

24/26/22

10/02/2022

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 728471

Certified that the document is admitted
to registration. The Signature sheet/s and
the endorsement/s are attached with this
document.

Sub-Registrar
Alipore, South 24 Parganas

14 OCT 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS, We, (1) SRI PARAG KUNDU (PAN- HGYPK8570A) and Aadhaar No 4278 7148 4339, son of Late Pranab Kundu and Late Sandhya Kundu, by faith - Hindu, by occupation - Business, residing at Premises No. 55/2, Shibtala Lane, Police Station- Shibpur, Post Office - Shibpur, Howrah- 711 102, (2) SMT. SUKALPA POREL (PAN- FLCPP7362C), Aadhaar No. 8591 9285 1893, daughter of Late Pranab Kundu and Late Sandhya Kundu and wife of Sri Partha Porel, by faith - Hindu, by occupation - Housewife, residing at Premises No. 55/2 Shibtala Lane, Police Station- Shibpur, Post Office- Shibpur, Howrah- 711 102, (3) SMT. NIBHA SETT (PAN- AKEPS8757Q) and Aadhaar No. 6598 4765 5656, wife of Late. Bhabananda Sett and daughter of Late Dasurathi Pal,

No. 2343 D. 22/6/22 50/-

Name.....

Address.....

Vendor.....

SUBIR KUMAR DUTTA
ADVOCATE
ALIPORE POLICE COURT
KOLKATA - 700 027

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



Addl. Dist. Sub-Registrar.
Alipore
14 OCT 2022
South 24 Parganas
Kolkata-700027

Identified by me
Subir Kumar Das
Adv.
Alipore Police Court -
Kolkata-27

by faith – Hindu , by occupation – Housewife, residing at Premises No. 3A, Dwarika Ganguly Street, Police Station- Kalighat, Post Office- Kalighat, Kolkata- 700 026, (4) SMT. BAISHAKHI HALDER (PAN- ACJPH7396D) and Aadhaar No. 7450 1294 8679, daughter of Late Bhabananda Sett and wife of Sri Ranjan Halder, by faith – Hindu , by occupation – Service, residing at Premises No. 86A, Kalipada Mukherjee Road, Purba Barisha, Police Station- Haridevpur, Post Office- Sakherbazar , Kolkata- 700 008, (5) SRI ARABINDA SETT (PAN- DBTPS9635E) and Aadhaar No. 2745 6382 9907 son of Late Bhabananda Sett, by faith – Hindu , by occupation – Self employed, residing at Premises No. 3A, Dwarik Ganguly Street, Police Station- Kalighat, Post Office- Kalighat, Kolkata- 700 026, (6) SMT. DIPTI SETT (PAN- DJKPS6470N) and Aadhaar No. 5378 8593 5066 , wife of Late Ranajit Sett, by faith – Hindu, by occupation – Housewife, residing at Premises No. 3A, Dwarik Ganguly Street, Police Station- Kalighat, Post Office- Kalighat, Kolkata- 700 026 and (7) SMT. DIPANWITA SETT (PAN- DLQPS4304K) and Aadhaar No. 2474 9052 4856, wife of Sri Sayan De and daughter of Late Ranajit Sett, by faith – Hindu , by occupation – Service, residing at Premises No. 3A, Dwarik Ganguly Street, Police Station- Kalighat, Post Office- Kalighat, Kolkata- 700 026 hereinafter jointly and collectively called and referred to as the PRINCIPALS, SEND GREETINGS.

WHEREAS we the Principals (1) Sri Parag Kundu, son of Late Pranab Kundu and Late Sandhya Kundu, (2) Smt. Sukalpa Porel daughter of Late Pranab Kundu and Late Sandhya Kundu and wife of Sri Partha Porel, (3) Smt. Nibha Sett wife of Late Bhabananda Sett and daughter of Late Dasurathi Pal, (4) Smt. Baishakhi Halder, daughter of Late Bhabananda Sett and wife of Sri Ranjan Halder, (5) Sri Arabinda Sett son of Late Bhabananda Sett, (6) Smt. Dipti Sett , wife of Late Ranajit Sett and (7) Smt. Dipanwita Sett wife of Sri Sayan De and daughter of Late Ranajit Sett along with Sri Subhajit Sett son of Late Ranajit Sett, are owners and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring approximately 02 Cottahs 14 Chittacks 23 Sq.ft. together with existing two buildings thereon admeasuring 1720 Sq. Ft. in the Ground Floor and 1165 Sq. Ft. in the First Floor of the two storied building together with

the common right over the adjoining five feet wide common passage on the western side of the said premises, situate, lying at and being Municipal Premises No. 3A, Dwarik Ganguli Street, Police Station – formerly Bhowanipore now Kalighat, Kolkata – 700 025, within Ward No. 083, of The Kolkata Municipal Corporation, Sub Registry office at Alipore, District 24 Parganas South and are enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'Said Premises' and our undivided share is hereinafter called and referred to as the 'Said Share' but subject to occupation of existing tenants occupying part and portions of the said Premises.

AND WHEREAS since we are busy with our day to day household affairs, it is not possible for us to look after and supervise all our affairs to develop the 'Said Share' of the property and / or to construct a multistoried building there as per the building plan to be sanctioned by The Kolkata Municipal Corporation and in this circumstances we have decided to develop our aforesaid share of the premises, lying and situate at Municipal Premises No. 3A, Dwarik Ganguli Street, Police Station – formerly Bhowanipore now Kalighat, Kolkata – 700 025, within Ward No. 083, of The Kolkata Municipal Corporation, Sub Registry office at Alipore, District 24 Parganas South through a Developer, the particular of such property morefully described in the Schedule hereunder written.

AND WHEREAS we the Principals along with our remaining co-owner have entered into a Development Agreement dated 14/10/2022 registered before the Additional District Sub-Registrar at Alipore, District 24 Parganas (South) being Deed No. 16050²²¹⁷ for the year 2022 with KOLKATA NIWAS a Partnership Firm having its correspondence office at Premises No. 73, Chandi Ghosh Road, Police Station – Regent Park, Kolkata – 700 040, hereinafter called and referred to as the Developer for developing the said premises with the right to construct a residential building as per the building plan to be sanctioned by the Kolkata Municipal Corporation in or upon the said Municipal Premises No. 3A, Dwarik Ganguli Street, Police Station – formerly Bhowanipore now Kalighat, Kolkata – 700 025, within Ward No. 083, of The Kolkata Municipal Corporation, Sub Registry office at

Alipore, District 24 Parganas South, the particular of such property morefully described in Schedule hereunder written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into between ourselves along with our co-owner named therein as Owners of the One Part and KOLKATA NIWAS mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affair relating to the said share of the property during our absence.

NOW KNOW YE BY THESE PRESENTS, We, (1) Sri Parag Kundu, (2) Smt. Sukalpa Porel, (3) Smt. Nibha Sett, (4) Smt. Baishakhi Halder, (5) Sri Arabinda Sett (6) Smt. Dipti Sett and (7) Smt. Dipanwita Sett, do hereby and hereunder jointly and severally nominate, appoint and constitute KOLKATA NIWAS a Partnership Firm represented by its Partners namely (1) SMT. PIYA ROY wife of Sri Indrajit Roy, (PAN AGKPR8446F), ADDHAR No. 784715986843, by faith - Hindu, by occupation - Business, at present residing at Flat No. A - 3/4, Premises No. 24, Mandiville Gardens, Police Station - Gariahat, Kolkata - 700 019 and (2) SRI TAPASH KUMAR MUKHERJEE son of Sri Bhabani Sankar Mukherjee, (PAN AEPPM7374C) and (AADHAAR No. 526040146172), by faith-Hindu, by occupation- Business, residing at Premises No. 629/1, Jogendra Garden, Flat No. 3A, Police Station- Kasba, Post office - Haltu, Kolkata- 700107, to be our true and lawful Attorneys for us, in our names and on our behalf to do the following acts, deeds and things, that is to say :-

1. To construct at their cost a multistoried building on the said share of the property as described in the SCHEDULE hereunder written according to the sanctioned and/or modified building plan to be granted by The Kolkata Municipal Corporation in and upon the said property being Municipal Premises No. 3A , Dwarik Ganguli Street, Police Station - formerly Bhowanipore now Kalighat , Kolkata - 700 025, within Ward No. 083, of The Kolkata Municipal Corporation , Sub Registry office at Alipore, District 24 Parganas South).

2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the said share of the said Premises by the said Attorney at their discretion shall think fit and proper for and on behalf of us in our names.
3. To deposit any fees, charges or any other amount on behalf of us which may have to be paid by them to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said share of the said premises or at the Schedule mentioned property written hereunder.
4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians etc. for the purpose of executing the construction of the proposed building on the Said Share of the said premises according to the sanctioned building plan and to terminate their service or services as and when required.
5. To apply for Electricity, Telephone, Water, Sewerage, Gas, and Drainage and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and /or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorneys before the various Department or Departments of The Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.
6. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said share of the said Premises and/or property written in the Schedule mentioned herein below and to grant proper and effectual receipt or receipts in respect thereof.

7. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent us before the necessary authorities including Land Acquisition Department, Dist. South 24 Parganas (South), P. W. D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, South 24 Parganas in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said share of the said premises .
8. To sign and submit all papers statements undertakings and declarations as may be further required for construction of the proposed building on the Said share of the said premises according to the sanctioned building plan to be granted by The Kolkata Municipal Corporation.
9. To appoint any person or security on our behalf for the purpose of managing the Said share of the premises .
10. To appear for and represent us before all authorities including those under The Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation of the Said share of the said premises and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorney may deem fit and proper.
11. To make sign and verify all applications or objections to appropriate authorities for all any licence permission or consent etc. required by law in connection with the management and development of the Said share of the said premises and also to execute register and present any declaration or undertaking before Registrar and Sub-Registrar and/ or any other statutory authority if required

12. To develop the Said share of the said premises by making construction of the said building therein as our said Attorneys may deem fit and proper.
13. To engage and appoint Solicitor, Advocate or Advocates to act and plead otherwise conduct the case whenever our said Attorneys think proper to do so at their cost.
14. In case of acquisition by State Government or Union Government of the Said property our Attorneys will have full power to file objection or written statement or petition and to apply for compensation before such authorities.
15. To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever, manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said share of the said premises which is morefully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said premises described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and /or the said share of the said premises .
16. To sign and verify all complaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other Acts, deeds and things related to above matters/proceedings for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the said share of the said premises .
17. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on our behalf.
18. To raise loan and/or borrow from time to time such sums of money or moneys and upon such terms as our said Attorneys may think fit from any Financial

Institutions against the security of either in full or in part or portion of the Developer's allocated portions of the new building to be constructed in and upon the Schedule below property and for such purpose, to sign and execute such mortgages, charges, pledges or other securities upon such agreements, terms, conditions as they may think fit and proper. But under no circumstances the Owner's allocated portion in the new building be mortgaged with or borrow money from any Bank or Financial Institution.

19. To apply for and obtain and renew all licences, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said share of the said premises .
20. To negotiate for sale or to enter into agreement for sale, lease, construction, Agreement for creating charge, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces and/or Commercially sanctioned spaces in respect of the Developer's Allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of Flats and Garage spaces or Commercially sanctioned space if any as our said Attorneys may deem fit and proper.
21. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as our said Attorneys may deem fit and proper.
22. Upon such receipt as aforesaid in their names, on our behalf and as our act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocated portion mentioned in the said registered Development Agreement in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.

23. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which our said Attorneys shall consider necessary for conveying and/or transferring the said Developer's allocated portions in the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.
24. To negotiate, settle and have vacated the tenants and/or occupiers at the said Premises and for that to sign and execute all necessary agreements, papers, deeds, documents and if required to pay and incurred all costs compensation and others which will be treated as developer's liability.
25. To receive any notice relating to our said Property from The Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.
26. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose, matters or subjects herein specified.
27. For all or any of the purpose herein before stated, to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our Said share of the said premises.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said share of the said premises which we could have done lawfully, under our own hands seals, if personally present.

AND we, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the said share of the said premises.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

Part – I

ALL THAT piece and parcel of land measuring an area of **01 Cottah and 08 Chittacks 10 Sq. ft.** with the said two storied building measuring 940 Sq. Ft. more or less in the Ground floor and 740 Sq.ft. more or less in the First floor together with the common right over the adjoining five feet wide common passage on the western side of the premises, comprised in being part of Plot No. 125, of the Surplus land in Improvement Scheme No. IVA formed out of Premises Nos. 19/1, 19/2, Russa Road South and 27/1, Iswar Ganguly Lane and old passage being part of Holding Nos. 194 and 193, Division-F, Grand Division- VI, Dihi- Panchannagram,, now known and numbered as Municipal Premises No. 3A, Dwarik Ganguli Street, Police Station – formerly Bhowanipore now Kalighat, Kolkata – 700 025, within the limits of The Kolkata Municipal Corporation, Ward No. 083 and butted and bounded in the manner following, that is to say :

ON THE NORTH :	By Dwarik Ganguly Street
ON THE EAST :	By Premises No. 126A, S.P. Mukherjee Road
ON THE SOUTH :	By Premises No. 3B, Dwarik Ganguly Street
ON THE WEST :	By Passage .

Part – II

ALL THAT piece and parcel of land measuring an area of **01 Cottah and 06 Chittacks 13 Sq. ft.** with the said partly two storied building measuring 780 Sq. Ft. more or less in Ground floor and 425 Sq.ft. in the First floor together with the common right over the adjoining five feet wide common passage on the western side of the premises, comprised in being part of Plot No. 125, of the Surplus land in Improvement Scheme No. IVA formed out of Premises Nos. 19/1, 19/2, Russa Road South and 27/1, Iswar Ganguly Lane and old passage being part of Holding Nos. 194 and 193, Division-F, Grand Division- VI, Dihi- Panchannagram,, now known and numbered as Municipal Premises No. 3B, Dwarik Ganguli Street, Police Station – formerly Bhowanipore now Kalighat, Kolkata – 700 025,

within the limits of The Kolkata Municipal Corporation, Ward No. 083 and butted and bounded in the manner following, that is to say :

ON THE NORTH : By Premises No. 3A, Dwarik Ganguly Street.
 ON THE EAST : By Premises No. 126B, S.P. Mukherjee Road
 ON THE SOUTH : By Premises No. 3C, Dwarik Ganguly Street.
 ON THE WEST : By Passage

PART - III

(Said Amalgamated Premises)

[Subject Matter of this Agreement]

ALL THAT piece and parcel of Undivided share of total land measuring approximately **02 Cottahs 14 Chittacks 23 Sq.ft.** together with existing two buildings thereon admeasuring 1720 Sq. Ft. in the Ground Floor and 1165 Sq. Ft. in the First Floor of the two storied building together with the common right over the adjoining five feet wide common passage on the western side of the said premises, situate, lying at and being Municipal Premises, Nos. 3A, Dwarik Ganguli Street, Police Station - formerly Bhowanipore now Kalighat, Kolkata - 700 025, within Ward No. 083, of The Kolkata Municipal Corporation, Sub Registry office at Alipore, District 24 Parganas South and butted and bounded as follows :-

ON THE NORTH :- By Dwarik Ganguly Street
 ON THE SOUTH :- By Premises No. 3C, Dwarik Ganguly Street.
 ON THE EAST :- By Premises No. 126B, S.P. Mukherjee Road
 ON THE WEST :- By Passage

IN WITNESSES WHEREOF we the parties hereto and hereunto set and subscribed our respective hands on this ¹⁴ day of ~~October~~ ¹⁵ Two Thousand and Twenty two A. D.

SIGNED, SEALED AND DELIVERED

By the PRINCIPALS at Kolkata

in presence of :-

1. Sanyik Roy
18, Marve Avenue
Kolkata- 700040
2. Ranjan Das.
Alipore Police Court
KOL-27

- Parag Kundu ✓
- Sukalpa Porel ✓
- Nibha Sett ✓
- Basantini Halder ✓
- Aralinda Sett ✓
- Dipti Sett ✓
- Dipanwita Sett ✓

SIGNED, SEALED AND DELIVERED

By the ATTORNEYS at Kolkata

in presence of :-

1. Sanyik Roy
18, Marve Avenue
Kolkata- 700040
2. Ranjan Das.
Alipore Police Court
KOL-27

KOLKATA NIWAS
Tapash Kumar Mukherjee.
Partner

KOLKATA NIWAS
Piya Roy
Partner

DRAFTED BY :-

SUBIR KUMAR DUTTA
ADVOCATE

Alipore Civil & Criminal Court, Kolkata- 700 027.

NA 2163/99



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name : -

Signature : - *Parag Kumar*



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Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



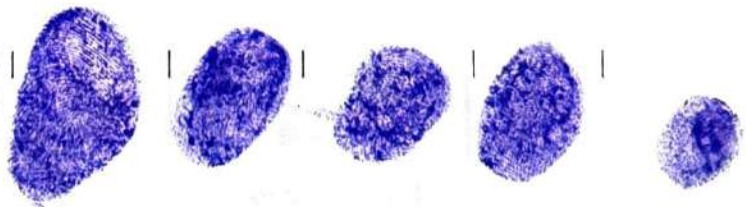
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Signature : - *Suzalpa Patel*

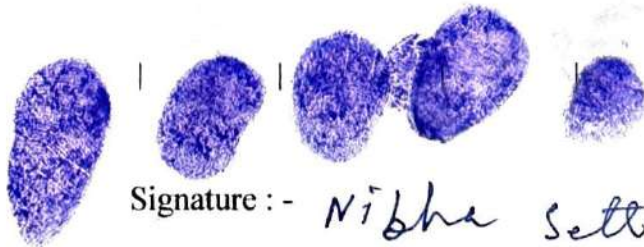


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Right Hand
Finger Prints



Name : -

Signature : - *Nibha Sethi*

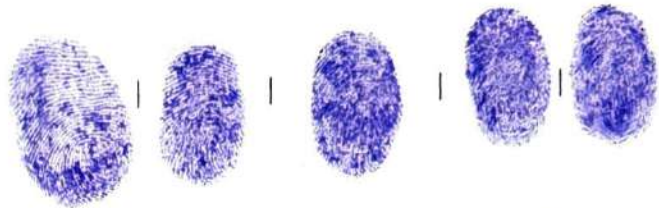
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Right Hand
Finger Prints



Name : -

Signature : - *Baisakhi Halder.*

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Finger Prints



Right Hand
Finger Prints



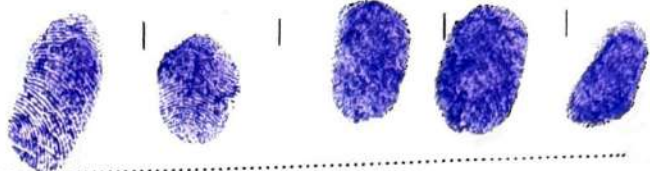
Name : -

Signature : - *Azaleeta Set*

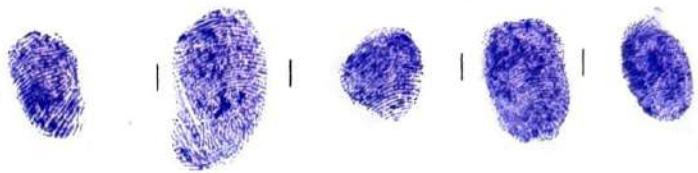
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Right Hand
Finger Prints



Name : -

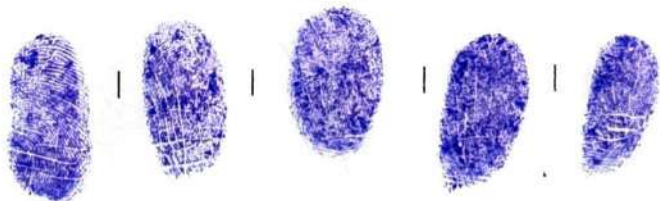
Signature : -

Dipti Seltt

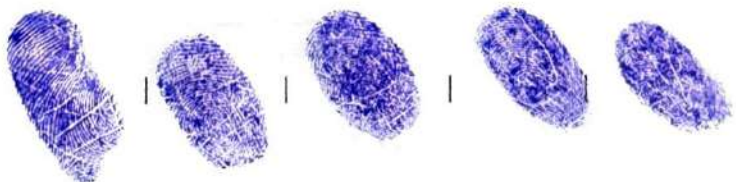
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Finger Prints



Name : -

Signature : -

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Finger Prints



Right Hand
Finger Prints



Name : - *Piya Roy*

Signature : - *Piya Roy*

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Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : - *Tapash Kumar Mukherjee*

Major Information of the Deed

Deed No :	I-1605-02219/2022	Date of Registration	14/10/2022
Query No / Year	1605-8002999722/2022	Office where deed is registered	
Query Date	14/10/2022 2:14:44 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 1,04,71,352/-		
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]:- 160502217/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :





















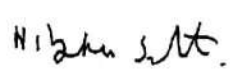


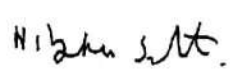


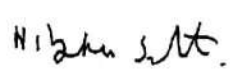
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dwarik Ganguly Street, , Premises No: 3A, , Ward No: 083 Pin Code : 700025



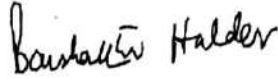





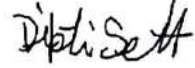


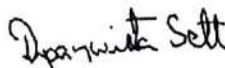
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 14 Chatak 23 Sq Ft	10,00,000/-	91,56,874/-	Property is on Road , Project Name :
Grand Total :					4.7965Dec	10,00,000 /-	91,56,874 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2885 Sq Ft.	10,00,000/-	13,14,478/-	Structure Type: Structure
Gr. Floor, Area of floor : 1720 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1165 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2885 sq ft	10,00,000 /-	13,14,478 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr PARAG KUNDU Son of Late PRANAB KUNDU Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>14/10/2022</td> <td></td> <td>LTI 14/10/2022</td> <td>14/10/2022</td> </tr> </tbody> </table> <p>55/2, SHIBTALA LANE, HOWRAH, City:- Howrah, P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: HGxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr PARAG KUNDU Son of Late PRANAB KUNDU Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office				14/10/2022		LTI 14/10/2022	14/10/2022
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs NIBHA SETT Wife of Late BHABANANDA SETT Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>14/10/2022</td> <td></td> <td>LTI 14/10/2022</td> <td>14/10/2022</td> </tr> </tbody> </table> <p>3A, DWARIK GANGULY STREET, KOLKATA, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mrs NIBHA SETT Wife of Late BHABANANDA SETT Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office				14/10/2022		LTI 14/10/2022	14/10/2022
Name	Photo	Finger Print	Signature										
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14/10/2022		LTI 14/10/2022	14/10/2022										






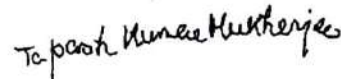
Name	Photo	Finger Print	Signature
Mrs BAISHAKHI HALDER Wife of Mr RANJAN HALDER Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office	 14/10/2022	 LTI 14/10/2022	 14/10/2022
86A, KALIPADA MUKHERJEE ROAD, KOLKATA, City:- Kolkata, P.O:- SAKHERBAZAR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office			
Mr ARABINDA SETT Son of Late BHABANANDA SETT Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office	 14/10/2022	 LTI 14/10/2022	 14/10/2022
3A, DWARIK GANGULY STREET, KOLKATA, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: DBxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office			
Mrs DIPTI SETT Wife of Late RANAJIT SETT Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office	 14/10/2022	 LTI 14/10/2022	 14/10/2022
3A, DRAWIK GANGULY STREET, KOLKATA, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DJxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office			
Mrs DIPANWITA SETT Wife of Mr SAYAN DE Executed by: Self, Date of Execution: 14/10/2022 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office	 14/10/2022	 LTI 14/10/2022	 14/10/2022

SA, DWARIK GANGULY STREET, KOLKATA, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DLxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2022
 , Admitted by: Self, Date of Admission: 14/10/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KOLKATA NIWAS 73, CHANDI GHOSH ROAD, KOLKATA, City:- Kolkata, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative				
Sl No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	
	Mrs PIYA ROY Wife of Mr INDRAJIT ROY Date of Execution - 14/10/2022, , Admitted by: Self, Date of Admission: 14/10/2022, Place of Admission of Execution: Office	 Oct 14 2022 3:24PM	 LTI 14/10/2022	 14/10/2022
24, MANDIVILLE GARDENS, KOLKATA, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KOLKATA NIWAS (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr TAPASH KUMAR MUKHERJEE (Presentant) Son of Mr BHABANI SANKAR MUKHERJEE Date of Execution - 14/10/2022, , Admitted by: Self, Date of Admission: 14/10/2022, Place of Admission of Execution: Office	 Oct 14 2022 2:58PM	 LTI 14/10/2022	 14/10/2022
629/1, JOGENDRA GARDEN, KOLKATA, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KOLKATA NIWAS (as PARTNER)				

Officer Details :

Mr Subir Kumar Dutta

Son of Late Biswanath Dutta
Alipore Police Court, City:- , P.O:- Alipore,
P.S:-Alipore, District:-South 24-Parganas,
West Bengal, India, PIN:- 700027

Photo



Finger Print



Signature

Subir Kumar Dutta

14/10/2022

14/10/2022

14/10/2022

Identifier Of Mr PARAG KUNDU, Mrs SUKALPA POREL, Mrs NIBHA SETT, Mrs BAISHAKHI HALDER, Mr ARABINDA SETT, Mrs DIPTI SETT, Mrs DIPANWITA SETT, Mrs PIYA ROY, Mr TAPASH KUMAR MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARAG KUNDU	KOLKATA NIWAS-4.79646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARAG KUNDU	KOLKATA NIWAS-360.62500000 Sq Ft
2	Mrs SUKALPA POREL	KOLKATA NIWAS-360.62500000 Sq Ft
3	Mrs NIBHA SETT	KOLKATA NIWAS-360.62500000 Sq Ft
4	Mrs BAISHAKHI HALDER	KOLKATA NIWAS-360.62500000 Sq Ft
5	Mr ARABINDA SETT	KOLKATA NIWAS-360.62500000 Sq Ft
6	Mrs DIPTI SETT	KOLKATA NIWAS-360.62500000 Sq Ft
7		KOLKATA NIWAS-360.62500000 Sq Ft
8	Mrs DIPANWITA SETT	KOLKATA NIWAS-360.62500000 Sq Ft

On 14-10-2022

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 14-10-2022, at the Office of the A.D.S.R. ALIPORE by Mr TAPASH KUMAR MUKHERJEE .

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 1,04,71,352/-

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

Execution is admitted on 14/10/2022 by 1. Mr PARAG KUNDU, Son of Late PRANAB KUNDU, 55/2, SHIBTALA LANE HOWRAH, P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business, 2. Mrs SUKALPA POREL, Wife of Mr PARTHA POREL, 55/2, SHIBTALA LANE HOWRAH, P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 3. Mrs NIBHA SETT, Wife of Late BHABANANDA SETT, 3A, DWARIK GANGULY STREET, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 4. Mrs BAISHAKHI HALDER, Wife of Mr RANJAN HALDER, 86A, KALIPADA MUKHERJEE ROAD, KOLKATA, P.O: SAKHERBAZAR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 5. Mr ARABINDA SETT, Son of Late BHABANANDA SETT, 3A, DWARIK GANGULY STREET, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 6. Mrs DIPTI SETT, Wife of Late RANAJIT SETT, 3A, DRAWIK GANGULY STREET, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 7. Mrs DIPANWITA SETT, Wife of Mr SAYAN DE, 3A, DWARIK GANGULY STREET, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mr Subir Kumar Dutta, , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-10-2022 by Mrs PIYA ROY, PARTNER, KOLKATA NIWAS (Partnership Firm), 73, CHANDI GHOSH ROAD, KOLKATA, City:- Kolkata, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Subir Kumar Dutta, , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-10-2022 by Mr TAPASH KUMAR MUKHERJEE, PARTNER, KOLKATA NIWAS (Partnership Firm), 73, CHANDI GHOSH ROAD, KOLKATA, City:- Kolkata, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Subir Kumar Dutta, , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

ent of Stamp Duty

ntified 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 2343, Amount: Rs.50.00/-, Date of Purchase: 22/06/2022, Vendor name: L K DAS



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 78132 to 78157
being No 160502219 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2022.10.21 17:39:44 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/10/21 05:39:44 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)