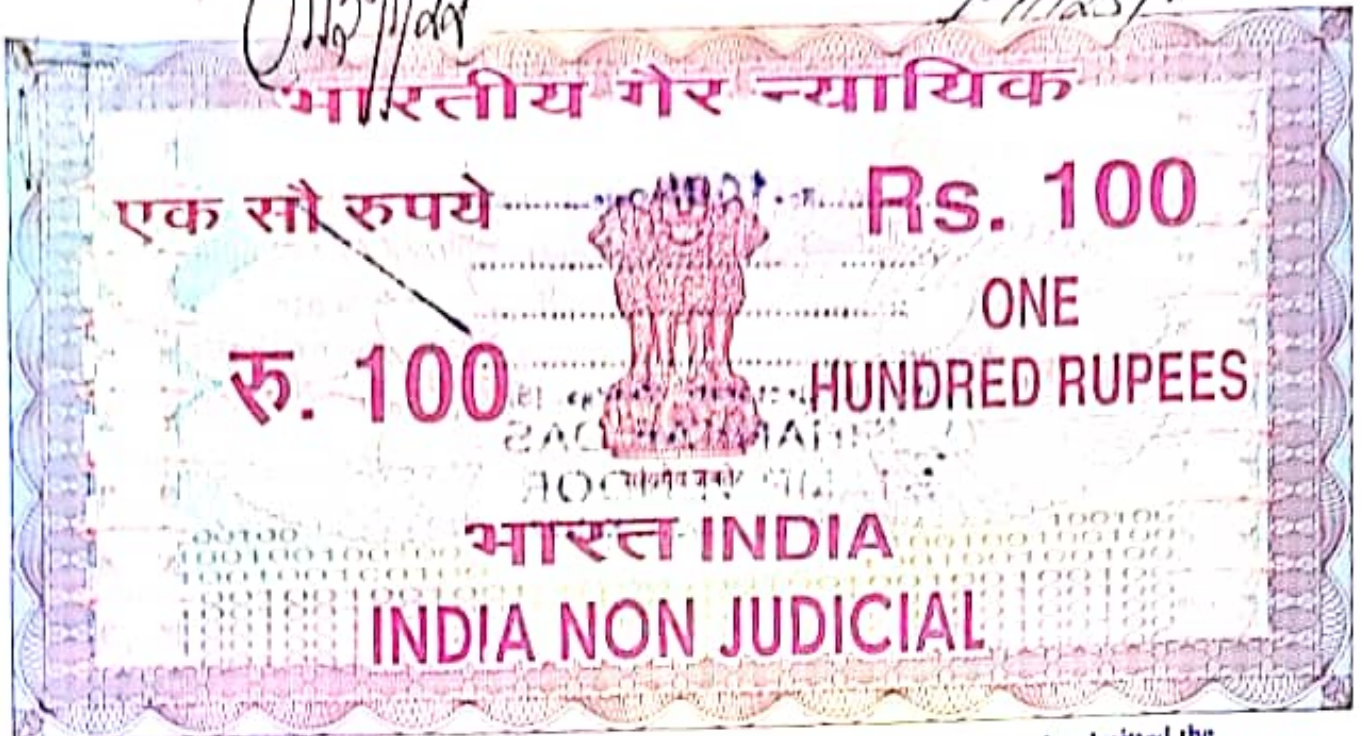


01/09/22

7/11/25/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document. 74626

2/09/2022

9-2002793304/2022

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

21 SEP 2022

Collected

DEVELOPMENT POWER OF ATTORNEY

In respect of Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, Assessee No. 21-099-04-1750-7 K.M.C. Ward No. 99.

These development power of attorney made on this day, month and year written at last hereinafter.

BETWEEN

SRI ANKUR DASGUPTA, son of Anil Baran Dasgupta,

having his PAN : AVIPD 9682 L, Aadhar : 3025 5834 9829 and Mobile : 9874845254, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 11, Central Park, P.S.-

Ankur Dasgupta

22 SEP 2020

23908

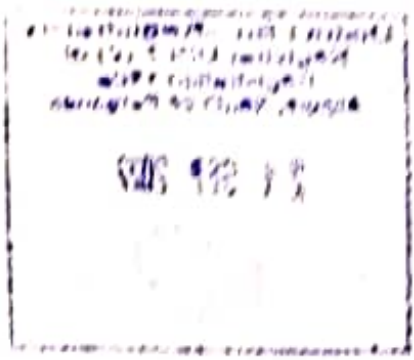
No-100/-Date.....

Advocate.....*I. Say. Ghosh*.....

Advocate
Allpur Judges' Court
Kolkata - 27

Mandati.....
Allpur Collectorate, 24 Pgs. (B)
SURHANKAR DAS
STAMP VENDOR
Allpur Police Station, Kol-27

সংক্রান্ত নথি ও প্রমাণাদি সহিত, সাক্ষরিত
এই নথি স্বাক্ষর করা হয়েছে।
সহিত নথি স্বাক্ষর করা হয়েছে।
সংক্রান্ত নথি সহিত প্রমাণাদি সহিত



**Full signature with complete
Information of Identifier**

Full signature : *Varaboni Ghosh*

Miss Varaboni Ghosh
Advocate

Enrollment No : F/1396/1073 of 2019
Allpore Judges' Court, Kolkata-700027
Office : 9/29 Netaji Nagar, Kolkata-700092
Aadhar : 6024 7113 3236
Mobile : 8697502211



Bansdroni, P.O.-Bansdroni, Kolkata-700070 and **SMT. SUDIPA GHATAK**, daughter of Late Anil Baran Dasgupta, having **PAN : AUOPG 2841 B**, **Aadhar : 4183 3858 4353** and **Mobile : 8981129499**, by faith-Hindu, by nationality - Indian, by occupation - Advocate, residing at 32, Central Park, P.S.-Bansdroni, P.O.-Bansdroni, Kolkata-700070, hereinafter jointly called as the **LAND OWNERS / PRINCIPALS-CUM-APPOINTERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) **admitted and executed** by self individually and hereinafter referred to as the party of the **FIRST PART**.

AND

TARA MAA CONSTRUCTION, a proprietorship firm, having its **PAN : ARPPP 2861 A** and **Mobile : 9874844066**, its principal place of business at 2/50, Netaji Nagar, P.O. - Regent Estate, P.S. - Netaji Nagar, Kolkata-700092, represented by its proprietor namely **Sri Gora Chand Paul**, son of Late Mahendra Nath Paul, having **PAN : ARPPP 2861 A**, **Aadhar : 68950701 4546** and **Mobile : 9874844066**, by faith-Hindu, by nationality-Indian, by occupation - Business, residing at 2/50, Netaji Nagar, P.O. - Regent Estate, P.S. - Netaji Nagar, Kolkata-700092, hereinafter referred as the **DEVELOPER / CONSTITUTED ATTORNEY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) **admitted and executed** by self and hereinafter referred to as the party of the **SECOND PART**.

(Handwritten signature)

Send Greetings :

WHEREAS the Governor of the State of West Bengal as 'Donor' by a deed of gift which was registered on 20th day of June 2002 at the Additional District Sub-Registration Office, Alipore and has been recorded in its Book No. 1, Volume No. 3, Page from 133 to 136, being No. 184, for the year 2002, transferred, conveyed in favour of **Sri Anil Baran Dasgupta**, son of Late Hem Chandra Dasgupta **all that** piece or parcel of land measuring 2K.-4Ch. more or less of homestead land in E.P. No. 344, S.P. No. 384, in C.S. Plot No. 96(P) & 97(P) of Mouza-Raipur, J.L. No. 33, P.S.-Jadavpur, in the Dist. of 24 Parganas South, Sub-Registration Office at Alipore and the said Sri Anil Baran Dasgupta being 'Donee' accepted the said land by putting his signature on the said deed of gift and also confirm his own possession and thereafter constructed residential building on the above mentioned landed property hereinafter for the sake of brevity referred to as '**the said property of Anil Baran Dasgupta**'.

AND WHEREAS the Governor of the State of West Bengal as 'Donor' by a deed of gift which was registered on 20th day of June 2002 at the Additional District Sub-Registration Office, Alipore and has been recorded in its Book No. 1, Volume No. 3, Page from 129 to 132, being No. 183, for the year 2002, transferred, conveyed in favour of **Sri Salil Dasgupta**, son of Late Hem Chandra Dasgupta **all that** piece or parcel of land measuring 3K.-12Ch.-37sq.ft. more or less of homestead land in E.P. No. 345, S.P. No. 384/1, in C.S. Plot No. 96(P) & 97(P) of Mouza-Raipur, J.L. No. 33, P.S.-Jadavpur, in the Dist. of 24 Parganas South,

Anil Baran Dasgupta

Sub-Registration Office at Alipore and the said Sri Salil Dasgupta being 'Donee' accepted the said land by putting his signature on the said deed of gift and also confirm his own possession and thereafter constructed residential building on the above mentioned landed property hereinafter for the sake of brevity referred to as 'the said property of Salil Dasgupta'.

AND WHEREAS thereafter Sri Salil Dasgupta gifted his aforesaid entire property of homestead land measuring about 3K.-12Ch.-37sq.ft. with R.T. shade structure measuring about 500 sq.ft. in favour of his beloved own brother Sri Anil Baran Dasgupta by registering the deed of gift on 7th July 2008, at the office of DSR-I, Alipore, South 24 Pgs. which has been recorded in its Book No. I, Volume No. 130, Page from 21 to 34, being No. 01988 for the year 2008. **Thus** by virtue of above mentioned deed of gift being No. 184, for the year 2002 and by virtue of above mentioned deed of gift being No.01988 for the year 2008, said Sri Anil Baran Dasgupta become the absolute owner of **all that** piece or parcel of homestead land measuring about 6K.-37sq.ft. (as per gift deed being No. 184, for the year 2002 — 2K.-4Ch. and as per gift deed being No. 01988 for the year 2008 — 3K.-12Ch.-37sq.ft.) **with** cement finished R.T. shade structure measuring about 1250sq.ft. (as per gift deed being No. 184, for the year 2002 — 750 sq.ft. and as per gift deed being No. 01988 for the year 2008 — 500sq.ft.) in E.P. No. 344 & 345, S.P. No. 384 & 384/1, C.S. Plot No. 96(P) & 97(P), Mouza-Raipur, J.L. No. 33 **and** after that said Sri Anil Baran Dasgupta made mutation in favour of him in respect of aforesaid entire property of land with structure

Anil Baran Dasgupta

and has been recorded as Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, Assessee No. 21-099-04-1750-7 K.M.C. Ward No. 99, which is morefully explained in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as 'the **said land and premises**', free from all encumbrances, charges, liens, lispences, attachments, requisitions, acquisitions and trust of whatsoever nature.

AND WHEREAS during enjoying the aforesaid property of Schedule hereunder, aforesaid owner Sri Anil Baran Dasgupta died intestate on 15-09-2010 and thereafter his one son Sri Gautam Dasgupta as bachalor died intestate on 29-04-2014 and thereafter his wife Smt. Arati Dasgupta died intestate on 22-04-2017, a Hindu under Dayabagha School of the Hindu Law leaving behind him as legal heirs and successors, one son Sri Ankur Dasgupta and one daughter Smt. Sudipa Ghatak to inherit the said property of Schedule hereunder which was left by deceased Anil Baran Dasgupta. Thus by virtue of inheritance, the above two legal heirs, the party of the First Part herein, Sri Ankur Dasgupta and Smt. Sudipa Ghatak become the joint owners of all that piece or parcel of homestead land measuring about 6K.-37sq.ft. with cement finished R.T. shade structure measuring about 1250sq.ft. in E.P. No. 344 & 345, S.P. No. 384 & 384/1, C.S. Plot No. 96(P) & 97(P), Mouza-Raipur, J.L.No. 33, Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092. After that made mutation in favour of them and paying KMC property tax for the aforesaid property under Assessee No. 21-099-04-1750-7, K.M.C. Ward No. 99, which is morefully

Ankur Dasgupta

explained in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as 'the **said land and premises**', free from all encumbrances, charges, liens, lispendences, attachments, requisitions, acquisitions and trust of whatsoever nature.

AND WHEREAS the First Part herein, were not in a position to develop the said land and premises of Schedule hereunder written to construct a new building after demolishing the existing old and dilapidated structure standing thereon and thereafter the First Part herein made and registered a development agreement with development power of attorney at the office of DSR-IV, Alipore, South 24 Pgs. and has been recorded in its Book No. I, Volume No. 1604-2022, Page from 245063 to 245116, being No. 160407752 for the year 2022, with the Developer **Tara Maa Construction**, a proprietorship firm, having its **PAN : ARPPP 2861 A** and **Mobile : 9874844066**, its principal place of business at 2/50, Netaji Nagar, P.O. - Regent Estate, P.S. - Netaji Nagar, Kolkata-700092, represented by its proprietor namely **Sri Gora Chand Paul**, son of Late Mahendra Nath Paul, having **PAN : ARPPP 2861 A**, **Aadhar : 6895 0701 4546** and **Mobile : 9874844066**, by faith-Hindu, by nationality-Indian, by occupation - Business, residing at 2/50, Netaji Nagar, P.O. - Regent Estate, P.S. - Netaji Nagar, Kolkata-700092, regarding development of the said land and premises of Schedule-'A' with terms and conditions mentioned therein and hereinafter referred to as 'the said **registered development agreement with development power of attorney**'.

Sri Gora Chand Paul

AND WHEREAS due to Office Circular No. 15 of 2021-2022, dated 26-02-2022, issued by The Kolkata Municipal Corporation, Building Department, the aforesaid registered development power of attorney shall not be considered and as per above circular, it is clearly mentioned that in accordance with law shall be undertaken considering the registered power of attorney alone submitted in terms of item 25 of Schedule-I under rule 4(2) of the KMC Building Rules 2009. Under this circumstances, it is need to make registration one separate power of attorney in favour of the party of the Second Part herein.

AND WHEREAS we, the Principals / Appointers herein have hereby intended & agreed to nominate, constitute and appoint said developer **Tara Maa Construction**, a proprietorship firm, represented by its proprietor namely **Sri Gora Chand Paul**, son of Late Mahendra Nath Paul, having his PAN : ARPPP 2861 A, Aadhar : 6895 0701 4546 and Mobile : 9874844066, by faith-Hindu, by nationality-Indian, by occupation: Business, residing at 2/50, Netaji Nagar, P.O. - Regent Estate, P.S. - Netaji Nagar, Kolkata-700092, as our true and lawful **Constituted Attorney** by execution of this power of attorney to do the following acts, deeds and things on and from the day of commencement of the development agreement till the completion of the venture and shall remain in force till the completion of the venture, that is to say :-

(a) ~~that~~ to raise, erect, built the new residential building on the said land and premises of Schedule hereunder as per building plan and as per terms & conditions of the development agreement.

Amit Dangra

[8]

(b) that to obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.

(c) that to appoint engineers, surveyors, architects and other experts for smooth construction of the new residential building.

(d) that to appoint and engage or suspend any worker for the construction work as per development agreement.

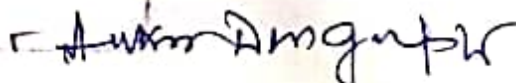
(e) that to settle any dispute arising in respect of the said premises.

(f) that to represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify plaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.

(g) that to settle, compromise of suits of disputes arising out of and/or in connection with aforesaid land & premises on such terms and conditions as the constituted attorney which think fit and proper and to execute such compromise petition for and on our behalf.

(h) that to appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on our behalf as and when our said attorney shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of our names and to sign all application thereof.

(i) that to take all necessary steps for preparing plan/s and sign all the said plan/s including revised plan, modified plan and if necessity arises to get the same sanctioned from competent authority of KMC



and to complete all relating works according to said plan and sign any type of declaration and / or affidavit on my behalf in connection with the same and registered any kinds of declaration thereto i.e. attorney has empower to sign & register the boundary declaration and all other declarations for sanction of building plan and the attorney has also empower to sign on the proposed building plan on behalf of us which to be sanctioned, if necessity by the competent authority of building department of KMC.

(j) that to sign and apply for sanction of drainage/sewerage connection, to obtain electricity, gas, water, telephone or any other nature in the said land and premises of schedule and/or to make alteration therein and to choose down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

(k) that to negotiate on terms for and to agree to and enter into and conclude any agreement for sale for the **Developer's allocation** and sell the same alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said attorney which the attorney think proper and/or to cancel and/or repudiate the same.

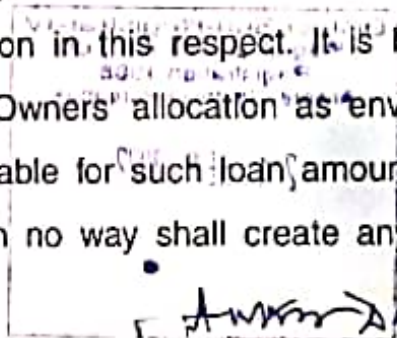
(l) that to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said sell of **Developer's allocation** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or

A. S. D. M. G. S. R.

purchasers. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

(m) that to sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said **allocation of Developer** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof. To present any such conveyance or conveyances in respect of said allocation of Developer alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration and to admit execution before the competent registration authority for and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

(n) that the Developer herein is hereby empowered to obtain financial assistance at its own risk and responsibility from any private bank, nationalised bank, and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength of the **Developer's allocation** as envisaged in the registered development agreement and the Land Owners shall not raise any objection in this respect. It is however clarified that in this respect the Land Owners' allocation as envisaged above shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way shall create any liability or responsibility upon the Land



Owners and their family members in any manner whatsoever. It is also assured by the Developer that the original title deed and other original documents in respect of the property of schedule hereunder written shall not be handed over to anybody or any bank or any financial institution but if necessity arises, the Developer shall take prior permission from the Land Owners on written assurance that the Land Owners' allocation shall not be utilised for such hypothecation at the financial institution.

AND we the Land Owners hereby agreed that all acts, deeds and things lawfully done by said attorney by virtue of registered general power of attorney shall be deemed as acts, deeds and things done by Land Owners personally and the Land Owners undertake to ratify and confirm all those acts, deeds and things.

AND we the Land Owners hereby confirm that this power is irrevocable and shall remain in force till the completion of the venture mentioned without violation of the terms of the said development agreement. **Be it mentioned here that this power does not create, constitute or assume any right & interest on Ownership to the Developer on the schedule of land and premises morefully describe hereinbelow.**

AND specifically stated that the schedule mentioned property of land and premises hereinbelow **is not situated** within the Notified and Cantonment area. The schedule mentioned property have **no embargo** and/or restriction imposed by the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction previls, in that event Land Owners will be held responsible for that but the aforesaid problem shall be solved by the decission of the both parties.

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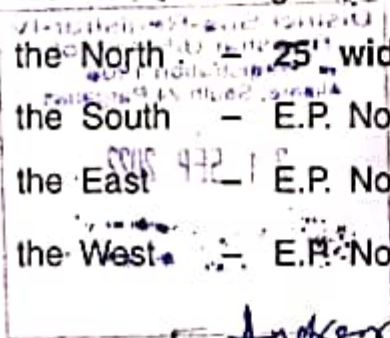
AND after completion of the venture mentioned in the said registered development agreement i.e. after registering and handover of Developer's allocation in favour of intending buyers, these power of attorney shall be considered as revoked.

AND we the Land Owners hereby ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of Developer's allocated area under and by virtue of this power of attorney.

SCHEDULE ABOVE REFERRED TO
(the said land and premises)

ALL THAT piece or parcel of homestead land measuring little more or less 6K.-37sq.ft. with right to enjoy, as owners, the common passage attached thereto which was owned by gift deed being No. 01988 for the year 2008 togetherwith cement finished R.T. shade structure measuring little more or less 1250 sq.ft. in E.P. No. 344 & 345, S.P. No. 384 & 384/1, C.S. Plot No. 96(P) & 97(P), Mouza-Raipur, J.L.No. 33, at the Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, Kolkata-700092, P.S.-Netaji Nagar, P.O.-Regent Estate, KMC Ward No. 99, Assessee No. 21-099-04-1750-7, District - South 24 Parganas, S.R. & D.R. Office at Alipore and the property butted and bounded in the manner following : -

On the North - 25' wide KMC road
On the South - E.P. No. 339 & 347
On the East - E.P. No. 346A & 346B
On the West - E.P. No. 343 and S.P. No. 386/1



Ankur Anjan

IN WITNESS we, the parties herein have hereto put our signatures on this the 21st day of September 2022.

Signed, sealed and delivered in the presence of following witness.

Full signature with complete address of the following witness.

1. Sraboni Ghosh
9/29 Netaji Nagar
Kol-92.

2. Pulay K. Ghatak
39, Central Park
Bansdroni. Kol-70

1. Ankur Dasgupta

2. Sudipa Ghatak

Signature of the land Owners /
Principals-cum-Appointers
First Part herein
Sri Ankur Dasgupta
Smt. Sudipa Ghatak

Gora Chand Paul

Signature of the Developer /
Constituted Attorney
Second Part herein
Tara Maa Construction
signed by its proprietor
Sri Gora Chand Paul

As per available documents and
informations supplied by parties herein
Drafted by me at my office :

P. Chowdhury

Mr. Punyabrata Roy Chowdhury
Senior Advocate
Enrollment No. WB/1422/1980
Alipore Judges' Court
Office : 8A, Pallasree, Kol-92,
Mobile : 98303 29585

Compared the drafting by me with the
relevant documents supplied by parties
herein and readover before the parties.

S. Ghosh

Miss. Sraboni Ghosh
Advocate
Enrollment No : F/1396/1073 of 2019
Alipore Judges' Court
Office : 9/29 Netaji Nagar, Kol-92
Mobile : 8697502211

ate of Registration under section 60 and Rule 69.

ered in Book - I

me number 1604-2022, Page from 343426 to 343446
ing No 160411125 for the year 2022.



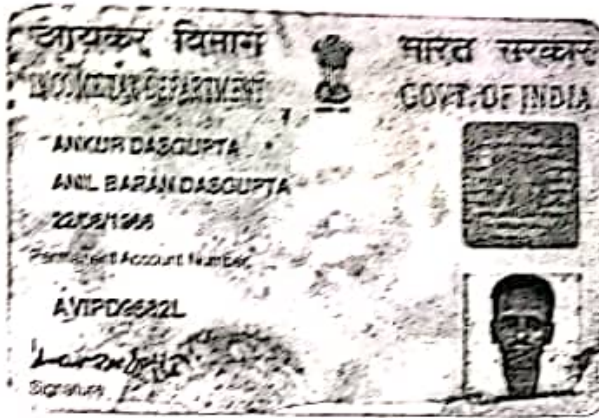
Digitally signed by ANUPAM HALDER
Date: 2022.10.11 11:54:16 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/10/11 11:54:16 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)





ANKUR DASGUPTA



 Government of India


আনকুর দাসগুপ্ত
Ankur Dasgupta
 পিতা : অনিল বরান দাসগুপ্ত
 Father: ANIL BARAN DASGUPTA

জন্ম তারিখ/DOB: 20/09/1965
 লিঙ্গ / Male

3025 5834 9829

আধার - সাধারণ মানুষের অধিকার

Ankur Dasgupta




 Unique Identification Authority of India

ঠিকানা: , সেন্ট্রাল পার্ক
 কলকাতা, বারান্দ্রনী, দক্ষিণ ২৪ পরগণা
 পশ্চিম বঙ্গ,


Address: 11, CENTRAL
 PARK, Kolkata, Bansdrani,
 South 24 Parganas, West
 Bengal, 700070

3025 5834 9829

1947
 1800 300 1947



 help@uidai.gov.in



 www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

অনৈকাকৃতিক আইডি / Enrolment No. : 1215/80064/01435

07/08/2015

To
Sudipa Ghatak
সুদীপা গুটাক
32
CENTRAL PARK
Kolkata
Bansdroni, South 24 Parganas
West Bengal - 700070
8981129499



KH549818451FT

54981845



আপনার আধার সংখ্যা / Your Aadhaar No. :

4183 3858 4353

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুদীপা গুটাক
Sudipa Ghatak
পিতা: অণিল বরান দাসগুপ্ত
Father: Anil Baran Dasgupta

জন্মতারিখ / DOB: 04/02/1964
লিঙ্গ / Female

4183 3858 4353



আধার - সাধারণ মানুষের অধিকার

Sudipa Ghatak



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPA GHATAK

ANIL BARAN DASGUPTA

04/02/1984

Permanent Account Number
AUOPG2841B

Sudipa Ghatak

Signature



28053010

Sudipa Ghatak



आयकर विभाग
INCOME TAX DEPARTMENT
GORA CHAND PAUL



भारत सरकार
GOVT. OF INDIA

MAHENDRA NATH PAUL

12/02/1977

Permanent Account Number

ARPPP2861A

Gora Chand Paul



भारत सरकार

Government of India



गोरा चंद पाल

Gora Chand Paul

पिता : महेंद्र नाथ पाल

Father : MAHENDRA NATH PAL

जन्मतिथि / DOB: 12/02/1977

लिंग / Male

6895 0701 4546



আমার আধার, আমার পরিচয়



Scale of Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 1604-2022, Page from 245063 to 245116
Registration No 160407752 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.20 10:54:45 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/07/20 10:54:45 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1604-11125/2022	Date of Registration	21/09/2022
Query No / Year	1604-2002793304/2022	Office where deed is registered	
Query Date	19/09/2022 9:02:14 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 63,62,166/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 53/- (Article E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Sree Colony), , Premises No: 64/8/2/150, , Ward No: 099 Pin Code : 700092



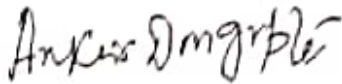
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 37 Sq Ft	2/-	55,18,416/-	Width of Approach Road: 25 Ft.,
Grand Total :				9.9848Dec	2 /-	55,18,416 /-	

Structure Details :



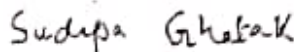
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	2/-	8,43,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1250 sq ft	2 /-	8,43,750 /-	

al Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ANKUR DASGUPTA Son of Mr ANIL BARAN DASGUPTA Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			
	21/09/2022	LTI 21/09/2022	21/09/2022

11, CENTRAL PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx2L, Aadhaar No: 30xxxxxxxx9829, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022
 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt SUDIPA GHATAK Daughter of Late ANIL BARAN DASGUPTA Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			
	21/09/2022	LTI 21/09/2022	21/09/2022

32, CENTRAL PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AUxxxxxx1B, Aadhaar No: 41xxxxxxxx4353, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022
 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARA MAA CONSTRUCTION 2/50, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: ARxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr GORA CHAND PAUL (Presentant) Son of Late MAHENDRA NATH PAUL Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office	 <small>Sep 21 2022 2:17PM</small>	 <small>UTI 21/09/2022</small>	 <small>21/09/2022</small>

2/50, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx1A, Aadhaar No: 68xxxxxxxx4546 Status : Representative, Representative of : TARA MAA CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss SRABONI GHOSH Daughter of Mr BASUDEB GHOSH 9/29, NETAJI NAGAR, City - , P.O.- REGENT ESTATE, P.S.-Jadavpur, District -South 24-Parganas, West Bengal, India, PIN:- 700092	 <small>21/09/2022</small>	 <small>21/09/2022</small>	 <small>21/09/2022</small>

Identifier Of Mr ANKUR DASGUPTA, Smt SUDIPA GHATAK, Mr GORA CHAND PAUL

21-09-2022

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:27 hrs on 21-09-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr GORA CHAND PAUL ..

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

Execution is admitted on 21/09/2022 by 1. Mr ANKUR DASGUPTA, Son of Mr ANIL BARAN DASGUPTA, 11, CENTRAL PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Smt SUDIPA GHATAK, Daughter of Late ANIL BARAN DASGUPTA, 32, CENTRAL PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Advocate

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-09-2022 by Mr GORA CHAND PAUL, SOLE PROPRIETOR, TARA MAA CONSTRUCTION (Sole Proprietorship), 2/50, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- .H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty












Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23908, Amount: Rs.100.00/-, Date of Purchase: 22/08/2022, Vendor name: S Das

(Signature)












Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name: Anurag Singh

Signature: Anurag Singh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: SUDI PA GHATAK

Signature: Sudipa Ghatak

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: GORA CHAND PAUL

Signature: Gora Chand Paul



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
21 SEP 2022