

18057/2023

17713/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AM 797069

Additional Registrar of
Assurances IV, Kolkata

Certified that the Document is admitted at
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Documents

Additional Registrar of
Assurances-IV, Kolkata

13 DEC 2023

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

SL NO 23010 DATE
NAME
ADD
AMT 100

24 SEP 2024

Subrata Das
Sealish Court
Kolkata-700014



Handwritten signature

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

to receive of payment of stamp duty
on the foregoing and to certify
that the same has been paid
in full and to issue a receipt
therefor.

In witness whereof
the said Registrar

13 DEC 2024



to receive of payment of stamp duty
on the foregoing and to certify
that the same has been paid
in full and to issue a receipt
therefor.



KNOW ALL MEN BY THESE PRESENTS, We ((1) **MR. SWAPAN BAGUI** having **PAN ALHPB1424B** and **AADHAAR 2242 2577 6067** son of Late Biswanath Bagui, by Profession – Business, by Religion – Hindu, by Nationality – Indian, residing at 117 Bagjola, Ghosh Para, Dum Dum Police Fari, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700074 and (2) **MR. KAJAL BAGUI** having **PAN ALHPB1422H** and **AADHAAR 7277 0603 9948**, son of Late Biswanath Bagui, by Religion – Hindu, by Nationality – Indian, by Profession – Business/Service, residing at 117, Ghosh Para, Dum Dum, Bagjola, near Police Fari, Post Office - Motijheel, P.S – Dum Dum, Kolkata – 700074, **SEND GREETINGS.**

WHEREAS, we, the Principals herein, are the Owners and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring **4 (Four) Cottahs** be the same a little more or less together with 100 Sq.ft. Tiles shed structure, lying and situated at Mouza – Krishnapur, J.L. No.– 17, R.S. No.– 180, Touzi No.– 228/229, R.S. Khatian No.– 1555 comprised in R.S. Dag No.– 3838, under L.R Dag No. – 6762 and L.R. Khatian No.– 7585 (measuring an area 0.339 Satak) and L.R Khatian No. – 7586 (measuring an area 0.339 Satak) under the police station of Rajarhat (presently Baguiati) in the District of North 24 Parganas, particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the **"SAID PROPERTY"**.

AND WHEREAS, by virtue of a Development Agreement dated _____, 2023 duly registered in the office of the **Additional Registrar of Assurances, Kolkata** in Book No. I, Being No. 17708 for the year 2023 made between we, the Principals herein therein referred to as the Owners of the One Part and **MARUTY CONSTRUCTION** having **PAN ABVFM6897P**, a partnership firm, having its place of business at 31, BL-CA (HL No.– 388/2086), Chandiberia Main Road, Near Ankur Club, Krishnapur, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas, being represented by its partners namely, (1) **MR. SOUMEN HAZRA** having **PAN ACGPH4385M** and **AADHAAR 7944 2118 3972**, son of Mr. Sachindra Nath Hazra, residing at 31, BL- CA, Chandiberia Main Road, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas; (2) **MR. RANA NASKAR** having **PAN AVUPN2532M** and **AADHAAR 3174 3381 7147**, son of Mr. Jadab Naskar, residing at Chandiberia Sarada Nagar, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas and (3) **MR. SUTANU ROY** having **PAN AIKPR5130N** and **AADHAAR**

Swapan Bagui KAJAL Bagui



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 DEC 2023

9057 5621 7207, son of Late Sambhu Nath Roy, residing at Jamunasagar Apartment, 1st Floor, Flat No.- B/1, 468, Nagendra Nath Road, Satgachi, Vivekanada Pally, Post Office - Dum Dum, Police Station - Dum Dum, Kolkata - 700028, District - North 24 Parganas, all are by Profession - Business, by Religion - Hindu, by Nationality - Indian, therein referred to as the Developers of the Other Part, I, the Principals herein, desire to develop the said Property more particularly mentioned and described in the First Schedule hereunder written through the said Developers upon such terms and conditions as contained therein the said Development Agreement.

AND WHEREAS, at the treaty of the said Development Agreement ~~we~~, the Principals herein, have agreed to execute a Development Power of Attorney in favour of (1) **MR. SOUMEN HAZRA**; (2) **MR. RANA NASKAR** and (3) **MR. SUTANU ROY** as it may direct in order to enable to get sanction of the building plan/additional/ revised/modified plan/Completion Certificate from the concerned authority and/or other concerned Authority and construction of the proposed building, booking and sale of the Developer's Allocation and all matters ancillary thereto and to sign on the said proposed building plan to be sanctioned from the said municipal authority, additional / revised / modified plan / completion certificate and all other concerned documents as may be required for development of the said Property on our behalf and in our names and to sign on the sanctioned building plan/ additional / revised / modified plan on our behalf and in our name and to do all other acts, deeds and things in relation to the development of the said Property and every part thereof.

AND WHEREAS, the Developers has requested us to grant the said Development Power of Attorney in favour of the said Developers and which I do hereby done and executed by these presents.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that ~~we~~ the Principals herein, do hereby nominate, constitute and appoint **MARUTY CONSTRUCTION** having **PAN ABVFM6897P**, a partnership firm, having its place of business at 31, BL-CA (HL No.- 388/2086), Chandiberia Main Road, Near Ankur Club, Krishnapur, Post Office - Krishnapur, Police Station - Baguiati, Kolkata - 700102, District - North 24 Parganas, being represented by its partners namely, (1) **MR. SOUMEN HAZRA** having **PAN ACGPH4385M** and **AADHAAR 7944 2118 3972**, son of Mr. Sachindra Nath Hazra, residing at 31, BL- CA, Chandiberia Main Road, Post Office - Krishnapur, Police Station - Baguiati, Kolkata - 700102, District - North 24 Parganas;



13 DEC 2001

(2) **MR. RANA NASKAR** having **PAN AVUPN2532M** and **AADHAAR 3174 3381 7147**, son of Mr. Jadab Naskar, residing at Chandiberia Sarada Nagar, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700102, District – North 24 Parganas and (3) **MR. SUTANU ROY** having **PAN AIKPR5130N** and **AADHAAR 9057 5621 7207**, son of Late Sambhu Nath Roy, residing at Jamunasagar Apartment, 1st Floor, Flat No.– B/1, 468, Nagendra Nath Road, Satgachi, Vivekanada Pally, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700028, District – North 24 Parganas, all are by Profession – Business, by Religion – Hindu, by Nationality – Indian, to be **our** true and lawful constituted Attorney for and on behalf to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To look after, manage, control, supervise and protect the said property in such manner as my /our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion Certificate etc., from the concerned Municipal upon giving proper acknowledgement and or receipts for the same.
3. To appear before and represent me/us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M. (L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.

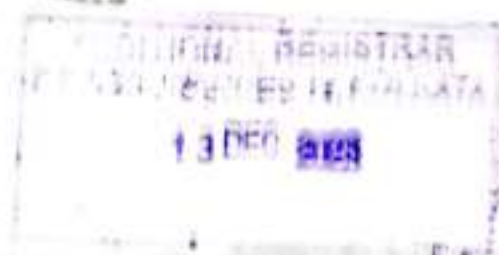


4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our/our said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our/our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our/our said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our/our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our/our said Attorney(s) shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or instalments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said **Development Agreement** as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said **Multi storied building** in the said property at such wages, remuneration fees or other payments and no such terms and conditions as our/our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the



same at such price and no such terms and conditions as our/our said Attorney(s) shall think fit and proper.

8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multi-storeyed building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in



connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to me/us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me/us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our/our property building or documents, which may arise hereafter between me/us and any other person, firm or company on such terms as our/our said Attorney(s) may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our/our behalf and to erstwhile any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-



storied building and/or any part thereof on the basis of the aforesaid **Development Agreement** and other things, which our/our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as I / we, could do the same by me /us personally and/or jointly.

17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I/we, myself/ourselves could do personally.
18. I / We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our/our said Attorney(s).
19. I / We do hereby agree and confirm that our/our Attorney(s) in every respect if he/she/they wanted to do so **and vice-versa** in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).

SCHEDULE
(DETAILS OF ENTIRE PROPERTY)

ALL THAT piece and parcel of land admeasuring **4 (Four) Cottahs** be the same a little more or less together with 100 Sq.ft. Tiles shed structure, lying and situated at Mouza – Krishnapur, J.L. No.– 17, R.S. No.– 180, Touzi No.– 228/229, R.S. Khatian No.– 1555 comprised in R.S. Dag No.– 3838, under L.R Dag No. – 6762 and L.R. Khatian No.– 7585 (measuring an area 0.339 Satak) and L.R Khatian No. – 7586 (measuring an area 0.339 Satak) under the police station of Rajarhat (presently Baguiati) in the District of North 24 Parganas, which is butted and bounded as follows :–

- **ON THE NORTH** : **8 Ft. Wide Common Passage;**
- **ON THE SOUTH** : **Dag No.- 3838;**
- **ON THE EAST** : **Road of Union Board;**
- **ON THE WEST** : **Plot No. A**



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 DEC 2023

IN WITNESS WHEREOF we, the Principals and the constituted Attorneys herein both have set and subscribed our respective hands and seals on this 13th day of December Two Thousand twenty Three (2023).

SIGNED, SEALED AND DELIVERED

by the Principals at Kolkata
in the presence of :-

1. Arup
117, Dum Dum Road
Bagjola Gnoyha Para
KOL- 74.

Swapan Bagui
Kagal Bagui

.....
SIGNATURE OF THE PRINCIPALS

SIGNED, SEALED AND DELIVERED

by the Attorneys at Kolkata
in the presence of :-

1. Sumer Das
10, Old Post Street,
Kolkata- 700001.

This Power accepted by us:-

MARUTY CONSTRUCTION

Rena Nigwar

Partner

MARUTY CONSTRUCTION

Saumen Hazra

Partner

MARUTY CONSTRUCTION

Subarna Roy

Partner

.....
SIGNATURE OF THE ATTORNEYS

Drafted by: Suparna Roy Das

SUPARNA ROY DAS

Advocate

City Civil Court, Kolkata - 700001

Enrolment No. WB/330/465/14



ADDITIONAL REGISTRAR
OF ASSAM, DISBURSEMENT
13 DEC 1988

SPECIMEN FORM FOR FINGER PRINTS

SIGNATURE OF THE
EXECUTANTS/PRESENTANTS

IMPRESSION OF TEN FINGER



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



Swapan Bagui



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



Katal Bagui



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



Soumen Hozsa



SPECIMEN FORM FOR FINGER PRINTS

SIGNATURE OF THE
EXECUTANTS/PRESENTANTS

IMPRESSION OF TEN FINGER



Roma Nigkar

LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



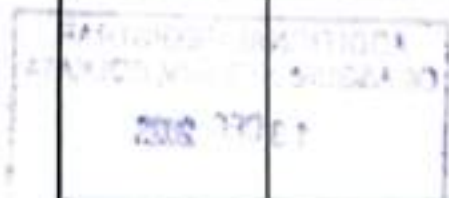
RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



LEFT HAND

LITTLE RING MIDDLE FORE THUMB



RING

MIDDLE

FORE

THUMB

RIGHT HAND

THUMB FORE MIDDLE RING LITTLE



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 DEC 2023

Major Information of the Deed

Deed No :	I-1904-17713/2023	Date of Registration	13/12/2023
Query No / Year	1904-8003072118/2023	Office where deed is registered	
Query Date	13/12/2023 4:47:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sutanu Roy 468/1, N N Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9331655549, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 90,99,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190417708/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

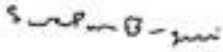
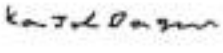
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Krishnapur Road, Road Zone : (Majher Para – Mission Bazar) , Mouza: Krishnapur, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3838	RS-1555	Bastu	Bastu	4 Katha	1/-	90,72,002/-	Width of Approach Road: 8 Ft. , Project Name :
Grand Total :					6.6Dec	1 /-	90,72,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

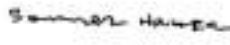
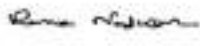
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN BAGUI Son of Late BISWANATH BAGUI Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office	Photo  13/12/2023	Finger Print  Captured 13/12/2023	Signature  13/12/2023
	BAGJOLA, GHOSH PARA, DUM DUM POLICE FARI, City:- Dum Dum, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office			
2	Name Mr KAJAL BAGUI Son of Late BISWANATH BAGUI Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office	Photo  13/12/2023	Finger Print  Captured 13/12/2023	Signature  13/12/2023
	GHOSH PARA, 117, City:- Dum Dum, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MARUTY CONSTRUCTION BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR CLUB, KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: ABxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SOUMEN HAZRA Son of Mr SACHINDRA NATH HAZRA Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 5:13PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
	BLOCA, CHANDIBERIA MAIN ROAD, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MARUTY CONSTRUCTION (as PARTNER)			
2	Name Mr RANA NASKAR Son of Mr JADAB NASKAR Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 5:14PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
	CHANDIBERIA SARADA NAGAR, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MARUTY CONSTRUCTION (as PARTNER)			
3	Name Mr SUTANU ROY (Presentant) Son of Late SAMBHU NATH ROY Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 5:12PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
	NAGENDRA NATH ROAD, SATGACHI, VIVEKANADA PALLY, Flat No: FIRST FLOR, B/1, 468, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MARUTY CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs SUPARNA ROY DAS Wife of Mr Subrata Das High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	13/12/2023	13/12/2023	13/12/2023
Identifier Of Mr SWAPAN BAGUI, Mr SOUMEN HAZRA, Mr RANA NASKAR, Mr SUTANU ROY, Mr KAJAL BAGUI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN BAGUI	MARUTY CONSTRUCTION-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN BAGUI	MARUTY CONSTRUCTION-50.00000000 Sq Ft
2	Mr KAJAL BAGUI	MARUTY CONSTRUCTION-50.00000000 Sq Ft

Endorsement For Deed Number : I - 190417713 / 2023

On 13-12-2023

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 15:46 hrs on 13-12-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SUTANU 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 90,99,002/-

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

Execution is admitted on 13/12/2023 by 1. Mr SWAPAN BAGUI, Son of Late BISWANATH BAGUI, BAGJOLA, GHOSH PARA, DUM DUM POLICE FARI, P.O: MOTIJHEEL, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 2. Mr KAJAL BAGUI, Son of Late BISWANATH BAGUI, GHOSH PARA, 117, P.O: MOTIJHEEL, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others

Identified by Mrs SUPARNA ROY DAS, , Wife of Mr Subrata Das, High Court, Calcutta, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-12-2023 by Mr SOUMEN HAZRA, PARTNER, MARUTY CONSTRUCTION, BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR CLUB, KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Mrs SUPARNA ROY DAS, , Wife of Mr Subrata Das, High Court, Calcutta, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2023 by Mr RANA NASKAR, PARTNER, MARUTY CONSTRUCTION, BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR CLUB, KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Mrs SUPARNA ROY DAS, , Wife of Mr Subrata Das, High Court, Calcutta, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2023 by Mr SUTANU ROY, PARTNER, MARUTY CONSTRUCTION, BL-CA (HL- NO. 388/2086), CHANDIBERIA MAIN ROAD, NEAR ANKUR CLUB, KRISHNAPUR, 31, City:- , P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Mrs SUPARNA ROY DAS, , Wife of Mr Subrata Das, High Court, Calcutta, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

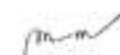
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 23010, Amount: Rs.100.00/-, Date of Purchase: 24/09/2022, Vendor name: M GHOSH



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 15803 to 15823

being No 190417713 for the year 2023.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.01.09 11:21:02 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09/01/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.