

2295/23

I-2258/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 825793

Certified that the document is submitted to
 the Registrar of the District Sub-Registrar-III
 Alipore, South 24-parganas

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

16 FEB 2023

DEVELOPMENT POWER OF ATTORNEY**[After Registration of Development Agreement]**

KNOW ALL MEN BY THESE PRESENTS We, [1] **SMT REKHA PAUL** (PAN: AFYPP8212L) (Aadhaar No.8019 7403 0086) wife of Sri Panchanan Pal, by Faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 40A, Baikuntha Ghosh Road, P.O. Kasba, P.S. Kasba, Kolkata – 700 042 and [2] **SMT SULATA PAL** (PAN: ANWPP6135A) (Aadhaar No.4941 3096 7143) wife of Sri Debu Pal, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 110/A, Kumar Para Lane, P.O. Kasba, P.S. Kasba, Kolkata – 700 042, **SEND GREETINGS.**

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WHEREAS one Balaram Paul since deceased son of Late Gopal Chandra Paul was the Owner of **ALL THAT** piece and parcel of a plot of land measuring 3(Three) Cottahs 2(Two) Chittaks and 25(Twenty Five) sq. ft. be the same a little more or less, which lying and situates at and comprised in Dag No.309 under Khatian No.81 in Mouza – Godsa, J.L. No.17, Touzi No.1298/2833, then Holding No.210, P.S. Kasba, being Municipal Premises No.110, Kumarpara Lane, Kolkata – 700 042, now within the local limits of the Kolkata Municipal Corporation under Ward No.091, registering jurisdiction A.D.S.R. Sealdah, in the District of South 24 Parganas.

AND WHEREAS the aforesaid Owner Balaram Paul made and executed a registered Trust Deed or Settlement Deed, where he mentioned after his death and also death of his wife Prafulla Paul the said Trust Deed or Settlement Deed shall be ended and the aforesaid property shall in favour (ownership) of his two sons Sri Panchanan Pal and Sri Debu Pal which was executed on 24.12.1975, registered at the office at Alipore and recorded in Book No.I, Volume No.12, Pages 27 to 30, Being No.61 for the year 1976.

AND WHEREAS the said Balaram Paul died on 06.08.1991 and his wife Prafulla Paul died on 09.01.2016.

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AND WHEREAS after demise of Balaram Paul and Prafulla Paul and according to the terms and conditions of the aforesaid registered Trust Deed or Settlement Deed, the said Sri Panchanan Pal and Sri Debu Pal become the joint Owners as 50% each of the aforesaid plot of land measuring 3(Three) Cottahs 2(Two) Chittaks and 25(Twenty Five) sq. ft. be the same a little more or less alongwith One Storied building measuring 700 (Seven Hundred) sq. ft. be the same a little more or less and thereafter they have mutated their aforesaid property in their names in the record of the Kolkata Municipal Corporation and the said authority of the Kolkata Municipal Corporation recorded their names in their mutation books and allotted them the Premises No.110A, Kumarpara Lane, Kolkata – 700 042 under Ward No.091, being Assessee No.210911001627.

AND WHEREAS the said Sri Panchanan Pal and Sri Debu Pal therein the Donors gifted to Gift to their Wife and Sister-in-Law Smt Rekha Paul (wife of Sri Panchanan Pal) and Smt Sulata Pal (wife of Sri Debu Pal) therein the Donees (Sri Panchanan Pal as Donor gift his 50% share of aforesaid property in favour of his wife Smt Rekha Paul and Sister-in-Law Smt Sulata Pal and Sri Debu Pal as Donor gift his 50% share of the aforesaid property in favour of his wife Smt Sulata Pal and Sister-in-Law Smt Rekha Paul) **ALL THAT** piece or parcel of a plot of land measuring 3(Three) Cottahs 2(Two) Chittaks and 25(Twenty Five) sq. ft. be the

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same a little more or less along with One Storied building measuring 700 (Seven Hundred) sq. ft. be the same a little more or less, lying and situates at and comprised in Dag No.309 under Khatian No.81 in Mouza – Godsa, J.L. No.17, Touzi No.1298/2833, P.S. Kasba, being Municipal Premises No.110A, Kumarpara Lane, Kolkata – 700 042, within the local limits of the Kolkata Municipal Corporation under Ward No.091, registering jurisdiction A.D.S.R. Sealdah, in the District of South 24 Parganas, by a registered Gift Deed which was executed on 08.07.2022, registered at the office of A.D.S.R. Sealdah, South 24 Parganas and recorded in Book No.I, Volume No.1606-2022, Pages from 112786 to 112807, Being No.160603415 for the year 2022.

AND WHEREAS the said Smt Rekha Paul and Smt Sulata Pal are the Owners of the aforesaid property by way of the abovesaid Gift and thereafter they mutated the aforesaid property in their names in the record of the Kolkata Municipal Corporation and the said authority recorded their names in their mutation books and allotted them the Premises No.110A, Kumarpara Lane, Kolkata – 700 042 under K.M.C. Ward No.091, which is morefully described in the Schedule "A" hereunder written and free from all encumbrances.

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AND WHEREAS we have been seized and possessed of or otherwise well and sufficiently entitled to as the absolute Owners in respect of all that piece and parcel of land measuring of an area of land 3(Three) Cottahs 2(Two) Chittaks and 25(Twenty Five) square feet more or less, lying and situates at and comprised in Municipal Premises No.110A, Kumarpara Lane, P.S. Kasba, Kolkata – 700 042, within the jurisdiction of Sub – Registry office Sealdah, within the District of South 24 Parganas and Ward No.091, within the Kolkata Municipal Corporation, which is more fully and specifically described in the Schedule herein below free from all encumbrances, charges, liens, attachments lispensens.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule below property, we have decided to develop the said Schedule below property being, **ALL THAT PIECE AND PARCEL OF LAND** measuring 3(Three) Cottahs 2(Two) Chittaks and 25(Twenty Five) square feet of land be the same or a little more or less, which is more fully and specifically described in the Schedule hereunder and hereinafter referred to as the **SAID PROPERTY** by constructing a multi storied building thereon consisting of several flat / flats, car parking space / Apartments.

AND WHEREAS for the said Development we have neither financial resources and time to arrange for or to take effective steps to arrange new construction on the aforesaid Schedule property.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule property, we have decided to develop the same through any recognized Developer / Promoter and accordingly we have entered into a registered Development Agreement vide Deed No.1606.9.22.5.1 for the year 2023 with **M/S. STAR CONSTRUCTION** a Proprietorship Firm, having its office at 140A, Swinhoe Lane, P.O. Kasba, P.S. Kasba, Kolkata – 700 042, represented by its **Proprietor SMT TUMPA RAJBANGSHI** (PAN: BZMPR0330Q) (Aadhaar No.2983 8651 3661) daughter of Sri Dayal Rajbangshi, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at Indira Nagar, Block – 1, P.O. Sodepur, P.S. Khardah, Kolkata – 700 110, as our true and lawful Attorney for us and our behalf to do, perform, execute and exercise or any of such or several acts, deeds, power and authority, matter and things for proposed constructions on the aforesaid property more fully and specifically described in the Schedule property herein below and to sell the respective flats, car parking spaces and / or apartments of the proposed building under Developer's Allocation to the intending purchaser or purchasers only after handing over to the Owners Smt Rekha Paul and Smt Sulata Pal.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT We,
[1] **SMT REKHA PAUL** (PAN: AFYPP8212L) (Aadhaar No.8019 7403 0086) wife of Sri Panchanan Pal, by faith – Hindu, by occupation – Housewife,

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by Nationality – Indian, residing at 40A, Baikuntha Ghosh Road, P.O. Kasba, P.S. Kasba, Kolkata – 700 042 and [2] **SMT SULATA PAL** (PAN: ANWPP6135A) (Aadhaar No.4941 3096 7143) wife of Sri Debu Pal, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 110/A, Kumar Para Lane, P.O. Kasba, P.S. Kasba, Kolkata – 700 042, do appoint **SMT TUMPA RAJBANGSHI** (PAN: BZMPR0330Q) (Aadhaar No.2983 8651 3661) daughter of Sri Dayal Rajbangshi, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at Indira Nagar, Block – 1, P.O. Sodepur, P.S. Khardah, Kolkata – 700 110 **Proprietor** of **M/S. STAR CONSTRUCTION** of 140A, Swinhoe Lane, P.O. Kasba, P.S. Kasba, Kolkata – 700 042, as our true and lawful Attorney for us to Act jointly and severally and in our names and to perform execute all or any of the several acts, deeds, powers, authorities, matter and things hereinafter mentioned: -

[1] To work, manage, control and supervise the management of all and administer the landed properties belonging to me mentioned in the Schedule below and to develop the same in any nature whatsoever as may be necessary for the purpose of construction of the said proposed multi storied building with lift thereon for commercial / residential purpose in the said property.

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[2] To construct proposed multi storied ownership building with lift on the schedule mentioned land at the cost of our said Attorney and for that purpose our said Attorney can engage Architects, Lawyers, Engineers, Building Contractors, Plumbing and Sanitary Contractors, Accountants, Supervisors and other employees according to the needs as may be necessary from time to time.

[3] To construct the said proposed multi storied building with lift as per on and design prepared by the Architect Engineer appointed by the Developer on our Schedule mentioned land after demolition of existing structure thereon.

[4] To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and out goings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement.

[5] To deal and correspond with the Municipal Authority or any other authority including all its Department or any officers or Authorities concerned regarding the building plan in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.

[a] To apply for or obtain sanction, revalidation with further alteration or addition or modification as our said Attorney may require.

[b] To deal with the Assessment Department of the Municipal Corporation and to get the assessment from the Municipal Corporation of the said property.

[6] To deal with the correspondence with the Calcutta Electrical Supply Corporation or any other Authority for obtaining Electric connections and to put up and supply of electricity to the buildings that may be constructed on the said property and for this purpose to sign all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities for the purpose of development of the aforesaid property.

[7] To commence, carry out and complete and / or cause to be commenced and completed construction work at their entire cost on the said property in accordance with the sanctioned plan / plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the KMC and / or any other competent Authority or Authorities for the time being are strictly obtained.

[8] To apply for refund or deposits made or to be made with the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation / State Electricity Board and other concerned authorities and receive the said refunds.

[9] To pay remunerations of all persons and organizations to be appointed for the purpose of said proposed multi storied building with lift from the fund of our said Attorney.

-:: [10] ::-

[10] To make payment of all materials to be purchased for the said construction of the said proposed multi storied building with lift from our Attorneys' own fund.

[11] To apply for sanction of permits and Licence as may be necessary for the purpose of construction of said proposed multi storied building with lift and also to get sanction of the Building plan in favour of us duly signed by us or our said Attorney.

[12] To sell, convey or transfer all or any of the complete flat in the said proposed multi storied building with lift to be constructed on our schedule mentioned land along with right title and interest thereto to any person / persons for any consideration whatsoever except the area of Owners' portion which should be handed over to the Owner in complete condition in all respect.

[13] To execute any agreement for sale and / or to present any document for registration of the flat, garage to any intending purchaser from the Developers' share of allocation of the aforesaid purpose or purposes and to cause to be stamped, registered or authenticated as the case may be and present for any document whether by us or in favour of the intending purchaser / purchasers and admit the same and registration thereof excepting the Owners' portion.

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[14] To swear affidavit in any Court of law or before any Magistrate, Notary Public or before any authority empowered to administer oath and to apply before the Competent authority under the Land Ceiling and Regulation Act, if required, and to apply before the Income Tax Officer for Income Tax clearance certificate for sale of the flat to be constructed in the said ownership multi storied building with lift on our behalf.

[15] To receive or agree to receive the consideration money for the sale of the said flat/s from the intending Purchaser or Purchasers. To enter into any agreement for any kind of transfer, by nature or mortgage, sale taking loan from any other financial institute against their allocation or whatsoever nature either in part or in full portion of Developers' share and execute all such necessary papers records and documents in our behalf only except the Owners' allocated share.

[16] To appear before any Sub-Registrar officer, District Registrar officer, Registrar of Assurance Calcutta or any where as required for the purpose of sale transaction of the said ownership flat, to sell and execute the deed of conveyance of the Developers' allocation portion to the prospective buyers of the flat/s on our behalf after giving allocation to the Owners but they shall execute and register the agreement for sale in favour of any intending Purchaser/s on behalf of us only for Developers' share of allocation, if necessary.

-:: [12] ::-

[17] To cause mutation where necessary, effected in the Revenue, Record, Municipality, the Kolkata Municipal Corporation or other local authority or other Agents to effectuate the aforesaid purposes.

[18] To deliver possession of the flat/s to intending purchasers as well as Original Owners' of the said property.

[19] To represent on my behalf to carry on correspondences with all the Government officers, Lawful Authorities, Local Bodies, Kolkata Municipal Corporation, Registration officers, Courts, Tribunals and other Forums for perusing vindicating and defending my right and claim in connection with the development of the mentioned property.

[20] To invite applications from the intending Purchasers of the flats to be constructed on our schedule mentioned property and take advance as earnest money from the Purchaser/s in respect of the flats to be constructed of Developers' share only and to sign all the relevant papers and documents on our behalf without any kind of damages of us.

[21] To arrange publicity for selling the constructing flats on our behalf through the leading News Papers and / or through any other medium our said Attorney may think fit and proper in respect of Developers' allocation only.

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[22] In connection with all relating to the said property to take action against persons or occupiers etc. If any, in any court to represent me in any Court of Law and to sign all applications, complaints, written statements, affidavits, review, appeal petitions on our behalf from time to time be found necessary, proper and / or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intends and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign Vakalatnama and / or authorization on our behalf, but at their entire risk and as to costs.

[23] To make applications to the authorities of the Kolkata Municipal Corporation for making availability of water connection, drainage / sewerage connection, electricity and also boundary declaration, K.M.C. Gift / declaration, affidavit etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

[24] To make application and appear to the authority of B.L. & L.R.O. for record, mutation and conversion our below schedule property by our said Attorney and sign all necessary papers and documents for the same on behalf of us.

[25] All charges and expenses of and incidental to any act, Deed matter or thing done or caused to be done by our said Attorney in exercise of any power or powers herein contents shall be borne and paid and provided for by our said Attorney alone and we shall not be responsible for the same and the said Attorney shall indemnify and keep indemnified our estate and effects from and against the payments of the aforesaid costs, charges, that may have to be paid by our Attorney doing or causing to be done any act, Deed, matter or thing by virtue of these presents.

[26] To do any act, Deed or thing, as our said Attorney may deem fit and proper and necessary in the best interest of me and in best interest of the said property.

[27] To sign, transfer forms, documents and writing for transferring the property in the records of Government or Municipal Authorities and other public Authorities and to do all other acts in connection therewith.

[28] And generally to do and caused to be done all acts, Deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of flats, car parking spaces and enjoyment and the development of the said property, as apply and effectual as we could have personally done.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of land measuring 3(Three) Cottahs 2(Two) Chittaks and 25(Twenty Five) sq. ft. be the same a little more or less along with One Storied building measuring 700 (Seven Hundred) sq. ft. be the same a little more or less, lying and situates at and comprised in Dag No.309 under Khatian No.81 in Mouza – Godsa, J.L. No.17, Touzi No.1298/2833, P.S. Kasba, being Municipal Premises No.110A, Kumarpara Lane, Kolkata – 700 042, within the local limits of the Kolkata Municipal Corporation under Ward No.091, registering jurisdiction A.D.S.R. Sealdah, in the District of South 24 Parganas, being Assessee No.210911001627, butted and bounded by:

ON THE NORTH	::	BY PREMISES NO.110, KUMAR PARA LANE, KOLKATA – 700 042 ;
ON THE SOUTH	::	BY COMMON PASSAGE OF PREMISES NO.110 & 111, KUMAR PARA LANE ;
ON THE EAST	::	BY COMMON PASSAGE OF PREMISES NO.110 & 111, KUMAR PARA LANE ;
ON THE WEST	::	BY KUMAR PARA LANE K.M.C. ROAD 17' (APPROX) ;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easements rights and ingress and every part thereof.

IN WITNESS WHEREOF we have hereunto set and subscribed our hand on the

16th day of February 2023.

SIGNED SEALED AND DELIVERED
At Kolkata in the presence of:

[1] Bonanto Das
42 S. Roy Road
Kel - 39

1. Rekha Paul.

2. Sulata Pal

SIGNATURE OF THE EXECUTANT

[2] Tara Das
30A Tulzala Road
Kel Kett 39.

I Accept the Power

Tampa / Raybari
Signature of the Constituted Attorney

Drafted by:

Arabinda Dhan Das
Advocate

MR. ARABINDA DHAN DAS, ADVOCATE
HIGH COURT, KOLKATA
Enrl. No.WB/1083/81

Major Information of the Deed

No.	I-1603-02258/2023	Date of Registration	16/02/2023
Year No / Year	1603-8000419997/2023	Office where deed is registered	
Deed Date	16/02/2023 11:03:09 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ARABINDA DHAN DAS Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830662396, 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. 79,37,343/-		
Stamp duty 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]:- 160302251/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kumar Para Lane, , Premises No: 110A, , Ward No: 091 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 2 Chatak 25 Sq Ft	1/-	74,64,843/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				5.2135Dec	1 /-	74,64,843 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	4,72,500 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Rekha Paul Wife of Shri Panchanan Pal Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
16/02/2023	LTI 16/02/2023	16/02/2023	

40A, Baikuntha Ghosh Road, Kolkata, City:- , P.O:- Kasba, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: afxxxxxx2l, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023
, Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Sulata Pal Wife of Shri Debu Pal Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
16/02/2023	LTI 16/02/2023	16/02/2023	

110/A, Kumar Para Lane, Kolkata, City:- , P.O:- Kasba, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: anxxxxxx5a, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023
, Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Star Construction 140A, Swinhoe Lane, Kolkata, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.: bzxxxxxx0q, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Tumpa Rajbangshi (Presentant) Daughter of Shri Dayal Rajbangshi Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office			
Feb 16 2023 11:26AM	LTI 16/02/2023	16/02/2023	
Indira Nagar, Kolkata, Block/Sector: 1, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bzxxxxxx0q, Aadhaar No Not Provided Status : Representative, Representative of : Star Construction (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prosanta Atta Son of Late Ajit Kumar Atta 47, Sreedhar Roy Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039			
16/02/2023	16/02/2023	16/02/2023	
Identifier Of Smt Rekha Paul, Smt Sulata Pal, Smt Tumpa Rajbangshi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Rekha Paul	Star Construction-2.60677 Dec
2	Smt Sulata Pal	Star Construction-2.60677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Rekha Paul	Star Construction-350.00000000 Sq Ft
2	Smt Sulata Pal	Star Construction-350.00000000 Sq Ft

Endorsement For Deed Number : I - 160302258 / 2023

16-02-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:05 hrs on 16-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Tumpa Rajbangshi .

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 79,37,343/-

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

Execution is admitted on 16/02/2023 by 1. Smt Rekha Paul, Wife of Shri Panchanan Pal, 40A, Baikuntha Ghosh Road, Kolkata, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Smt Sulata Pal, Wife of Shri Debu Pal, 110/A, Kumar Para Lane, Kolkata, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife Identified by Mr Prosanta Atta, , Son of Late Ajit Kumar Atta, 47, Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

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

Execution is admitted on 16-02-2023 by Smt Tumpa Rajbangshi, Proprietor, Star Construction, 140A, Swinhoe Lane, Kolkata, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Identified by Mr Prosanta Atta, , Son of Late Ajit Kumar Atta, 47, Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

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 405, Amount: Rs.100.00/-, Date of Purchase: 01/08/2022, Vendor name: Subhankar Das



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 86071 to 86094

being No 160302258 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.02.24 11:13:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/24 11:13:23 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)