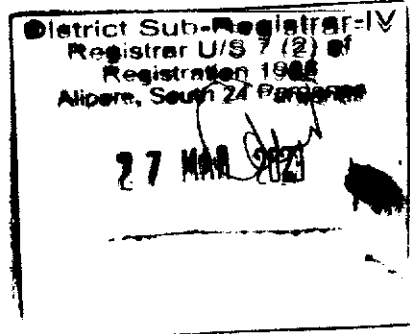




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL AP. 207883

27/03/2023
 Q-5000807621/2023

AP. 207883
 The Registrar
 The Registrar
 The Registrar



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that. I, SRI BISWAJIT GHOSH, (AADHAR No. 7535 8618 1841), (PAN : AGWPG1833H), son of Late Binoy Kumar Ghosh, by occupation – Business, by faith – Hindu, by nationality – Indian, residing at 4/1K/23, Sarsuna Satellite Township, Police Station – Sarsuna (previously Thakurpukur), Post Office - Sarsuna, Kolkata – 700 061, District – South 24 Parganas, hereafter referred as the Principal hereby states as follows :-

- A.** Smt. Abha Rani Paul, Smt. Maya Rani Ghosh, Smt. Sankari Ghosh, Smt. Bharati Majumder jointly seized and possessed or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, each having undivided 1/4th share therein and paying municipal taxes regularly and enjoying the same free from all encumbrances.
- B.** While thus seized and possessed of the aforesaid property the said Smt. Abha Rani Paul transferred by executing a 'Deed of Gift' on 15th day of March, 2012 in favour of his sister - Smt. Maya Rani Ghosh **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, more fully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. – Alipore and recorded in Book No. I, CD Volume No. 12, Pages from 590 to 601, Being No. 02141 for the year 2012.

- C. while thus seized and possessed of the aforesaid property the said Smt. Bharati Majumder transferred by executing a Deed of Gift on 10th day of February, 2012 in favour of his sister - Smt. Maya Rani Ghosh **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. - Alipore and recorded in Book No. I, CD Volume No. 5, Pages from 1194 to 1212, Being No. 01032 for the year 2012.
- D. While thus seized and possessed of the aforesaid property the said Smt. Sankari Ghosh transferred by executing a Deed of Gift on 10th day of February, 2012 in favour of his sister - Smt. Maya Rani Ghosh **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan, Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas, morefully described in the Second Schedule thereunder written

which document was registered at the office of the A.D.S.R. – Alipore and recorded in Book No. I, CD Volume No. 5, Pages from 1175 to 1193, Being No. 01033 for the year 2012.

- E.** By virtue of aforesaid events, the said Smt. Maya Rani Ghosh became the absolute Owner of **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas and duly mutated her name in the office of the Kolkata Municipal Corporation and paying taxes thereon.
- F.** By a Deed of Gift dated 10th day of February, 2012 made between Smt. Maya Rani Ghosh, wife of Late Binoy Kumar Ghosh, therein described as the Donor of the One Part and Sri Biswajit Ghosh, son of Late Binoy Kumar Ghosh, therein described as the Donee of the Other Part, the said Smt. Maya Rani Ghosh, for natural love and affection towards her son – Sri Biswajit Ghosh granted, transferred by way of Deed of Gift **ALL THAT** piece and parcel of land measuring 945 Sq. ft. together with building thereon measuring an area 450 Sq. ft. on the Ground Floor and 300 Sq. ft. on the First Floor being the undivided 3/8th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata

Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. – Alipore and recorded in Book No. I, CD Volume No. 5, Pages from 1267 to 1286, Being No. 01034 for the year 2012.

- G.** By a Deed of Gift dated 10th day of February, 2012 made between Smt. Maya Rani Ghosh, wife of Late Binoy Kumar Ghosh, therein described as the Donor of the One Part and Sri Biswajit Ghosh, son of Late Binoy Kumar Ghosh, therein described as the Donee of the Other Part, the said Smt. Maya Rani Ghosh, for natural love and affection towards her son – Sri Biswajit Ghosh granted, transferred by way of Deed of Gift **ALL THAT** piece and parcel of land measuring 945 Sq. ft. together with building thereon measuring an area 450 Sq. ft. on the Ground Floor and 300 Sq. ft. on the First Floor being the undivided 3/8th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. – Alipore and recorded in Book No. I, CD Volume No. 5, Pages from 1246 to 1266, Being No. 01035 for the year 2012.

- H.** By a Deed of Gift dated 15th day of March, 2012 made between Smt. Maya Rani Ghosh, wife of Late Binoy Kumar Ghosh,

therein described as the Donor of the One Part and Sri Biswajit Ghosh, son of Late Binoy Kumar Ghosh, therein described as the Donee of the Other Part, the said Smt. Maya Rani Ghosh, for natural love and affection towards her son - Sri Biswajit Ghosh granted, transferred by way of Deed of Gift **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. - Alipore and recorded in Book No. I, CD Volume No. 12, Pages from 602 to 623, Being No. 02142 for the year 2012.

- I. By virtue of aforesaid happening, the said Sri Biswajit Ghosh became the absolute Owner of **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor partially occupied by three existing tenants, lying and situated at Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas and duly mutated his name in the office of the Kolkata Municipal Corporation and paying taxes thereon and enjoying the same free from all encumbrances.

J. I, the Principal herein is the absolute Owner of **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas morefully described in the SCHEDULE hereunder written with an intention to develop the said property by raising multi storied building thereon for which I, the Principal entered into an Agreement for Development with (1) **SUMIT KUMAR SHAW**, (AADHAR : 7940 0909 4160) (PAN : BYDPS87156F), (MOBILE : 83350 69893) son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by nationality - Indian, (2) **UTSAV SHAW**, (AADHAR : 7272 9420 7928) (PAN : DZHPS8183K), (MOBILE : 83350 69894) son of Sri Pradeep Kumar Shaw, by faith - Hindu, by occupation - Business, by nationality - Indian, (3) **PRATIK GUPTA**, (AADHAR : 2004 6797 6432) (PAN : BYDPG6161J), (MOBILE : 91637 38897) son of Sri Anup Kumar Gupta, by faith - Hindu, by occupation - Business, by nationality - Indian, (4) **RISHAV SHAW**, (AADHAR : 9825 4545 0901) (PAN : HRFPS2675C), (MOBILE : 83350 69897) son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by nationality - Indian, (5) **ASMIIT GUPTA**, (AADHAR : 6861 0888 0136) (PAN : DYVPG6163A), (MOBILE : 70031 22828) son of Sri Manoj Kumar Gupta, by faith - Hindu, by occupation -

Business, by nationality - Indian, all residing at 19C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700023 on 27/3/2023 with certain terms and conditions mentioned therein in the said Development Agreement which was duly registered in the office at the A.D.S.R. - Alipore, South 24 Parganas and recorded in Book No. I, Being No. 2704 — for the year 2023.

Pradyumn Ghosh

In pursuance to the said Development Agreement and to facilitate the said work of construction, I hereby nominate and appoint and constitute - (1) SUMIT KUMAR SHAW, son of Sri Dilip Kumar Shaw, (2) UTSAV SHAW, son of Sri Pradeep Kumar Shaw, (3) PRATIK GUPTA, son of Sri Anup Kumar Gupta, (4) RISHAV SHAW, son of Sri Dilip Kumar Shaw, (5) ASMIIT GUPTA, son of Sri Manoj Kumar Gupta, all residing at 19C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700023, as my true and lawful Attorney to do following acts, deeds and things in my name on my behalf :-

1. **To** construct building in terms of the registered Agreement dated 27/3/2023 upon my land described in the Schedule hereunder in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation on my behalf.
2. **To** cause necessary building plans and specifications to be prepared for construction of a multi-storied building on the said property as well as modified plan in respect of such construction, if necessary and to sign all such

Pradyumn Ghosh

building plans and submit the same to the concern authority for sanction and to observe and perform all the formalities and obligations in connection with the sanction of the said building plan and specifications and to receive all sanctioned building plan and specifications from the Kolkata Municipal Corporation upon giving acknowledgement and/or receipt for the same.

3. **To** sign and execute the documents for taking necessary steps to amalgamate the schedule premises with its adjoining premises.

4. **To** negotiate for sale of Developer's Allocation of the Flat or Flats together with proportionate share of land of the said property and to execute all such deed/s of agreement/s with intending Purchaser/s for selling out the same and to execute necessary Conveyance / Conveyances in favour of the intending Purchaser / Purchasers for selling out the flat/s together with undivided proportionate share of land underneath the building and to sell all other space, Car parking space and to receive all money whether by way of earnest money or initial payment or full payment consideration money/s in Cheque / Bank Draft / Pay Order etc. from the intending Purchaser/s and to grant necessary receipt and acknowledgments save and except Owner's allocation in the said building and to present all such final Deed of

Conveyance/s before the Registrar for its registration and sign the receipt granting by the Registration Offices on my behalf.

5. **To** appoint, Engineers, Architect, Supervisors, Care-takers masons, Electricians, Plumber and all other person required for the construction supervision and all works in connection with the said multi-storied building to be constructed on the said property at such wagers, remuneration fees or other payments and on such terms and conditions as my said Attorney will think fit and proper.
6. **To** apply to appropriate authorities for electric connections sanitary connection, water supply connections, drainage and sewerage temporary or permanent for the said building on such terms and conditions as my said Attorney will think fit and proper.
7. **To** pay or cause to be paid all Taxes and other outgoings and impositions payable in respect of the said property during the construction of the said building.
8. **To** receive money and/or consideration from the intending Purchaser / Purchasers of flats in terms of the Agreement hereinbefore mentioned and to sign and execute in respect of the flats / units / Car parking space

of Developer's Allocation in the said building on such terms and conditions as my said Attorney will think fit and proper and to register the same according to the provisions of law.

9. **To** commence, prosecute, defend and continue all actions, suit, appeal and other legal proceeding including Land Acquisition and Requisition proceeding which may hereafter be commenced by or against me on my behalf in any Court of Justice, Civil, Criminal, Revenue both Appellate and Original in respect of the said property and to appear and represent me before all Magistrate, Judges and other Offices, Government and Semi Government, Municipal Corporation and other authorities. To sign and verify plaints, written statements, petitions, applications and other pleading and documents to prefer appeals and to apply for reviews and revisions, pleaders and other legal agents and to sign vakalatnama regarding the said property.
10. **To** save and accept service or summons, notices, warrants or other process of Court and authorities concerned as aforesaid and do all things in connection therewith.
11. **To** represent us before all the office/offices concern and to sign all papers, documents on my behalf for mutation of

my name in respect of the said properties and to appear in all having before the authorities to such mutation, dealing objection on my behalf against the excess valuation assessed by the authority concerned and also to prefer appeal before appropriate authorities and to take all kind of permission including Land Ceiling permission from the competent authority in respect of the said property.

12. **To** make and presents any Deed of Conveyance/s of Developer's allocation for registration when to be executed by my said Attorney and to admit, execute and registering authorities concern like as such Registrar of Assurance, District Sub-Registrar of Alipore or any other like such Registering office/s concern in my name on my behalf.

AND GENERALLY to do all acts, deeds, matters and in this matter, things and to exercise all such powers and authority as my said Attorney may deem fit and proper. The Executant shall not do anything contrary or inconsistent with the terms and conditions embodied of this Agreement.

AND ~~we~~ hereby agree to ratify and confirm all and whatever act, deeds, matters and things powers and authorities herein given shall lawfully do or purported to do or cause to be

Prin Singh

done executed or performed in connection with the above mentioned and/or Schedule below property by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, butted and bounded as follows :-

ON THE NORTH :: Premises No. 19G, Mohan Chand Road ;
ON THE SOUTH :: Premises No. 19S, Mohan Chand Road ;
ON THE EAST :: 10'-9" wide K.M.C. Road ;
ON THE WEST :: 12 ft. wide K.M.C. Road.

IN PRESENCE OF THE FOLLOWING WITNESSES both the Principals and Attorney have set and subscribed their respective hands and seals on this day, month and years hereunder written. Signed this 27th, March, 2023.

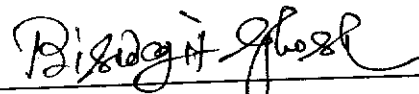
SIGNED, SEALED AND DELIVERED

in the presence of following

WITNESSES:-

1. Debasis Acharya
10 B, Hari Sar Street Middlepur
KOL-23 PS - WATGUNG

2. Manoj Kumar
19C Middlepur
Middlepur
Kolkata - 700023.



SIGNATURE OF THE PRINCIPAL

(1) Sumit Kumar Shaw.

(2) Utsav Shaw

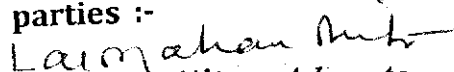
(3) Pratik Gupta

(4) Richan Shaw

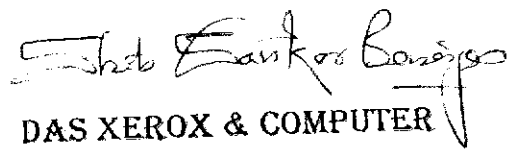
(5) Asmit Gupta

SIGNATURE OF THE ATTORNEY

Drafted by me as per instruction
and documents supplied by the
parties :-


Lal Mohan Mitra, Advocate
Enrolment No. F/44/44/88
Alipore Judges' Court, Kolkata - 700 027

Computer print by :-


DAS XEROX & COMPUTER
Alipore Judges' Court,
Kolkata- 700 027.

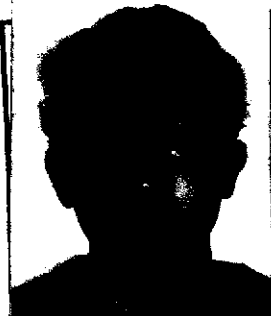
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	left hand					
	right hand					

Name Dikshit Guler
Signature Dikshit Guler

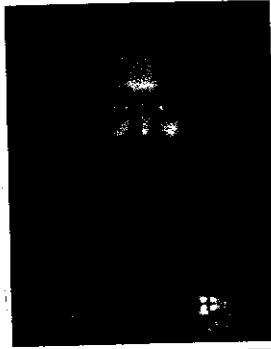
Thumb 1st finger Middle Finger Ring Finger Small Finger



	left hand					
	right hand					

Name SUNIL KUMAR SHAW
Signature Sunil Kumar Shaw

Thumb 1st finger Middle Finger Ring Finger Small Finger



	left hand					
	right hand					

Name UTKAY SHAW
Signature Utkay Shaw

Thumb 1st finger Middle Finger Ring Finger Small Finger



	left hand					
	right hand					

Name PRATIK GUPTA
Signature Pratik Gupta



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RISHAV SHAW
Signature Rishav Shaw



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANANT GUPTA
Signature Anant Gupta

PHOTO	left hand					
	right hand					

Name
Signature

PHOTO	left hand					
	right hand					

Name
Signature

Major Information of the Deed

Deed No :	I-1604-03717/2023	Date of Registration	27/03/2023
Query No / Year	1604-8000807621/2023	Office where deed is registered	
Query Date	27/03/2023 11:56:20 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	LALMOHAN MITRA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 701002, Mobile No. : 9830240287, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Self Govt value	Market Value		
Rs. 3/-	Rs. 49,40,999/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160403704/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

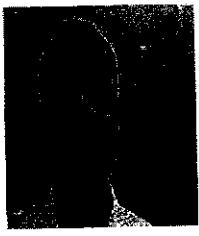

District: South 24-Parganas, P.S:- Wattgunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mohan Chand Road, , Premises No: 19M, , Ward No: 076 Pin Code : 700023

Sr. No.	P.P. Number	Khatian Number	Land Use Proposed For	Area of Land	Self Govt. Value (in Rs.)	Market Value (in Rs.)	Other Details
L1			Bastu	3 Katha 8 Chatak	1/-	35,90,999/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.775Dec	1/-	35,90,999 /-	



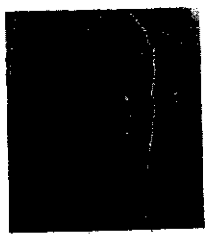
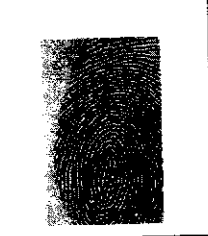
Structure Details :



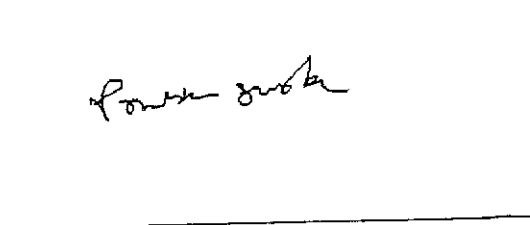


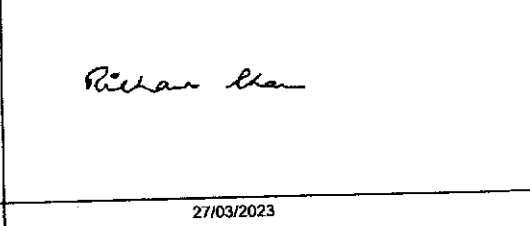

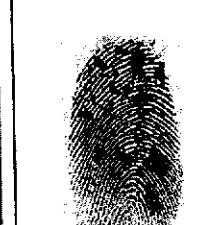
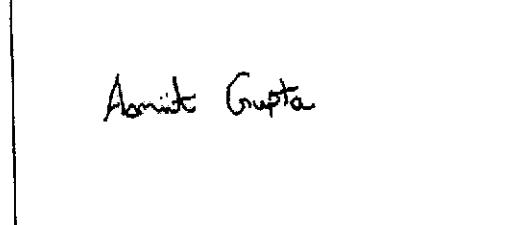
Sr. No.	Structure Details	Area of Structure	Self Govt. Value (in Rs.)	Market Value (in Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	2/-	13,50,000 /-	

Principal Details :



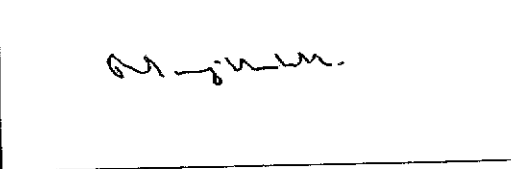
Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr BISWAJIT GHOSH Son of Late BINOY KUMAR GHOSH Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>   <p><i>Biswajit Ghosh</i></p>
	<p>4/1K/23,SARSUNA SATELLITE TOWNSHIP, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr SUMIT KUMAR SHAW Son of Mr DILIP KUMAR SHAW Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>   <p><i>Sumit Kumar Shaw</i></p>
	<p>Son of Mr DILIP KUMAR SHAW 19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx6F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>
2	Name Photo Finger Print Signature
2	<p>Mr UTSAV SHAW Son of Mr PRADEEP KUMAR SHAW Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>   <p><i>Utsav Shaw</i></p>
	<p>Son of Mr PRADEEP KUMAR SHAW 19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DZxxxxxx3K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>

	Name	Photo	Finger Print	Signature
3	Mr PRATIK GUPTA Son of Mr ANUP KUMAR GUPTA Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
		27/03/2023	LTI 27/03/2023	27/03/2023
Son of Mr ANUP KUMAR GUPTA 19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx1J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office				
4	Mr RISHAV SHAW Son of Mr DILIP KUMAR SHAW Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
		27/03/2023	LTI 27/03/2023	27/03/2023
Son of Mr DILIP KUMAR SHAW 19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: HRxxxxxx5C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office				
5	Mr ASMIIT GUPTA (Presentant) Son of Mr MANOJ KUMAR GUPTA Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
		27/03/2023	LTI 27/03/2023	27/03/2023
Son of Mr MANOJ KUMAR GUPTA 19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DYxxxxxx3A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANOJ KUMAR GUPTA Son of Late SHYAM SUNDAR GUPTA 19C MOHAN CHAND RD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023			

27/03/2023

27/03/2023

27/03/2023

Identifier Of Mr BISWAJIT GHOSH, Mr SUMIT KUMAR SHAW, Mr UTSAV SHAW, Mr PRATIK GUPTA, Mr RISHAV SHAW, Mr ASMIIT GUPTA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BISWAJIT GHOSH	Mr SUMIT KUMAR SHAW-1.155 Dec,Mr UTSAV SHAW-1.155 Dec,Mr PRATIK GUPTA-1.155 Dec,Mr RISHAV SHAW-1.155 Dec,Mr ASMIIT GUPTA-1.155 Dec

Transfer of property for S

SI.No	From	To. with area (Name-Area)
1	Mr BISWAJIT GHOSH	Mr SUMIT KUMAR SHAW-400.00000000 Sq Ft,Mr UTSAV SHAW-400.00000000 Sq Ft,Mr PRATIK GUPTA-400.00000000 Sq Ft,Mr RISHAV SHAW-400.00000000 Sq Ft,Mr ASMIIT GUPTA-400.00000000 Sq Ft

On 27-03-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:27 hrs on 27-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ASMIIT GUPTA, one of the Claimants.

Certificate of Market Value (WB PUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,40,999/-

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

Execution is admitted on 27/03/2023 by 1. Mr BISWAJIT GHOSH, Son of Late BINOY KUMAR GHOSH, 4/1K/23, SARSUNA SATELLITE TOWNSHIP, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 2. Mr SUMIT KUMAR SHAW, Son of Mr DILIP KUMAR SHAW, 19C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 3. Mr UTSAV SHAW, Son of Mr PRADEEP KUMAR SHAW, 19C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 4. Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 5. Mr RISHAV SHAW, Son of Mr DILIP KUMAR SHAW, 19C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 6. Mr ASMIIT GUPTA, Son of Mr MANOJ KUMAR GUPTA, 19C, MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business

Identified by Mr MANOJ KUMAR GUPTA, , , Son of Late SHYAM SUNDAR GUPTA, 19C MOHAN CHAND RD, P.O: KHIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Others

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 1342, Amount: Rs.100.00/-, Date of Purchase: 20/03/2023, Vendor name: BIDYUT KUMAR SAHA

(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 114203 to 114228
being No 160403717 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.04.05 13:06:37 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/04/05 01:06:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
