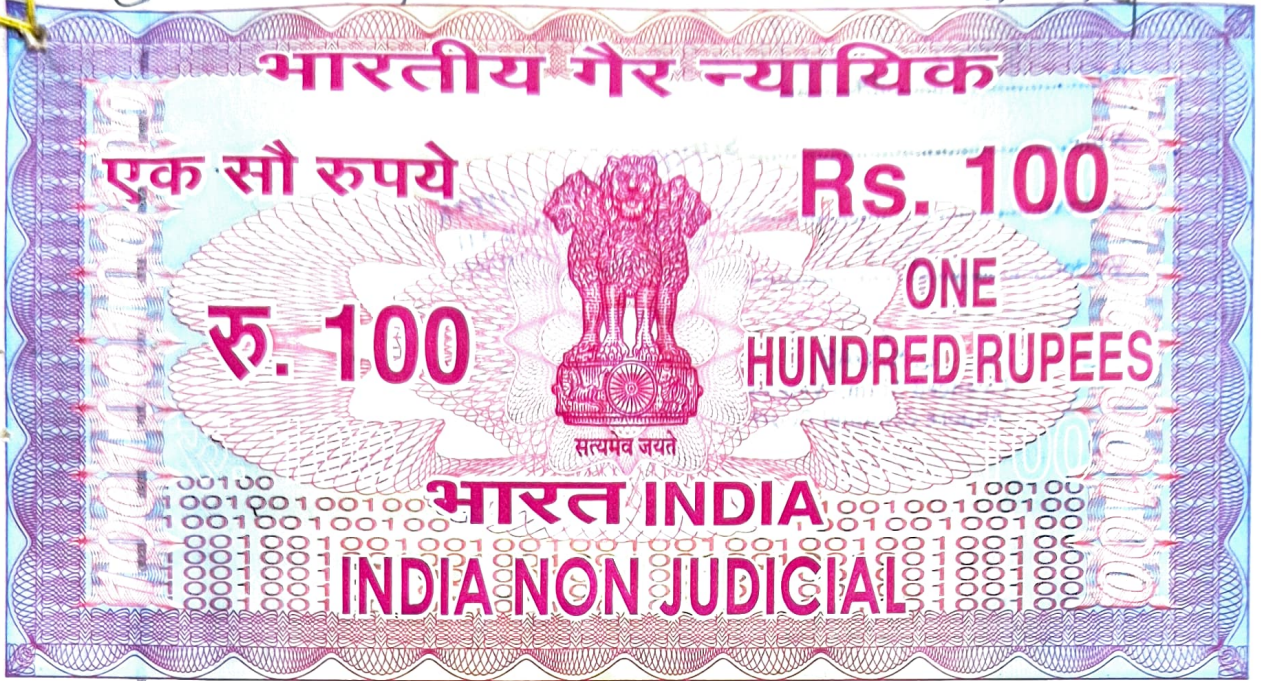


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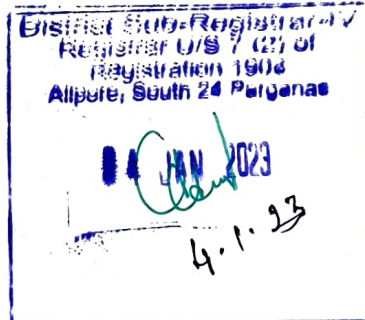


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 682328

23/12/2022  
Q-8003541198/2022

Certified that the document is admitted the Registration. The signature sheet and the enclosures sheets attached with the document are the part of this document.



REGISTERED POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS, We , (1) SMT. REENA MAZUMDER wife of Late Dipankar Mazumder, (PAN-AEIPM7395G ), Aadhaar No.7080 1742 9829, by faith- Hindu, by occupation- Teacher , residing at Premises No. 20, Jadavpur Central Road, Post Office - Jadavpur, Police Station – Jadavpur, Kolkata - 700 032, (2) SRI SUVANKAR MAZUMDER ( OCI NO. A4448185 ) son of Late Pronab Kanta Mazumder, by faith – Hindu, by occupation – Service , residing at # 247, 8<sup>th</sup>. Street, Apt.1L, Brooklyn, New York – 11215 USA at present at Municipal Premises No. 20, Jadavpur Central Road, Police Station - Jadavpur , Post Office- Jadavpur, Kolkata- 700 032 and (3) SMT. MADHUMITA MAZUMDAR wife of Vishvajit Pandya (PAN- AGJPM 6769F) , Aadhaar No. 765303966 2483, by faith- Hindu, by occupation- Teacher, residing at Premises No. B-502, Samay Apartments, Near Azad Society, Ambawadi, Manekbag, Post Office - Azad Society, Police Station - Satellite , Ahmedabad – 380 015, at present at Municipal Premises No. 20, Jadavpur Central Road, Police Station - Jadavpur, Post Office- Jadavpur, Kolkata- 700 032 hereinafter jointly and collectively called and referred to as the PRINCIPALS, SEND GREETINGS.

No. 1806 14/12/22 105

Name.....

SUBIR KUMAR DUTTA  
ADVOCATE

Address.....

ALIPORE POLICE COURT  
KOLKATA - 700 027

Vendor.....

*[Signature]*

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court



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

23 DEC 2022



WHEREAS We , the Principals (1) SMT. REENA MAZUMDER wife of Late Dipankar Mazumder, (2) SRI SUVANKAR MAZUMDER son of Late Pronab Kanta Mazumder, and (3) SMT. MADHUMITA MAZUMDAR wife of Vishvajit Pandya, now jointly absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT land measuring 06 Cottahs 09 Chittaks and 05 Sq.ft. more or less, with two storied building measuring 1000 Sq.ft. Built Up area in each floor , having cemented flooring comprised in Dag No. 140/398, Khatian No. 66, J.L. No. 36, Touji No. 237, R.S. No. 10, Mouza- Ibrahimpore , being Municipal Premises No. 20, Central Road Jadavpur, now renamed as Jadavpur Central Road, Police Station- Jadavpur , Kolkata- 700 032, Sub-Registry Office Alipore Sadar, District 24 Parganas, within the limits of the Kolkata Municipal Corporation , under Ward No. 095 and are enjoying the same free from all encumbrances but subject to occupation of tenant occupying part and portions of the said building and are 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 WHEREAS since we are busy with our day to day affairs, it is not possible for us to look after and supervise all our affairs to develop the said property and / or to construct a multistoried building there as per the building plan as to be sanctioned by The Kolkata Municipal Corporation and in this circumstances we have decided to develop our aforesaid premises, lying and situate at Premises No. 20, Central Road Jadavpur, now renamed as Jadavpur Central Road, Police Station- Jadavpur , Kolkata- 700 032 , within the jurisdiction of Kolkata Municipal Corporation Ward No. 095, through a Developer, the particular of such property morefully described in the Schedule hereunder written .

AND WHEREAS we, the Principals have entered into a Registered Development Agreement dated 20/05/2022, registered before the District Sub-Registrar – IV at Alipore, Being No. 05394 for the year 2022 with M/S. NIRMAN ASSOCIATES , a registered Partnership Firm having its registered office at Premises No. 45F/IC, Manick Bandopadhyay Sarani, Police Station – Regent Park, Kolkata – 700 040 represented by its

Partners namely (1) SMT. PIYA ROY wife of Sri Indrajit Roy and (2) SMT. KUNTALA DUTTA wife of Sri Subir Kumar Dutta, hereinafter jointly and collectively called and referred to as the Developer for developing the said premises with the right to construct a multistoried building as per the building plan as to be sanctioned by the Kolkata Municipal Corporation in or upon the said Premises No. 20, Central Road Jadavpur, now renamed as Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700 032, within the jurisdiction of Kolkata Municipal Corporation Ward No. 095, District South 24 Parganas, 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 named therein as Owners of the One Part and M/S. NIRMAN ASSOCIATES, represented by its Partners (1) SMT. PIYA ROY wife of Sri Indrajit Roy and (2) SMT. KUNTALA DUTTA wife of Sri Subir Kumar Dutta, 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 during our absence.

NOW KNOW YE BY THESE PRESENTS, WE, (1) SMT. REENA MAZUMDER wife of Late Dipankar Mazumder, (2) SRI SUVANKAR MAZUMDER son of Late Pronab Kanta Mazumder, and (3) SMT. MADHUMITA MAZUMDAR wife of Vishvajit Pandya, do hereby and hereunder nominate, appoint and constitute NIRMAN ASSOCIATES, ( PAN- AAQFN9526J ), a Partnership Firm having its registered office at Premises No. 45F/1C, Manick Bandopadhyay Sarani, Police Station – Regent Park, Kolkata – 700 040 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) SMT. KUNTALA DUTTA wife of Sri Subir Kumar Dutta, ( PAN- AFKPD6054Q ), ADDHAR No. 399386618460, by faith – Hindu, by profession - Business, residing at First Floor, 45F/1C, Manick Bandopadhyay Sarani, Police Station - Regent Park,

Kolkata - 700 040 , to be our true and lawful Attorney for us, in our names and on our behalf to do the following acts, deeds and things, that is to say :-

1. To construct a multistoried building on the property as described in the SCHEDULE hereunder written according to the sanctioned and / or modified building plan as to be granted by The Kolkata Municipal Corporation in and upon the said property being Premises No. 20, Central Road Jadavpur, now renamed as Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700 032 , within the jurisdiction of Kolkata Municipal Corporation Ward No. 095, District South 24 Parganas .
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, revised maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the Premises by the said Attorneys 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 to The Kolkata Municipal Corporation and/or any other Authorities in respect 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 Property of the 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 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 ourselves before the necessary authorities including Land Acquisition Department, P. W. D. Department, the Kolkata Improvement Trust Authority and concerned Kolkata Police Stations, in connection with the modification and/ or alteration of sanctioned plans, construction and development in respect of the above said Property.
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 Property or the premises according to the sanctioned building plan as granted by The Kolkata Municipal Corporation.
9. To appoint any agent or agents, servant or servants on our behalf for the purpose of managing the Said property.
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 property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorneys 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 Property 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 property of the 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.
14. 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 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 premises.
15. To sign and verify all plaints, 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 Attorneys in their absolute discretion shall think fit and proper in respect of the said Premises.

16. 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.
17. 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 Developer's allocated portion of the new building to be constructed in and upon the schedule below property either in full or in part or portion thereof 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.
18. 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 of carrying on the said construction on the said Property.
19. To negotiate and/or settle with the existing tenant/occupier of the said Premises and to sign and enter into any Agreements with him as per the terms of settlement with him and as well as to sign and execute Sale Deeds or Conveyances in favour of him if required against consideration if any as the case may be as our Attorneys deem feet and proper.
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 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 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 of the Developer's allocation 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 conveying and/or transferring the said Developer's allocated portions in the property as mentioned in the Schedule hereunder written 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 respects as we could do the same ourselves..
24. 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.
25. 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.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect 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 Attorney shall lawfully do or cause to be done in or about the said premises. Notwithstanding no express power in that behalf is herein provided.

#### SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 06 Cottahs 09 Chittaks and 05 Sq.ft. more or less, with two storied building measuring 1000 Sq. ft. Built Up area in each floor, having cemented flooring comprised in Dag No. 140/398, Khatian No. 66, J.L. No. 36, Touji No. 237, R.S. No. 10, Mouza- Ibrahimapore, being part of Municipal Premises No. 20, Central Road Jadavpur, now renamed as Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700 032, Sub-Registry Office Alipore Sadar, District 24 Parganas,, within the limits of the Kolkata Municipal Corporation Ward No. 095, together with all easement and use meant and all rights of ingress and egress rights and the said land is butted and bounded in the following manner:-

ON THE NORTH :	By Pre. No. 19B/ , Jadavpur Central Road.
ON THE EAST :	By Jadavpur Central Road.
ON THE SOUTH :	By Pre. No. 20A/1, Jadavpur Central Road.
ON THE WEST :	By Vacant land .

IN WITNESSES WHEREOF we the parties hereto and hereunto set and subscribed our respective hands on this 22<sup>nd</sup> day of December Two Thousand and Twenty two A. D.

SIGNED, SEALED AND DELIVERED

By the PRINCIPALS at Kolkata

in presence of :-

1. Samir Roy  
18, Morre Avenue  
Kolkata - 700040

Indrajit Roy  
24, Manderhill Gardens  
Flat no - A3/4,  
Kolkata - 700019

- Reena Mazumdar

- Madhumita Mazumdar

- Sanchita Mazumdar

SIGNED, SEALED AND DELIVERED

By the ATTORNEY at Kolkata

in presence of :-

1. Samir Roy  
18, Morre Avenue  
Kolkata - 700040

Indrajit Roy  
24, Manderhill Gardens  
Flat no A3/4.  
Kolkata - 700019.

NIRMAN ASSOCIATES

Piya Roy  
Partner

NIRMAN ASSOCIATES

Kuntala Datta  
Partner

DRAFTED BY :-

  
ADVOCATE

Alipore Civil & Criminal Court, Kolkata - 700 027.

WA 2465/99





Left Hand  
Finger Prints

Thumb

Fore

Middle

Ring

Little



Right Hand  
Finger Prints



Name : -

Signature : - *Reena Mazumder*



Left Hand  
Finger Prints

Thumb

Fore

Middle

Ring

Little



Right Hand  
Finger Prints



Name : -

Signature : - *Swandar Hazumdar*



Left Hand  
Finger Prints

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Right Hand  
Finger Prints



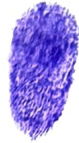
Name : -

Signature : - *Nadhumita Mazumder*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



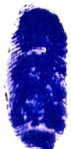
Name : - PIYA ROY

Signature : - *Piya Roy*

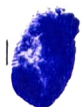
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Finger Prints



Right Hand  
Finger Prints



Name : -

Signature : - *Kuntala Datta*

## Major Information of the Deed

Deed No :	I-1604-00082/2023	Date of Registration	04/01/2023
Query No / Year	1604-8003541198/2022	Office where deed is registered	
Query Date	15/12/2022 12:55:42 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831045744, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 11,00,000/-		Rs. 1,92,80,485/-	
Stampduty 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]:- 160405394/2022		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 20, , Ward No: 095 Pin Code : 700032


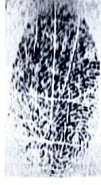






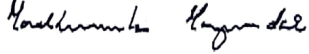
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 9 Chatak 5 Sq Ft	10,00,000/-	1,79,30,485/-	Property is on Road , Project Name :
Grand Total :				10.8396Dec	10,00,000 /-	179,30,485 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1,00,000 /-	13,50,000 /-	



## Principal Details :



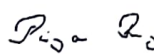


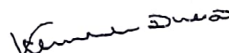
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs REENA MAZUMDER</b> Wife of Late DIPANKAR MAZUMDER Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office	<b>Photo</b>  23/12/2022	<b>Finger Print</b>  LTI 23/12/2022	<b>Signature</b>  23/12/2022
20, JADAVPUR CENTRAL ROAD, KOLKATA, City:- Not Specified, P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx5G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				
2	<b>Name</b> <b>Mr SUVANKAR MAZUMDER</b> Son of Late PRONAB KANTA MAZUMDER Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office	<b>Photo</b>  23/12/2022	<b>Finger Print</b>  LTI 23/12/2022	<b>Signature</b>  23/12/2022
City:- , P.O:- BROOKLYN, New York, United States, PIN:-011215 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				
3	<b>Name</b> <b>Mrs MADHUMITA MAZUMDAR</b> Wife of Mr VISHVAJIT PANDYA Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office	<b>Photo</b>  23/12/2022	<b>Finger Print</b>  LTI 23/12/2022	<b>Signature</b>  23/12/2022
B-502, SAMAY APARTMENTS, NEAR AZAD SOCIETY, AHMEDABAD, City:- Not Specified, P.O:- AZAD SOCIETY, P.S:-SETELITE, District:-Ahmadabad, Gujarat, India, PIN:-380015 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AGxxxxxx9F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				

### Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMAN ASSOCIATES</b> 45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

### Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs PIYA ROY (Presentant )</b> Wife of Mr INDRAJIT ROY Date of Execution - 22/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office			
		Dec 23 2022 11:10AM	LTI 23/12/2022	23/12/2022
24, MANDEVILLE GARDENS, KOLKATA, City:- Not Specified, 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 Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	<b>Mrs KUNTALA DUTTA</b> Wife of Mr SUBIR KUMAR DUTTA Date of Execution - 22/12/2022, , Admitted by: Self, Date of Admission: 04/01/2023, Place of Admission of Execution: Office			
		Jan 4 2023 11:56AM	LTI 04/01/2023	04/01/2023
45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SUBIR KUMAR DUTTA</b> Son of Late B DUTTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	23/12/2022	23/12/2022	23/12/2022

Identifier Of Mrs REENA MAZUMDER, Mr SUVANKAR MAZUMDER, Mrs MADHUMITA MAZUMDAR, Mrs PIYA ROY, Mrs KUNTALA DUTTA



# Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs REENA MAZUMDER	NIRMAN ASSOCIATES-3.61319 Dec
2	Mr SUVANKAR MAZUMDER	NIRMAN ASSOCIATES-3.61319 Dec
3	Mrs MADHUMITA MAZUMDAR	NIRMAN ASSOCIATES-3.61319 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs REENA MAZUMDER	NIRMAN ASSOCIATES-666.66666700 Sq Ft
2	Mr SUVANKAR MAZUMDER	NIRMAN ASSOCIATES-666.66666700 Sq Ft
3	Mrs MADHUMITA MAZUMDAR	NIRMAN ASSOCIATES-666.66666700 Sq Ft



On 23-12-2022

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

Presented for registration at 11:15 hrs on 23-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs PIYA 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 1,92,80,485/-

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

Execution is admitted on 23/12/2022 by 1. Mrs REENA MAZUMDER, Wife of Late DIPANKAR MAZUMDER, 20, JADAVPUR CENTRAL ROAD, KOLKATA, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others, 2. Mr SUVANKAR MAZUMDER, Son of Late PRONAB KANTA MAZUMDER, P.O: BROOKLYN, New York, United States, PIN - 011215, by caste Hindu, by Profession Service, 3. Mrs MADHUMITA MAZUMDAR, Wife of Mr VISHVAJIT PANDYA, B-502, SAMAY APARTMENTS, NEAR AZAD SOCIETY, AHMEDABAD, P.O: AZAD SOCIETY, Thana: SETELITE, , Ahmadabad, GUJARAT, India, PIN - 380015, by caste Hindu, by Profession Others

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late B 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 23-12-2022 by Mrs PIYA ROY, PARTNER, NIRMAL ASSOCIATES, 45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 2 -Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late B 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 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 1806, Amount: Rs.100.00/-, Date of Purchase: 14/12/2022, Vendor name: L K Das



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

On 04-01-2023

**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.

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

Execution is admitted on 04-01-2023 by Mrs KUNTALA DUTTA, PARTNER, NIRMAL ASSOCIATES, 45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Notified by Mr SUBIR KUMAR DUTTA, , Son of Late B DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana:  
Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

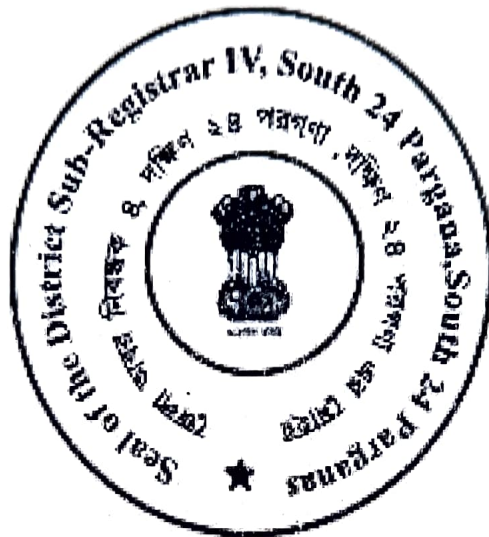


**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 4543 to 4565  
being No 160400082 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.01.04 14:23:16 +05:30  
Reason: Digital Signing of Deed.

*(Signature)*

(Anupam Halder) 2023/01/04 02:23:16 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)