

06746/23

I - 6567/23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AP 275547

31/5/2023

05-0001400829/2023

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipora, South 24 Parganas
31 MAY 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

This Development Power of Attorney is signed and executed on this the 31st day of MAY Two Thousand Twenty Three by us

Namely (1) SMT. NUPUR GUHA wife of Late Sugata Guha, by faith – Hindu, by Occupation – Housewife having PAN – AOLPG4326G, AADHAAR NO.215986844983 and (2) SRI PARAG GUHA Son of Late Sugata Guha having PAN -AUQPG6192H, AADHAAR No.277278958764 by faith – Hindu, by Occupation – Business both residing at 3A, Hind Road, P.O. Santoshpur, P.S. Survey Park, New Santoshpur, Kolkata -700 075 hereinafter jointly called and referred to as the 'PRINCIPALS/EXECUTANTS.

WHEREAS Modern House and Land development Co. sold ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. lying and situated under District 24 Parganas now South 24 parganas .A.D.S.R.O. Sealdah, D.S.R.O. Alipore, Pargana – Khaspur, Touji No.151, J.L. No.22. Re.Sa. No.19, Mouja – Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559 .P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur .Kolkata -700 075 by virtue of a Bikray Kobala dated 05.09.1955 registered at Sub Registrar Alipore, Sadar recorded in Book No.I, Volume No.117, pages 52 to 56, Being No. 6738 for the year 1955 to one Smt.Sankari Guha wife of Sri Parimal Guha @ Sri Parimal Chandra Guha.

AND WHEREAS after purchase of the said landed area said Sankari Guha seized and possessed the said property as the absolute owner and recorded the same in the records of the Kolkata Municipal Corporation in her name and got the K.M.C Premises no. 59 Hind Road, Ward no.104, Assessee no.311042100590 and also recorded the same in the record of the B.L. & L.R.O and got R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627, Mouja – Santoshpur, J.L. No.22 and constructed Two storied building thereon for her family dwelling purpose.

AND WHEREAS while said Sankari Guha seized and possessed the said property died intestate on 28.12.2014 leaving behind his only son namely Sugata Guha as her legal heir and successor.

AND WHEREAS after the death of said Sankari Guha, his only son namely Sugata Guha, being the legal heir of said Sankari Guha, become the absolute owner of ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. along with two storied residential building lying and situated under District South 24 parganas, A.D.S.R.O. Sealdah, D.S.R.O. Alipore, Pargana -Khaspur, Touji No.151, J.L. No.22, Re.Sa. No.19, Mouja -Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559, R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627, P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur, Kolkata -700 075, - District South property at K.M.C Premises no. 59 Hind Road, ward no.104, Assessee no.311042100590, left by said Sankari Guha as per the Hindu Succession Act and thereafter said legal heir namely Sugata Guha seized and possessed the said property as the absolute owner by way of inheritance and recorded the said property in the records of the Kolkata Municipal Corporation and in the record of the B.L. & L.R.O in his name. It is said that the Husband of said Sankari Guha namely Parimal Guha @ Parimal Chandra Guha died on 08.05.1986 i.e. before the death of said Sankari Guha.

AND WHEREAS thus Sugata Guha became the absolute owner of ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. along with two storied residential building lying and situated under District South 24 parganas, A.D.S.R.O. Sealdah, D.S.R.O. Alipore, Pargana -Khaspur, Touji No.151, J.L. No.22, Re.Sa. No.19, Mouja -Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559, R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627, P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur, Kolkata -700 075, -District South 24

Parganas at K.M.C Premises no. 59 Hind Road , ward no.104, Assessee no.311042100590.

AND WHEREAS said Sugata Guha signed and executed one Development Agreement on 14.10.2022 with the Developer herein registered at D.S.R-IV, Alipore recorded in Book No. I, Volume No. 1604-2022, Page from 368681 to 368706, Being No. 160412149 for the year 2022 in respect of the K.M.C Premises No. 59, Hind Road, Ward No.104.

AND WHEREAS said Sugata Guha signed and executed one Development Power of Attorney on 14.10.2022 in favour of the Developer herein registered at D.S.R-IV, Alipore recorded in Book No. I, Volume No. 1604-2022, Page from 375444 to 375459 , Being No. 160412171 for the year 2022 in respect of the K.M.C Premises No. 59, Hind Road, Ward no.104.

AND WHEREAS said Sugata Guha signed and executed one General Power of Attorney on 13.01.2023 in favour of the Developer herein registered at D.S.R-III, Alipore recorded in Book No. I, Volume No. 1603-2023, Page from 25514 to 25525 , Being No. 160300604 for the year 2023 in respect of the K.M.C Premises No. 59, Hind Road, Ward No.104.

AND WHEREAS said Sugata Guha represented by his constituted Attorney namely the Developer herein signed and executed one Boundary Declaration to the Kolkata Municipal Corporation on 24.01.2023 registered at D.S.R-IV, Alipore recorded in Book No. I, Volume No. 1604-2023, Page from 23445 to 23455 , Being No. 160400781 for the year 2023 in respect of the K.M.C Premises No. 59, Hind Road, Ward no.104.

AND WHEREAS said Sugata Guha died intestate on 18.04.2023 leaving behind his wife namely Smt. Nupur Guha and only son namely Sri Parag Guha as his only legal heirs and successors and after death of said Sugata

Guha said legal heirs Smt. Nupur Guha and Sri Parag Guha , being the legal heirs of said Sugata Guha , have become the absolute owners of all that property at K.M.C Premises No. 59 Hind Road, Ward no. 104 by way of inheritance as per the Hindu Succession Act and now each legal heir seized and possessed the said property at K.M.C Premises No. 59, Hind Road, Ward no.104 as undivided $\frac{1}{2}$ equal share by way of inheritance.

AND WHEREAS thus the Principals/Executants herein are the absolute owners of ALL THAT property at K.M.C Premises no. 59 Hind Road , ward no.104, Assessee no.311042100590 .

AND WHEREAS the Principals/Executants herein are the absolute owners of all that property at K.M.C Premises No. 59 Hind Road , Ward no.104, Assessee No.311042100590 and due to better accommodation they made a registered Development Agreement on31.05.2023 registered at District Sub Registrar Office ..-IV, Alipore, Book no.I, Being No.160406599 for the year 2023 with the Developer Namely M/S.ASHIMA ENGINEERING , having PAN -ADMPR0864J, a Proprietorship Firm, having its office at 1, Arabinda Road, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075 represented by its sole proprietor SRI PARTHA PRATIM ROY having PAN- ADMPR0864J, son of Late Ranjan Pranesh Roy @ Late Purnesh Ranjan Roy by faith – Hindu, by occupation –Business, residing at 1, Arabinda Road, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075 to develop the said K.M.C premises No. 59 Hind Road , Ward no.104, Assessee No.311042100590 .

AND WHEREAS due to busy with other activities the Principals/Executants herein are unable to look after the said property at K.M.C Premises No. 59.Hind Road, Ward no.104, Assessee No.311042100590 so The Principals /Executants herein do hereby appoint M/S.ASHIMA ENGINEERING , having Pan

no.ADMPR0864J a Proprietorship Firm, having its office at 1,Arabinda Road, P.O. Santoshpur, P.S. Survey Park,Kolkata -700 075 being represented by its sole proprietor SRI PARTHA PRATIM ROY having PAN-ADMPR0864J son of Late Ranjan Pranesh Roy @ Late Purnesh Ranjan Roy by faith -Hindu, by occupation -Business, residing at 1,Arabinda Road, P.O. Santoshpur, P.S. Survey Park,Kolkata -700 075 as their lawful Constituted Attorney to the following acts,deeds ,matters and things in respect of the said Premises..

THIS POWR OF ATTORNEY WITNESSETH as follows

1. The Principals/Executants and the Attorney herein have made the said registered Development Agreement to develop and/or to construct a G plus 3 storied residential building on the said premises as per sanction plan of the Kolkata Municipal Corporation.
2. The Attorney shall represent the Principals/Executants herein and may appear on their behalves before the authorities of the K.M.C., B.L. & L.R.O.,Kasba, Tribunal and any Government Offices, Courts and to sign all applications, petitions, plans, documents, affidavits, declaration in respect of the said Premises.
3. The Attorney shall represent the Principals/Executants herein in respect of the said premises before any Court and appear, prosecute and defend all matters, proceedings, suits, appeals and to sign and verify all Plaints, Written Statements and other Pleadings, Applications, Documents in the said Court/courts , also deposit, withdraw and receive documents from the Court or from opposite

- parties, offices, etc. and engage and depute any Advocate, Counsel for acting and pleading and conduct the said cases /suits which the said Attorney thinks proper to do so ;
4. The Attorney shall sign and enter into Agreement for Sale or Sales for the Developer's Allocation mentioned in the registered Development Agreement with any Purchaser or Purchasers at such price which may the Attorney in its absolute discretion thinks proper.
 5. The Attorney may receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase consideration price and give good valid receipt in respect of sale of Developer's Allocation mentioned in the registered Development Agreement and the Attorney shall sign and execute the Sale Deed or Sale Deeds, any Conveyance or Conveyances in respect of the said Developer's Allocation as per the said registered Development Agreement in favour of the purchaser or purchasers.
 6. The Attorney shall present and sign any such Sale Deed or Sale Deeds, Conveyance or Conveyances for registration in respect of the Developer's Allocation mentioned in the registered Development Agreement shall also admit execution and receipt of consideration before the Sub Registrar or District Registrar or Registrar of Assurance, Calcutta having authority for the same and shall have the said conveyances, Sale Deeds registered and shall do

all acts, deeds and things which our said attorney shall consider necessary for conveying the same.

7. The Attorney shall sign any declaration, Boundary Declaration, affidavit, application, sanctioned plan, drinking water connection sanction plan, drainage plan, deviation plan, C.C. Plan and/or modification plan and to submit to the concerned authority and/or before the K.M.C. in respect of the said premises.

8. The Attorney shall also sign any paper and documents in respect of electrical connection and mutation of the said premises..

And We do hereby agree and undertake to ratify and confirm all and whatsoever our said attorney shall lawfully do, execute or perform by virtue of this registered Development Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Land measuring more or less 3 Cottahs 15 Chataks 16 Sft. but as per the Boundary Declaration to the Kolkata Municipal Corporation Being No.160400781 for the year 2023 registered at D.S.R-IV, Alipore said land stood at 3 Cottahs 15 Chataks 11 Sft. along with two storied residential building consisting of Ground Floor measuring more or less 500 sft. having Cement Floor and First Floor measuring more or less 500 sft. having Cement Floor lying and situated under District South 24 parganas, A.D.S.R.O. Sealdah, D.S.R.O. Alipore, Pargana -Khaspur, Touji No.151, J.L. No.22, Re.Sa. No.19, Mouja -Santoshpur, C.S. Khatian No. 207, C.S. Dag No. 559, R.S. Khatian No.1045, R.S. Dag No.627, L.R. Khatian No.1688, L.R. Dag No.627, P.S. now Survey Park previously P.S. Kasba, Purba Jadavpur, P.O. Santoshpur, Kolkata -700 075, -District South property at K.M.C Premises

no. 59 Hind Road , ward no.104, Assessee no.311042100590 ,Mailing Address is 3/A, Hind Road which is butted and bounded by

- North : Land and building of Mr.Amrita Chatteraj.
- South : 18 Ft. Wide Hind Road
- East : Land and building of Smt. Archana Biswas
- West : Land and building of Smt. Rekha Das Chowdhury

IN WITNESS WHEREOF the parties hereto signed on this Power of Attorney on the day, month and year first above written.

WITNESSES ;

1. Tama Das
 A/S. Secy
 K.M. 27

1. Nupur Chakraborty

2. Parag Chakraborty

SIGNATURE OF THE PRINCIPALS/ EXECUTANTS

2. Jyoti Chakraborty
 A/S. Secy,
 K.M. 27.

For ASHIMA ENGINEERING

Partha Pratim Das
 Proprietor

Drafted by
 Sangis Mitra
 Advocate
 All India Police Club
 Kolkata-27.
 HB / 473 / 99.

SIGNATURE OF THE ATTORNEY

সংগীষ মিত্র
 অ্যাডভোকেট
 কলিকতা-২৭
 হাট-৪৭৩/৯৯



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001400829/2023	Office where deed will be registered
Query Date	31/05/2023 12:54:49 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SWAPAN SARDAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Total Stamp Duty Payable(SD)	Rs. 1,49,29,997/-	
Rs. 50/- (Article:48(g))	Total Registration Fee Payable	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406549/2023	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hind Road, , Premises No: 59, , Ward No: 104 Pin Code : 700075

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	3 Katha 15 Chatak 16 Sq Ft		1,42,54,997/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :				6.5335Dec	0/-	142,54,997/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0/-	6,75,000/-	

SI No	Name & address	Status	Execution Admission Details :
1	Smt Nupur Guha Wife of Late Sugata Guha3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxx6g,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Parag Guha Son of Late Sugata Guha3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxx2h,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :-
1	Ms Ashima Engineering 1, Arabinda Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 . PAN No.:: adxxxxx4j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Partha Pratim Roy Son of Late Purnesh Ranjan Roy1, Arabinda Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx4j,Aadhaar No Not Provided	Ms Ashima Engineering

Identifier Details :

Name & address
Mr SWAPAN SARDAR Son of Mr M SARDAR A P C, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Nupur Guha, Shri Parag Guha, Shri Partha Pratim Roy

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-3.26677 Dec
2	Shri Parag Guha	Ms Ashima Engineering-3.26677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-500.00000000 Sq Ft
2	Shri Parag Guha	Ms Ashima Engineering-500.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30-06-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 30-06-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-06567/2023	
Query No / Year	1604-8001400829/2023	Date of Registration
Query Date	31/05/2023 12:54:49 PM	31/05/2023
Applicant Name, Address & Other Details	SWAPAN SARDAR	Office where deed is registered
	Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Transaction	[0138] Sale, Development Power of Attorney after Registered	
Development Agreement	Additional Transaction	
Set Forth value	Market Value	
Stampduty Paid(SD)	Rs. 1,49,29,997/-	
Rs 100/- (Article:48(g))	Registration Fee Paid	
Remarks	Rs. 39/- (Article:E, M(b),)	
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406549/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hind Road, Premises No: 59, , Ward No: 104 Pin Code : 700075

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	3 Katha 15 Chatak 16 Sq Ft		1,42,54,997/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :				6.5335Dec	0/-	142,54,997/-	






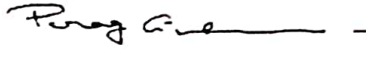
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



Total :	1000 sq ft	0/-	6,75,000/-	
----------------	------------	-----	------------	--

Attorney Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Nupur Guha Wife of Late Sugata Guha Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office	Photo  31/05/2023	Finger Print  LTI 31/05/2023	Signature  31/05/2023
3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx6g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				
2	Name Shri Parag Guha Son of Late Sugata Guha Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office	Photo  31/05/2023	Finger Print  LTI 31/05/2023	Signature  31/05/2023
3A, Hind Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx2h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				



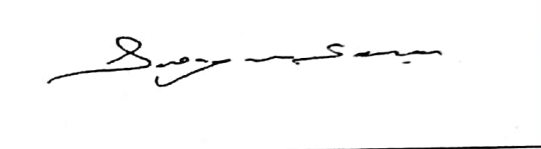
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms Ashima'Engineering 1, Arabinda Road, City:- . P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: adxxxxxx4j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	Shri Partha Pratim Roy (Presentant) Son of Late Purnesh Ranjan Roy Date of Execution - 31/05/2023, , Admitted by: Self, Date of Admission: 31/05/2023, Place of Admission of Execution: Office	 May 31 2023 1:35PM	 LTI 31/05/2023
1, Arabinda Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4j,Aadhaar No Not Provided Status : Representative, Representative of : Ms Ashima Engineering			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWAPAN SARDAR Son of Mr. M SARDAR A P C. City:- P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 31/05/2023	 31/05/2023	 31/05/2023
Identifier Of Smt Nupur Guha, Shri Parag Guha, Shri Partha Pratim Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-3.26677 Dec
2	Shri Parag Guha	Ms Ashima Engineering-3.26677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Guha	Ms Ashima Engineering-500.00000000 Sq Ft
2	Shri Parag Guha	Ms Ashima Engineering-500.00000000 Sq Ft

On 31-05-2023

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 13:33 hrs on 31-05-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Partha Pratim Roy .,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,29,997/-

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

Execution is admitted on 31/05/2023 by 1. Smt Nupur Guha, Wife of Late Sugata Guha, 3A, Hind Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Shri Parag Guha, Son of Late Sugata Guha, 3A, Hind Road, P.O: Santoshpur, Thana: Purba Jadabpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business Indetified by Mr SWAPAN SARDAR, . , Son of Mr M SARDAR, A P C, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-05-2023 by Shri Partha Pratim Roy,

Indetified by Mr SWAPAN SARDAR, . , Son of Mr M SARDAR, A P C, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 21890, Amount: Rs.100.00/-, Date of Purchase: 19/05/2023, Vendor name: SUBHANKAR DAS

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 192886 to 192904

being No 160406567 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.31 16:17:35 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/05/31 04:17:35 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)