaser or purchasers and to nominate the intending purchaser/ purchasers for selling and execute Deed of conveyance in his/her/their favour in respect of the flat or flats within Developer's Allocation together with proportionate undivided shares in the land of the said premises and the Sale proceeds are to be received by the Attorney in view of the registered **Development Agreement dated 19.06.2024 Being No. 190267293 for the year 2024** executed by us.
5. To execute conveyance or conveyances in our names and to act and deeds on our behalf, in favour of the intending purchaser or purchasers in respect of the flat or flats/units from the said Developer's Allocation together with proportionate undivided share of land in the said premises and to present the said conveyance for registration before the competent registering authority.
6. To supervise, manage, control and conduct all sorts of administration in respect of the said premises and to handle all sorts of official matters, issuing letters, reply to any letter and correspondence arising in course of or in relation to all matters concerned with our said premises, described in the schedule written hereunder.

As per the schedule

7. To demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever including cleaning the land by cutting trees etc. at present lying, erected and/or built on the said premises and to receive tenders and/or estimates and to enter into any contract for demolition and on such terms and conditions as may think fit and proper by the said Attorney and to make all necessary expenditure for that purpose and expedite the same on our behalf in respect of the said premises.
8. To sign and give notice or notices to any tenant or tenants and other occupiers or trespassers in the said premises belonging to us described in the schedule hereunder, to quit and vacate or to repair any damage or to abate any nuisance and to enter into the said premises with a view to inspecting the same or exercising any right vested on us.
9. To negotiate with the existing tenants of the schedule mentioned premises either for shifting them during construction of new building or for settlement in terms of conditions to be settled for peaceful carrying out the construction of new building.
10. To instruct the Advocates/ Lawyers for preparing and/ or drafting such Deeds, Agreements, Documents and other such papers as may be necessary for the purpose of booking and/or selling the flats from the Developer's Allocation in the said proposed multi-storied building in or at the said premises.
11. To appear and represent us before all courts, civil, criminal, tribunals, judicial, quasi-judicial, Metropolitan Magistrate, Magistrate, Executive Magistrate, Kolkata Municipal Corporation, Kolkata Improvement Trust, Registrar of Assurances, Kolkata, in the Hon'ble High Court, Calcutta both original and appellate side or any other Government or private offices or in any local authorities and also in any police station and C.E.S.C. authorities and to act therein and take all steps and action in respect of the said premises and deal with in all manner and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of and/or explain all documents of title, accounts, clearances, plans including drainage and sewerage, Water Connection, Corner Splay Gift, Gift, Boundary Declarations and Affidavits etc. and to do all acts deeds and things and as may be required or found necessary or expedient by the said Attorney on our behalf.

12. To sign declare verify and/or affirm any plaint, written statement, petition, application, petition of claims, objections, consent petition, affidavit, vokatatnama, memorandum of appeal or any other document or Court Paper and application of any kind and submit and file the same before any Court or any authority in any proceeding as the occasions shall require and/or as the said Attorney on our behalf may think fit and proper.
13. To sign, make, prepare or cause to be made or prepared all or any sketches, scheme, plans, modification of plan and completion plan and/or any other types of plan, application and all other papers or documents as may be necessary for the purpose of and/or in connection with and/or in relation to the construction and/or erection of residential/commercial building or buildings in the said premises and/or to be submitted before competent government/semi-government/local bodied.
14. To appoint any Advocate, agent or any other legal practitioner/s by executing vokatatnama, to file any petition, appeal, suit, etc. in any court of law including in the Hon'ble High Court or in any office of before any authority or in any police station in connection with the said premises.
15. To appoint Architect, Engineer, other technical personnel, labour, mason etc. in respect of concerned premises.
16. To ask, demand, sue, recover, realize, claim, collect and receive further or other consideration from any existing or new buyers and also any other amounts receivable in respect of the said Developer's Allocation and other saleable spaces to be constructed in the scheduled premises or which are or may be due payable or recoverable from any person or persons or authority or authorities by cheque or pay order or demand draft and/or in cash and to grant valid receipts and discharges there from time to time to fully exonerate the person or persons paying the same.
17. To obtain refund of stamp duty or repayment of court fees and to apply to any court or office or authority for taking inspection of any document and take copy of the same on payment of proper fees, etc.
18. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters

concerning the said premises or any part thereof.

19. To make payment towards the arrear Municipal Tax or any other tax to the Kolkata Municipal Corporation or appropriate authority.
20. To prepare, sign and submit building plan or plans of the proposed building in respect of the said premises mentioned in the schedule written hereunder before the Kolkata Municipal Corporation and/or other Govt./Semi-Govt. authorities in our names and on our behalf and obtain the sanctioned building and/or approved plan from the Kolkata Municipal Corporation and/or other Govt./Semi-Govt. authorities.
21. To supervise, manage and control the said premises and sign all papers and documents on our behalf.
22. To apply for electric meter, gas, water connection, sewerage and drainage or any connection and subsequent approval thereof related to the building work and obtain the same in our names and on our behalf.
23. To execute and sign all necessary papers and any declaration or any affidavit as our said attorney shall think fit and proper for the proper protection of the said premises.
24. To produce the original as and where required and deliver copies of all the title deeds documents and papers relating to the said premises to the proposed buyers and to answer and comply with all requisitions that may be made out by such intending purchasers/ buyers/transferees, if available.
25. To apply for obtaining all clearances, certificates, forms declarations and/or permissions, if so and as may be required, for or in relation to the transfer of the said premises or any part thereof.
26. To raise erect and construct the said proposed multi-storied building on the said premises upon demolishing the existing buildings on the said premises morefully mentioned in the schedule hereunder written in terms of the registered **Development Agreement** dated 19.06.2021 (Being No. 190207293 for the year **2024** and do all related acts in connection with the said construction.

Ar. H. C. C. C.

27. Be it noted that this Development Power of Attorney is being granted in favour of the said Attorney in view of and in compliance with the terms and conditions as mentioned in the **Development Agreement** dated 19.06.2024 executed by us and registered in the office of the Additional Registrar of Assurances-II, Kolkata **Being No. 190207293 for the year 2024.**

AND GENERALLY to do all lawful acts and deeds necessary for the above mentioned purposes.

AND we, hereby agree that all acts, deeds and things lawfully done by our said Attorney shall be construed as 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 by virtue of the power hereby given in or about the said premises.

THE SCHEDULE AS ABOVE REFERRED TO

(The Said Premises)

ALL THAT 100 years old dilapidated partly two and partly one storied brick built dwelling house together with piece and parcel of land thereunto belonging and on part whereof the same is erected and built measuring about **2 Cottahs 13 Chittacks 2 sq. ft.** be the same a little more or less **having total covered area 2702 Sq. ft.** of which **cemented** Ground Floor measuring about **1587 sq. ft.** covered area and **cemented** First Floor covered area measuring about **1115** covered area lying and situate at premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Kolkata-700004 being Assessee No. 110104600128 under Ward No. 10 of the Kolkata Municipal Corporation which is butted and bounded as follows:

- ON THE NORTH:** By Telipara Lane;
- ON THE EAST:** By Premises No. 5A Telipara Lane;
- ON THE SOUTH:** By Premises No. 60/6, Shyampukur Street;
- ON THE WEST:** By Premises No. 4/1A, Telipara Lane;

IN WITNESS WHEREOF We, the **EXECUTANTS**, have hereto set and subscribed our hands and seals on this the 19th day of June, 2024

SIGNED, SEALED & DELIVERED
at Kolkata in the presence of :

WITNESSES :

1. Animesh Ghosal
563A, Rabindra Sarani
Kolkata - 70003
2. Bupi Ghosh
76/1 Bughbar Street
Kolkata - 70003

1. Sarbani Dutta.
2. Sharmista Ray.
3. Parbosree Ghosh
4. Sumita Dutta
5. Souraj Kumar Dutta

SIGNATURE OF THE EXECUTANTS

We accept this Power

1. Anshu Bhal
2. Abhishek Shaw

CONSTITUTED ATTORNEY

Drafted by me :

Amit Chaudhury
Amit Chaudhury
Advocate

High Court, Calcutta
Enrolment No. WB/1870/1995

SPECIMEN FORM FOR TEN FINGERPRINTS



Sarbani Dutta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sharmista Ray

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Parbatree Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS



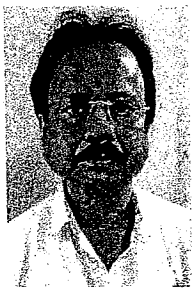
Sumita Dutta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sewraj Kumar Dutta












Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Anil Kumar Chak

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Abhishek Shew</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

Major Information of the Deed

Deed No	I-1902-07299/2024	Date of Registration	19/06/2024
Query No/Year	1902-8001511877/2024	Office where deed is registered	
Query Date	19/06/2024 5:22:16 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANIMESH MONDAL Thana : Shyampukur, District : Kolkata, WEST BENGAL, Mobile No. : 9830465497, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 86,19,547/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190207293/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



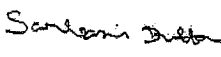


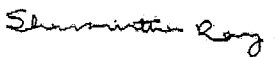


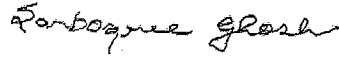
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Telipara Lane, , Premises No: 4/1B, , Ward No: 010 Pin Code : 700004

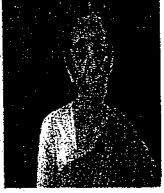




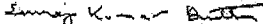
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 13 Chatak 2 Sq Ft		75,25,237/-	Property is on Road , Project Name :
Grand Total :				4.6452Dec	0 /-	75,25,237 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2702 Sq Ft.	0/-	10,94,310/-	Structure Type: Structure
Gr. Floor, Area of floor : 1587 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1115 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2702 sq ft	0 /-	10,94,310 /-	

Principal Details :



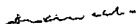
Sl. No.	Name	Address	Photo	Finger Print	Signature
1	Smt Sarbani Dutta Wife of Late Asit Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			 Captured	
			19/06/2024	LTI 19/06/2024	19/06/2024
4/1B, Telipara Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BSxxxxxx4F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office					
2	Smt Sharmistha Ray Daughter of Late Asit Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			 Captured	
			19/06/2024	LTI 19/06/2024	19/06/2024
1A, Hari Pal Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BBxxxxxx7M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office					
3	Smt Sarbosree Ghosh Daughter of Late Asit Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			 Captured	
			19/06/2024	LTI 19/06/2024	19/06/2024
15C, Bipradas Street, City:- Kolkata, P.O:- Raja Ram Mohan Roy Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BCxxxxxx7m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office					

4	Name	Photo	Finger Print	Signature
	Smt Susmita Dutta Wife of Late Ananda Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 Captured LTI 19/06/2024	 19/06/2024
A-32/24, Rabindra Pally, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AVxxxxxx3A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri Souraj Kumar Dutta Son of Late Ananda Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 Captured LTI 19/06/2024	 19/06/2024
A-32/24, Rabindra Pally, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: BSxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				




Attorney Details :

Sl No	Name	Address	Photo	Finger print	and Signature
1	TIRUPATI REALTY	12, Mahatma Sisir Kr. Sarani, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			



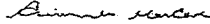
Representative Details :

Sl No	Name	Address	Photo	Finger print	and Signature
1	Mr ANITAVA GHOSH (Presentant) Son of Late BROJENDRA NATH GHOSH Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office		 Jun 19 2024 5:41PM	 Captured LTI 19/06/2024	 19/06/2024

9D JADAV CHANDRA GHOSH LANE, City:- Not Specified, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6F,Aadhaar No Not Provided Status : Representative, Representative of : TIRUPATI REALTY (as Partner)

2	Name	Photo	Finger Print	Signature
	Mr ABHISHEK SHAW Son of Mr ARUN KUMAR SHAW Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office		 Captured <small>LTI 19/06/2024</small>	 <small>19/06/2024</small>
	16/1A, City:- Not Specified, P.O:- CHITPUR, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: JCxxxxxx1Q,Aadhaar No Not Provided Status : Representative, Representative of : TIRUPATI REALTY (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
ANIMESH Mondal Son of Late Dhananjoy Mondal 553 A Rabindra Sarani, City:- , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003		 Captured <small>19/06/2024</small>	 <small>19/06/2024</small>
Identifier Of Mr ANITAVA GHOSH, Mr ABHISHEK SHAW, Smt Sarbani Dutta, Smt Sharmistha Ray, Smt Sarbosree Ghosh, Smt Susmita Dutta, Shri Souraj Kumar Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sarbani Dutta	TIRUPATI REALTY-0.929042 Dec
2	Smt Sharmistha Ray	TIRUPATI REALTY-0.929042 Dec
3	Smt Sarbosree Ghosh	TIRUPATI REALTY-0.929042 Dec
4	Smt Susmita Dutta	TIRUPATI REALTY-0.929042 Dec
5	Shri Souraj Kumar Dutta	TIRUPATI REALTY-0.929042 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sarbani Dutta	TIRUPATI REALTY-540.40000000 Sq Ft
2	Smt Sharmistha Ray	TIRUPATI REALTY-540.40000000 Sq Ft
3	Smt Sarbosree Ghosh	TIRUPATI REALTY-540.40000000 Sq Ft
4	Smt Susmita Dutta	TIRUPATI REALTY-540.40000000 Sq Ft
5	Shri Souraj Kumar Dutta	TIRUPATI REALTY-540.40000000 Sq Ft

Endorsement For Deed Number : I - 190207299 / 2024

On 19-06-2024

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 17:25 hrs on 19-06-2024, at the Office of the A.R.A. - II KOLKATA by Mr ANITAVA GHOSH .,

Certificate of Market Value (WB.P.U.V. rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 86,19,547/-

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

Execution is admitted on 19/06/2024 by 1. Smt Sarbani Dutta, Wife of Late Asit Kumar Dutta, 4/1B, Road: Telipara Lane, , P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 2. Smt Sharmistha Ray, Daughter of Late Asit Kumar Dutta, 1A, Road: Hari Pal Lane, , P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Smt Sarbosree Ghosh, Daughter of Late Asit Kumar Dutta, 15C, Bipradas Street, P.O: Raja Ram Mohan Roy Street, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 4. Smt Susmita Dutta, Wife of Late Ananda Kumar Dutta, A-32/24, Rabindra Pally, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 5. Shri Souraj Kumar Dutta, Son of Late Ananda Kumar Dutta, A-32/24, Rabindra Pally, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service

Indetified by ANIMESH Mondal, , , Son of Late Dhananjoy Mondal, 553 A Rabindra Sarani, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

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

Execution is admitted on 19-06-2024 by Mr ANITAVA GHOSH, Partner, TIRUPATI REALTY, 12, Mahatma Sisir Kr. Sarani, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

Indetified by ANIMESH Mondal, , , Son of Late Dhananjoy Mondal, 553 A Rabindra Sarani, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Execution is admitted on 19-06-2024 by Mr ABHISHEK SHAW, Partner, TIRUPATI REALTY, 12, Mahatma Sisir Kr. Sarani, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

Indetified by ANIMESH Mondal, , , Son of Late Dhananjoy Mondal, 553 A Rabindra Sarani, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 25304, Amount: Rs.50.00/-, Date of Purchase: 20/07/2023, Vendor name: A Banerjee

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 395998 to 396019

being No 190207299 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.07.01 13:00:38 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 01/07/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.