

1691/23

5-1691/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 075928

7-2-23
 cc-8/328040/23

Certified that the document is admitted to
 registration. The registration stamp and
 the fee are attached with the
 document. 07 FEB 2023

District Sub-Register-III
 Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY
AFTER EXECUTION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENCE THAT WE, 1) **SHRI SHIVAJI BISWAS** (PAN- ACXPB1528R), (Aadhar No. : 530065632728), (Mobile No. : 9831840613), Son of Late Dinesh Chandra Biswas, by faith- Hindu, by occupation – Retired, By Nationality – Indian, permanently of 74A, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, PIN - 700032, District – South 24 Parganas, presently residing at 'Dakshinayan', Rear block, Flat No.

SL. NO. 269 DT 03/02/23

NAME Sanjoy Pandit (Duo)

ADDRESS Alipore Indran' Court

Nol-27

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Identified by me
Jay Sankar
o/o Jaydeb Sankar
o/o D/13/8 New Patuli
Kolkata-700099

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

07 FEB 2023

2A, 337, N. S. C. Bose Road, Tentultala, P.S. – Narendrapur, P.O. – Garia, Kolkata – 700084, 2) **SHRI SILADITYA BISWAS** (PAN-ADYPB6711C), (Aadhar No. : 964340948276), (Mobile No. : 8697041869), Son of Late Dinesh Chandra Biswas, by faith- Hindu, by occupation – Retired, By Nationality – Indian, residing at 74A, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, PIN - 700032, District – South 24 Parganas, 3) **SMT. JAYASREE BASU** (PAN- BBJPB7972D), (Aadhar No. : 253604444842), (Mobile No. 9830054780), Daughter of Late Dinesh Chandra Biswas, by faith- Hindu, by occupation – Retired, By Nationality – Indian, residing at 122A, Southern Avenue, P.O. – Sarat Bose Road, P.S. – Lake, PIN - 700029, District – South 24 Parganas, hereinafter collectively referred to and called to the **LAND OWNERS/PRINCIPAL** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, legal representatives, administrators and/or assigns) of the **FIRST PART**;

DO HEREBY SEND GREETINGS AND DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

S. R. ASSOCIATES (PAN – ADAFS6815L), a partnership firm duly incorporated under the Indian Partnership Act and having its office at 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, represented by it's Partners 1) **SRI SUNIL KUMAR DAS**, (PAN – ADLPD8395B), (Aadhaar No. 890558982145), (Mobile No. 7003397833), Son of Late Surendra Chandra Das, by faith- Hindu, by occupation- Business, of 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. –

Jadavpur, Kolkata – 700032, District- South 24 Parganas AND 2) **SMT. RESHMA DAS**, (PAN – AVPPD6507R), (Aadhaar No. 549246765462), (Mobile No. 9830445945), daughter of Late Asit Saha, by faith- Hindu, by occupation- Business, of 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, District- South 24 Parganas, hereinafter referred to and called as the **DEVELOPER/ATTORNEY** (which terms and expressions unless excluded by or repugnant to this context shall mean and include their heirs, assignee, legal representative, successors, executors, administrators) of the **SECOND PART**; as our true and lawful Attorney for us in our names, on our behalf to do inter alia amongst others the acts, deeds and things:

WHEREAS, we, the Principal herein are the absolute Owner of the property mentioned in the Schedule hereunder written ;

AND WHEREAS we, the PRINCIPAL herein as Landowners, for erecting of a multistoried building in our landed property mentioned in the Schedule hereunder already entered into an Agreement for Development with the said **S. R. ASSOCIATES** (PAN – ADAFS6815L), a partnership firm duly incorporated under the Indian Partnership Act and having its office at 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, represented by it's Partners 1) **SRI SUNIL KUMAR DAS**, (PAN – ADLPD8395B), (Aadhaar No. 890558982145), (Mobile No. 7003397833), Son of Late Surendra Chandra Das, by faith- Hindu, by occupation- Business, of 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, District- South 24 Parganas AND 2) **SMT. RESHMA DAS**, (PAN – AVPPD6507R), (Aadhaar No. 549246765462),

(Mobile No. 9830445945), daughter of Late Asit Saha, by faith- Hindu, by occupation- Business, of 74B, Ibrahimpur Road, P.O. – Jadavpur University, P.S. – Jadavpur, Kolkata – 700032, District- South 24 Parganas, hereinafter called as the DEVELOPER and the said Development Agreement was duly Registered in the office of DSR-III Alipore, South 24 Parganas and Recorded in Book No. I, Being Deed No. 1603016.84..... for the year 2023:

AND WHEREAS, We the PRINCIPAL herein do hereby nominate, empower, constitute and appoint the said Developer as our true and lawful Attorney to do and execute and perform or cause to be done executed or performed all or any of the acts, deeds and things :-

1. To hold and defend occupation as for construction and for other acts of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premise and every part thereof.
2. To demand, recover and receive, consideration, premium and/or rents, mesne profits, license fees, damages, electricity charges, service charges, corporation taxes and rates and all other sums or moneys receivable in respect of the said premises or any part thereof, any share or shares therein from the occupation, licenses, purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover, action, distress or otherwise to recover any sum

of money in arrear in respect of the said premises from all or any one of more of the occupants/licenses/purchasers of the said premises or any portion or portions thereof (Developer's Allocation only) and to raise bills and grant valid receipt and discharges thereof which shall fully exonerate the persons paying such money.



3. To pay all Rents & Taxes, Charges, Expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to insure any building thereon against loss or damages by fire and/or other risk as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
4. To enter upon the said premises and every part thereof as be desired to view that state or repairs thereof and to require any occupier/licensees/purchasers as a result of such view to remedy any want of repair abate any nuisance.
5. To enforce any covenant in any agreement, lease deed, sale deed, declaration and/or license or tenancy agreement or any other document/s relating to the said premises or any part thereof and if any right to re-enter arises in any manner under such covenants or under notice to quit them to exercise such rights, amongst others as per Development Agreement in respect of Developer's Allocation only.
6. To warn of and, prohibit and, if necessary, proceed against in due form of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps whether by

action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangements with the trespassers.

7. To appoint and terminate the appointment of architect and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alterations to any new or existing building/s or structure/s on the said premises or any portion/s thereof.
8. To sign, execute and submit the building plan/s, plumbing plans, sewerage plans, applications or undertaking, declarations and swear affidavit for and on our behalf before the Kolkata Municipal Corporation for Sanction of the Building Plan/s from the Kolkata Municipal Corporation and then to get sanction and delivery of the said Sanctioned Building Plan or any Modified Building Plan from the Kolkata Municipal Corporation and to do all necessary things and acts for the said purpose for our said property as our lawful Attorney to perform all acts including all legal Acts & Deeds and the Kolkata Municipal Corporation may accord Building Sanction on the basis of the signatures of our Constituted Attorney.
9. To appear before and execute all formalities to submit Plan before the Kolkata Municipal Corporation.
10. To pay all required fees for Sanction of the Building Plan/s including Principal and/or allocation and modification of Plan and to take delivery of the same and such other order/s and permission/s from the necessary authorities including the Kolkata Municipal Corporation as be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the

said premises and documents as be required by the necessary authorities.

11. To build upon the said property/premises mentioned in the Schedule hereunder by making construction of building/s thereon and for that to arrange as take down to demolish structure of whatsoever nature existing thereon or maybe constructed in future.
12. To apply for and obtain such certificate/s, permission/s and clearance/s including all required permission from the Govt. of West Bengal Housing Department, Income Tax Dept. Govt. of India including Clearance Certificate Under Section 230A of the Income Tax Act. and/or other law relating to Revenue and/or Land and/or Building as may be required for Execution and/Registration of any documents including sale and documents for transfer in respect of the property/premises mentioned in the Schedule hereunder and also to appear and sign and submit all papers and documents and make representation to the necessary authorities for getting such certificates and/or permissions.
13. To negotiate on Terms for and to agree and to sell the said space/s with flat/s and or proportionate land to be lying or situated with common space and/or car parking space/s/share etc. in the property mentioned in the Schedule hereunder except our/owner's allocation as mentioned in the Registered Development Agreement to any Purchaser or Purchaser either for space/s, proportionate share of land and/or super structure/s and/or flat/s at such price/s which our said Attorney in his absolute discretion shall think fit and proper.

14. To collect the maintenance charges and/or service charges and all other charges from the intending purchaser/s of flats as our said attorney shall think fit and proper.
15. To agree upon and to enter into any agreement or agreements with any party or parties, individual/firm/company for sale of the space/s with super structures and/or flats and/or proportionate share of land and/or to cancel and repudiate the same with the intending Purchaser or Purchasers except owners allocation as mentioned in the said Development Agreement. 
16. To receive from the intending Purchaser/s any advance and/or booking money and/or earnest money and/or the part of consideration money and also the balance of the consideration money and to give good valid receipt and discharges for the same which will protect the Purchaser or Purchasers without seeing the applications of the money in respect of the Developer's Allocation. 
17. Upon such receipt as aforesaid in our name and as we act and deed to sign and to execute and to deliver any conveyance or conveyances for the selling of proportionate share of land and/or flat/s, space/s, with super structures and/or the proposed flat/s, space/s and maintenance and easement right of the common areas of car parking space of the proposed selling of space/flat/proportionate share of land in favour of the Purchaser/s and/or his/her/their nominee/s, our said attorney also join as Developer/Vendor in the conveyance/s of the proposed sale if our said attorney received and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money

from the intending Purchaser or Purchasers in our name and the same be treated as receipt of use personally from the intending Purchaser or Purchasers save and except our allocation as mentioned in the Development Agreement made between the parties.

18. To sign and execute all other Deeds, Instruments and Assurance which our Attorney shall consider necessary and/or to enter into and/or agree to such covenant and conditions as may be required for fully and effectually conveying the said proportionate share of land, flat/s, space/s together with the easement right of the common passage as ourselves do personally present.
19. To prepare, sign, execute, submit, enter into, modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, deeds, contracts, agreement, conveyance, tenancy agreement, surrender deed, deed of cancellation, rectification deed, declaration, affidavit, consent application and other documents as may be required to execute or in connection with all or any of the powers herein contained including sale, tenancies and/or leave or license, permission of the said premises and every or any part thereof and the termination of all contracts, termination of right of occupancy user and/or enjoyment by any person/s whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement and further Supplementary Agreement if any.

20. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said premises in which we are m now or may hereafter be interested or connected and also of thought fit, give, evidence and compromise referred to arbitration abandon, submit to judgment or before non suited in any such action or proceedings as aforesaid before any Court, civil or criminal or revenue or BL& LRO including the Rent Controller, Forum, District Court and Small Causes Court.
21. To sign, declare, verify any affirmation, plaint, written statement, petition, consent petitions, affidavit, vokatatnama, warrant of attorney, memorandum of appeal or any other document or paper in any proceedings or in any way concerned with the legal proceedings in respect of the said premises or connected with any of the matters aforesaid.
22. To receive any payment and/or deposit all moneys including the Court Fees, Stamp Duty, Registration Fees, receive funds and to receive and grant valid receipts and discharges in respect thereof.
23. For the better and more effectually executing the powers or authorities aforesaid to retain an employee, solicitors, advocates and/or debt collecting or other agents.
24. To institute, conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part thereof and to receive compensation payable in respect thereof and also to grant valid receipts and discharges thereof.

25. To appear and represent me before all authorities make commitment and give undertakings as be required for all or any of the purpose herein contained.
26. To appear before the Kolkata Municipal Corporation and/or other Authorities regarding the Mutation and Tax Assessment or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
27. To registrar the building or buildings constructed on the said premises under the West Bengal Apartment Ownership Act. 1972.
28. To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Agreement for Sale and to exercise all our rights therein.
29. To appoint and terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities hereinabove contained.
30. This Power of Attorney shall be guided Under Section 202 to 208 of the Indian Contract Act as the Attorney and the Executants have jointly and couple of interest of money involved herein.

This Power is involved with bundle of interest and is created for valuable consideration. This Power will subsist so long the agreement referred to hereinabove subsists until the contract is rescinded upon violation of breach of contract on the part of the developer being established.

AND GENERALLY to do all Acts, Deeds and things concerning the said premises or any part thereof for better exercise of the authorities herein contained which we could have lawfully done under our own hand and seal, if personally, present.

AND we, do hereby agree and undertake to ratify and confirm all such acts, deeds and things lawfully done by the said Attorney, which shall be construed as acts, deeds and things done by us to all intents and purposes as if we are present even notwithstanding the fact that no special power in that behalf is contained in this presence.

SCHEDULE OF THE PROPERTY
(ABOVE REFERRED TO)

ALL THAT piece and parcel of Total Land measuring 3 **Katha 9 Chittak 18 sq. ft.** within District – South 24 Parganas, P.S. – Jadavpur, ADSR – Alipore, Pargana – Khaspur, R.S. No. 10, District Collector's Touzi No. 244, Mouza – Ibrahimpur, J.L. No. 36, Dag Nos. 260, 261 under Khatian Nos. 212, within **Kolkata Municipal Corporation Premises No. 74A, Ibrahimpur Road, Ward No. 096, Kolkata - 700032,** along with Two storied dilapidated residential structure measuring 750 sq. ft. on each floor butted and bounded by:

On the North : By KMC Premises No. 74C, Ibrahimpur Road;

On the South : By KMC Premises No. 74/1, Ibrahimpur Road ;

On the East : By KMC Premises No. 82A, Ibrahimpur Road;

On the West : By 18 ft. wide Common Passage (Ibrahimpur Road);

IN WITNESSES WHEREOF, we the Principal and the Executor herein do hereby subscribe our hands, seals and signatures on the 7th day of February..... 2023.

SIGNED AND DELIVERED

In the presence of:-

WITNESSES:

1.

Sabyasachi Das
74B Ibrahimpur Road
Jadavpur Kol-700032

Shivaji Bhowmik
52/20/4a JSK Road

Jayashree Basu

(Signatures of the Principal)

2.

S. R. Basu
122A, Southern Avenue
Kolkata 700029

Accepted by us:

S. R. ASSOCIATES

Sunil Kumar Das
Partners

S. R. ASSOCIATES

Vishnu Das

(Signature of the Attorney)

Drafted by:-

Sajin Pandit

ADVOCATE

Alipore Judges Court, Kol-27

Enrl. No. WB-220/2006

PH : 9836073293 (M)

PHOTOGRAPH WITH FINGER IMPRESSIONS



LEFT

RIGHT

Thumb

First

Middle

Ring

Small



Shivaji Biswas

NAME SHIVAJI BISWAS

SIGNATURE

Shivaji Biswas



LEFT

RIGHT

Thumb

First

Middle

Ring

Small



62/19

NAME SILADITYA BISWAS

SIGNATURE

Siladitya Biswas



LEFT

RIGHT

Thumb

First

Middle

Ring

Small



Jayasree Basu

NAME JAYASREE BASU

SIGNATURE

Jayasree Basu

PHOTOGRAPH WITH FINGER IMPRESSIONS

Thumb

First

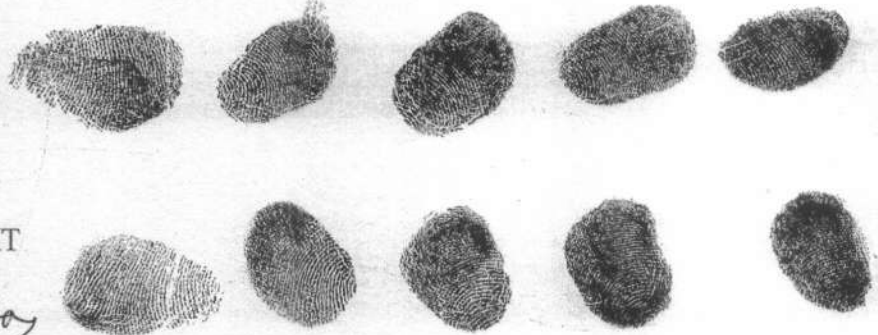
Middle

Ring

Small

LEFT

RIGHT



NAME SUNIL KUMAR DAS

SIGNATURE Sunil Kumar Das

Thumb

First

Middle

Ring

Small

LEFT

RIGHT



NAME RESHMA DAS

SIGNATURE Reshma Das

Thumb

First

Middle

Ring

Small

LEFT

RIGHT



NAME

SIGNATURE

PB-2020120385825 Issue dt: 22/04/2012			
Name		JOY SARKAR	
S/D/W of		JAYDEE SARKAR	
Blood Gr. U		D.O.B. 27/05/1981	
Address: B-120, NEW PATULA, KANAKAPALLY DISTRICT PURA, PS- PATULA SIKKATA, PIN-751001			
Authorized to Drive Throughout India			
N.T.	22/04/2012	NCYC	23/04/2012
Trans		Holder's name	
Aplic		L. Authority	
DD/DTM		DD/DTM	

Major Information of the Deed

Deed No :	I-1603-01691/2023	Date of Registration	07/02/2023
Query No / Year	1603-8000328040/2023	Office where deed is registered	
Query Date	07/02/2023 1:06:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY PANDIT Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836073293, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 83,74,049/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301684/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 74A, , Ward No: 096 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	3 Katha 9 Chatak 18 Sq Ft	1/-	73,61,549/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				5.9194Dec	1 /-	73,61,549 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	10,12,500 /-	

Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SHIVAJI BISWAS Son of Late Dinesh Chandra Biswas Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	07/02/2023	LTI 07/02/2023	07/02/2023	
Dakshinayan, Block/Sector: Rear Block, Flat No: 2A, 337, N.S.C Bose Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx8R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office				
2	Name Shri SILADITYA BISWAS Son of Late Dinesh Chandra Biswas Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	07/02/2023	LTI 07/02/2023	07/02/2023	
74A, Ibrahimpur Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx1C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office				
3	Name Smt JAYASREE BASU Daughter of Late Dinesh Chandra Biswas Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	07/02/2023	LTI 07/02/2023	07/02/2023	
Southern Avenue, 122A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: BBxxxxxx2D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	S R ASSOCIATES Ibrahimpur Road, 74B, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas West Bengal, India, PIN:- 700032 , PAN No.:: ADxxxxxx5L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUNIL KUMAR DAS Son of Late SURENDRA Chandra Das Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Feb 7 2023 1:19PM	LTI 07/02/2023	07/02/2023
74B, Ibrahimpur Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5B,Aadhaar No Not Provided Status : Representative, Representative of : S R ASSOCIATES				
2	Name Smt RESHMA DAS (Presentant) Daughter of Late Asit Saha Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Feb 7 2023 1:22PM	LTI 07/02/2023	07/02/2023
74B, Ibrahimpur Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx7R,Aadhaar No Not Provided Status : Representative, Representative of : S R ASSOCIATES				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JOY SARKAR Son of Mr. JOYDEB SARKAR D/13/3, NEW PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700094			
07/02/2023	07/02/2023	07/02/2023	
Identifier Of Shri SHIVAJI BISWAS, Shri SILADITYA BISWAS, Smt JAYASREE BASU, Shri SUNIL KUMAR DAS, Smt RESHMA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SHIVAJI BISWAS	S R ASSOCIATES-1.97312 Dec
2	Shri SILADITYA BISWAS	S R ASSOCIATES-1.97312 Dec
3	Smt JAYASREE BASU	S R ASSOCIATES-1.97312 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SHIVAJI BISWAS	S R ASSOCIATES-500.00000000 Sq Ft
2	Shri SILADITYA BISWAS	S R ASSOCIATES-500.00000000 Sq Ft
3	Smt JAYASREE BASU	S R ASSOCIATES-500.00000000 Sq Ft

On 07-02-2023

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

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

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

Presented for registration at 13:09 hrs on 07-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt RESHMA DAS ,

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 83,74,049/-

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

Execution is admitted on 07/02/2023 by 1. Shri SHIVAJI BISWAS, Son of Late Dinesh Chandra Biswas, Dakshinayan, Sector: Rear Block, Flat No: 2A, 337, Road: N.S.C Bose Road, , P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Shri SILADITYA BISWAS, Son of Late Dinesh Chandra Biswas, 74A, Road: Ibrahimpur Road, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 3. Smt JAYASREE BASU, Daughter of Late Dinesh Chandra Biswas, Southern Avenue, 122A, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Mr JOY SARKAR, , , Son of Mr JOYDEB SARKAR, D/13/3, NEW PATULI, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Others

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

Execution is admitted on 07-02-2023 by Shri SUNIL KUMAR DAS,

Indetified by Mr JOY SARKAR, , , Son of Mr JOYDEB SARKAR, D/13/3, NEW PATULI, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Others

Execution is admitted on 07-02-2023 by Smt RESHMA DAS,

Indetified by Mr JOY SARKAR, , , Son of Mr JOYDEB SARKAR, D/13/3, NEW PATULI, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 269, Amount: Rs.100.00/-, Date of Purchase: 03/02/2023, Vendor name: T K Purkayastha



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 58728 to 58750

being No 160301691 for the year 2023.



Shan

Digitally signed by Debasish Dhar
Date: 2023.02.08 11:15:38 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/08 11:15:38 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)