

000 571/2024

D-0529/2024



पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

AR 531484

Dist. Sub-Registrar-1
Alipore, South 24 Parganas

13 MAR 2024

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM BY THESE PRESENTS THAT I SRI. BIPLAB KUMAR MAJUMDER (having PAN ADWPM7724J and Aadhaar No. 53182401-5063)(Mob no. 9477516033), Son of Late Rajendra Nath Majumder, by faith Hindu, all by occupation retired, by nationality Indian, residing at Premise No. 22B, Bose Pukur Road, Police Station- Kasba, Kolkata - 700042, hereinafter called and referred to as the **PRINCIPAL**,
SEND GREETINGS.

Taj Mahal

1:40p
13/03/24
6-81704869/24

Biplab Kumar Majumder

12 MAR 2024

22218

No.....Rs. 100/- Date.....

Name : A.S. Confectionery

Address : 885 Anandapur, Anandapur

Vendor : Alipore Collectorate, 24 Pgs. (South) Kol-107

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Lakshmi Nalla Chakrabarti
50 Kote Nalipadri Nalla
Chakrabarti

B/26, Tagore Park

KOL - 700 89

P.O. Rajdola

P.S. Kasba

Business



District Sub-Registrar-I
Alipore, South 24 Parganas

13 MAR 2024

WHEREAS one Sarojini Debi and Birojini Debi has been the owner of all the piece and parcel of lands lying and situated at Mouza -Kasba, C.S Plot no. 843 and 845, Khatian no- 1209. J.L No. 13 ward no 91 having premises no 149/4 Banku Behari Chatterjee Road , Kasba , Kolkata-700042.

AND WHEREAS One Mina Gupta purchased all the piece and parcel of land measuring about 04 Cottah 07 Chittaks 36 Square feet lying and situated at Mouza- Kasba , C.S Plot no 843 and 845 , Khatian no 1209 , J.L no 13, ward no 91, Police Station -Kasba, having premises no 149/4 B.B. Chatterjee Road, Kasba , Kolkata-700042 which is more fully described in Schedule A here under in the year 1961 from its erstwhile owner Sarojini Devi and Berojini Devi and such deed of sale was registered in the office of the S.R Alipore and entered in Book no. 01 , Volume no. 38 , pages 144 to 151 being numbered 1861.

AND WHEEREAS the said Mina Gupta since deceased after purchasing the property as mentioned here in above and having possession of the same mutated her name in the office of the KMC and enjoyed the suit property till her demise on 15/06/1993.

Tay Chatterjee

AND WHEREAS the said Mina Gupta during possession of the said suit property died intestate on 15.06.1993 . As the said Mina Gupta since deceased was a spinster , the property as referred here in above thus devolved upon his brother Prasun Gupta who became the absolute owner of the property as described in Schedule A here under.

AND WHEREAS the erstwhile owners of the property has also filed a Title Suit no. 157 of 2005 for Declaration and Permanent Injunction in the Court of the Learned 6th Civil Judge (Junior Division) at Alipore against Subhas Paul and others. The said suit coming for final hearing on 17.01.2006 , 18.01.2006 , 19.01.2006 and 20.01.2006 in the Court of the Learned 6th Civil Judge (Junior Division) at Alipore on 27th Day of January , 2006 and the Learned Judge was pleased to deliver judgment in favour of the said Prasun Gupta restraining the Defendants and their men and agents from interfering with his the peaceful possession over the of the Schedule A property.

AND WHEREAS during possession of the said Schedule A property the said Prasun Gupta executed a Deed of Gift in favour of the party of the FIRST PART herein namely Biplab Majumder of 22B Bosepukur Road, Kolkata - 700 042 who duly accepted the said deed of gift and the same

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was registered before the office of the D.S.R III at Alipore on 11.08.2009 which was entered in Book no. 01 , CD Volume no. 21 , pages from 41 to 62 being numbered as 05097 for the year 2009 and till then the OWNER is in exclusive possession of the suit property which is situated under P.S - Kasba , Mouza - Kasba, C.S Plot no. 843 and 845 , Khatian no. 1209 , J.L no. 13, KMC Ward no. 93, Kolkata - 700 042 in the District of South 24, premises no 149/4 B.B Chatterjee Road , Kasba , Kolkata-700042 .

AND WHEREAS the party of the FIRST PART in in excusive possession of the property as described in Schedule A here under since 11.08.2009 and marinating the same with proper care and protection.

AND WHEREAS after getting the aforesaid land Sri. Biplab Kumar Majumdar recorded and mutated his name in the records of the Kolkata Municipal Corporation vide Assessee No. 210910300313.

AND WHEREAS the owners of the first part now intends to develop her share in the Schedule "A" property hereunder for the betterment and convenience and due to paucity of funds they is in search of suitable developer and proposed to the

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developer herein for development of the Schedule "A" property hereunder who agreed to develop the same.

AND WHEREAS the party of the First Part is the joint owners has got no such expertise for construction of any Building and for that he has decided to develop his property through a competent Developer, who has enough credential in the arena of Development.

AND WHEREAS with a view to develop the below schedule property through a reputed Developer and upon hearing the **A.S CONSTRUCTION** (PAN:ABZFM6079P) partnership firm having its principal office at 885, Anandapur, Police Station- Anandapur, Ward No. 108, Kolkata- 700107, herein represented by its two Partners **SRI. JOY NASKAR** (PAN: APLPN2630R, Aadhaar No.7319-8959-2183) son of Samir Naskar, by faith Hindu, by occupation business residing at the premises, no. 121, Swinhoe Lane, Police Station- Kasba, Kolkata-700042 and **SRI SOURAV CHAKRABARTY** (PAN: BALPC8615B, Aadhaar No. 3194-2662-4010), Son of Rabindra Nath Chakrabarty by faith hindu, by occupation business residing at the Premises No. 26B Tagore Park, Near Tagore Park Club, Police Station- Tiljala, Kolkata-700 039, the Developer herein has agreed to develop and/or construct a 3

storied residential building in the below schedule property, as per the sanction plan.

AND WHEREAS We the Principal/ Owner have entered into an Registered agreement dated ...^{13th} March, 2024, with **A.S CONSTRUCTION** (PAN: ABZFM6079P) partnership firm having its principal office at 885, Anandapur, Police Station- Anandapur, Ward No. 108, Kolkata- 700107, herein represented by its two Partners **SRI. JOY NASKAR** (PAN: APLPN2630R, Aadhaar No.7319-8959-2183)(Mob No. 8777853233) son of Samir Naskar, by faith Hindu, by occupation business residing at the premises no. 121, Swin Hoe Lane, Police Station- Kasba, Kolkata-700042 and **SRI SOURAV CHAKRABARTY** (PAN: BALPC8615B, Aadhaar No. 3194-2662-4010)(Mob no. 7686907453), Son of Rabindra Nath Chakrabarty by faith hindu, by occupation business residing at the Premises No. 26B Tagore Park, Near Tagore Park Club, Police Station- Tiljala, Kolkata-700 039,hereinafter called and referred as DEVELOPER/ PROMOTER for developing the said premises with a right to construct a residential building as per building plan within the limit of Kolkata Municipal Corporation, through a Developer, the details of the same more particularly described in the Schedule written herein below with such terms and conditions

as clearly written therein. The said registered agreement was registered in the office of the D.S. R- 1..... At Alipore and it was recorded in its Book No. I..... Being no. 0526..... pages For the year 2024.

AND WHEREAS in pursuance of the aforesaid agreement entered into by and between me named therein as owner of the One Part and **A.S CONSTRUCTION** (PAN: ABZF6079P) partnership firm having its principal office at 885, Anandapur, Police Station- Anandapur, Ward No. 108, Kolkata- 700107, herein represented by its two Partners **SRI. JOY NASKAR** (PAN: APLPN2630R, Aadhaar No.7319-8959-2183) son of Samir Naskar, by faith Hindu, by occupation business residing at the premises no. 121, Swin Hoe Lane, Police Station- Kasba, Kolkata-700042 and **SRI SOURAV CHAKRABARTY** (PAN: BALPC8615B, Aadhaar No. 3194-2662-4010), Son of Rabindra Nath Chakrabarty by faith hindu, by occupation business residing at the Premises No. 26B Tagore Park, Near Tagore Park Club, Police Station- Tiljala, Kolkata-700 039, mentioned therein as Developers/ Promoters of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for me to appoint an agent to look after all my affairs during my absence.

Jay Chakrabarty

NOW KNOW BY THESE PRESENTS I , **SRI. BIPLAB KUMAR MAJUMDAR** (having PAN ADWPM7724J and Aadhaar No. 53182401-5063), Son of Late Rajendra Nath Majumder, by faith Hindu, all by occupation retired, by nationality Indian, residing at Premise No. 22B, Bose Pukur Road, Police Station- Kasba, Kolkata - 700042 , do hereby nominate and appoint **A.S CONSTRUCTION** (PAN: ABZFM6079P) partnership firm having its principal office at 885, Anandapur, Police Station- Anandapur, Ward No. 108, Kolkata- 700107, herein represented by its two Partners **SRI. JOY NASKAR** (PAN: APLPN2630R, Aadhaar No.7319-8959-2183) son of Samir Naskar, by faith Hindu, by occupation business residing at the premises no. 121, Swin Hoe Lane, Police Station- Kasba, Kolkata-700042 and **SRI SOURAV CHAKRABARTY** (PAN: BALPC8615B, Aadhaar No. 3194-2662-4010), Son of Rabindra Nath Chakrabarty by faith hindu, by occupation business residing at the Premises No. 26B Tagore Park, Near Tagore Park Club, Police Station- Tiljala, Kolkata-700 039, as my true and lawful constituted ATTORNEY & AGENT for me, in my name and on my behalf of to do, execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

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1. To construct Multi storied residential building on the property as described in the SCHEDULE hereunder written, according to the sanctioned / modified building plan sanctioned by the Kolkata Municipal Corporation, Building Department.

2. To apply, sign, execute, issue and receive from the Kolkata Municipal Corporation and/or any other authority or authorities concerned for such or relevant applications, revised & modification of plan, maps, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorney at his discretion shall think fit and proper for and on behalf of me and in my names.

3. To deposit any fees, rates & taxes, charges or any other amount on behalf of me which may have to pay to Kolkata Municipal Corporation and/or any other authorities in respect of the said premises or at the Scheduled property mentioned herein below.

4. To manage, control and supervise the management and administration of the said property by whatsoever manner or

way and if required appoint agent or agents, servant or servants on my behalf.

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever in nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Kolkata Municipal Corporation and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from

statutory authorities 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 us before the necessary authorities including Land Acquisition Department, District Kolkata, P.W.D , Pollution Control, KMDA, KIT., CESE, the Kolkata Municipal Corporation and / or any other concerned Authority and concerned Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for the purpose of modification, regularization and obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Kolkata Municipal Corporation.

9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written

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in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against me and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi-Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written herein below.

11. For better and more effectually exercising the powers and authorities aforesaid to retain, appoint and employ Advocates, Pleaders, Solicitors to act, pled and conduct the case and to revoke such appointments.

12. In case of acquisition by State or Union Government of the said property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.

Jay Chaskar

13. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vokalatnama, memorandum of appeal or any other document or court paper in any proceeding as the occasions shall require for and on my behalf as my said Attorney in his absolute discretion may think fit and proper.

14. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunals, Authority of whatsoever manner and to sign and verify all application and solenama for and on my behalf.

15. To appear and represent us before the Collector, Kolkata Municipal Corporation, the Income Tax Authorities and other authorities, GST, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi-Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

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16. To appear and represent us before all authorities including those under Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorney think fit and proper.

17. To make sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc. required by law in connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

18. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as my said Attorney may deem fit and proper.

19. 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 and/or

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commercially sanctioned space if any in respect of the Developers' allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as my said Attorneys may deem fit proper.

20. 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 proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as my said Attorney may deem fit proper.

21. Upon such receipt as aforesaid in their names, on my behalf and as my act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocation in the said Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.

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22. To sign, execute and present any such conveyances or conveyances for registration, to admit, execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and /or transferring the said Developer's allocated portion in the property as mentioned in the Schedule hereunder written to the Purchaser/Purchasers as fully and effectually in all respects as I could do the same myself.

23. To receive any notice relation to my said Property from Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

24. 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 purposes, matters or subject herein specified.

25. For all or any of the purpose herein before stated, to appear and represent myself before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my said property.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to my said property/properties which I could have lawfully done under my own hands and seals, if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorneys jointly shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE "A" AS REFERRED TO ABOVE.

(LAND OF OWNER)

ALL THAT Piece and parcel of land measuring about 4cottah, 7 chittak and 36 Sq. Ft. lying and situated at Mouza Kasba, C.S. Plot No. 843 and 845, Khatian No. 1209, J.L.No. 13, Ward No. 91, Police Station-Kasba, Premises No. 149/4, B.B Chatterjee Road, Kolkata-700042 District 24 Parganas (South). *Along with 1000 Sq. R.T. Set.*

ON THE NORTH: Premises no. 81D, R.K Chatterjee Road and 81A/1A, R.K Chatterjee Road;

ON THE EAST : Premises no.78/2, R.K Chatterjee Road;

ON THE SOUTH: 8 Feet Wide Road;

ON THE WEST: Multi Storied Building;

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*Taj Chatterjee
Souvik Chatterjee
Biplob Kumar Majumdar*

IN WITNESS WHEREOF we, the Executant / Principal have hereunto set and subscribed our respective hands and seal on this 13th day of March, Two Thousand Twenty Four above written.

WITNESSES

- 1) Talbagata Majumdar
22B, Bose Park Road
msb, post-42

Bip Lab Kumar Majumdar
SIGNATURE OF PRINCIPAL

- 2) Subir Das
Chatterjee
B-26, Bagmati
Kol- 700039

Power accepted by us

A. S. CONSTRUCTION

Tay Chatterjee
 Souren Chakrabarty PARTNER

ATTORNEY

Drafted by me as per
 Client instruction

Dibyendu Sharma

(Advocate)

Alipore Police Court,
 Kolkata-700027.

Encl No: 1114/2015.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BIPLOB KUMAR MAJUMDAR
Signature Biplob Kumar Majumdar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JOY NASKAR
Signature Joy Naskar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SOU RAY CHAKRABARTY
Signature Sou Ray Chakrabarty

Major Information of the Deed

Deed No :	I-1601-00529/2024	Date of Registration	13/03/2024
Query No / Year	1601-8000704869/2024	Office where deed is registered	
Query Date	13/03/2024 1:40:10 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TARUN CHAKRABORTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9163329576, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,70,31,935/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100526/2024 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: B. B. Chatterjee Road, Road Zone : ((Ward-91) -- (Ward-91)) , , Premises No: 149/4, , Ward No: 091 Pin Code : 700042

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	4 Katha 7 Chatak 36 Sq Ft	1/-	1,63,56,935/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :				7.4044Dec	1 /-	163,56,935 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	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					
Total :		1000 sq ft	1 /-	6,75,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIPLAB KUMAR MAJUMDER Son of Late RAJENDRA NATH MAJUMDAR Executed by: Self, Date of Execution: 13/03/2024 Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office	Photo  13/03/2024	Finger Print  Captured LTI 13/03/2024	Signature  13/03/2024
22B, BOSE PUKUR ROAD, City:- Kolkata, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx4J, Aadhaar No: 53xxxxxxxx5063, Status :Individual, Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	A S CONSTRUCTION 885, ANANDAPUR P.S- ANANDAPUR, City:- Kolkata, P.O:- ANANDAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: ABxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



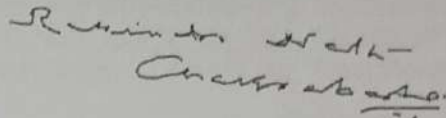
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JOY NASKAR (Presentant) Son of Mr SAMIR NASKAR Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	Photo  Mar 13 2024 1:59PM	Finger Print  Captured LTI 13/03/2024	Signature  13/03/2024
121, SWIN HOE LANE, City:- Kolkata, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx0R, Aadhaar No: 73xxxxxxxx2183 Status : Representative, Representative of : A S CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr SOURAV CHAKRABARTY Son of Mr RABINDRA NATH CHAKRABARTY Date of Execution - 13/03/2024, , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	 Mar 13 2024 2:01PM	 Captured LTI 13/03/2024	 13/03/2024

26B, TAGORE PARK NEAR TAGORE PARK CLUB, City:- Kolkata, P.O:- TILJALA, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BAXxxxxx5B, Aadhaar No: 31xxxxxxxxx4010 Status : Representative, Representative of : A S CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RABINDRA NATH CHAKRABORTY Son of Late NIPENDRA NATH CHAKRABORTY B/26, TAGORE PARK, City:- Kolkata, P.O:- TILJALA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	 13/03/2024	 Captured 13/03/2024	 13/03/2024

Identifier Of Mr BIPLAB KUMAR MAJUMDER, Mr JOY NASKAR, Mr SOURAV CHAKRABARTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB KUMAR MAJUMDER	A S CONSTRUCTION-7.40438 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB KUMAR MAJUMDER	A S CONSTRUCTION-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160100529 / 2024

On 13-03-2024

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 13:40 hrs on 13-03-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr JOY NASKAR ,.

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 1,70,31,935/-

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

Execution is admitted on 13/03/2024 by Mr BIPLAB KUMAR MAJUMDER, Son of Late RAJENDRA NATH MAJUMDAR, 22B, BOSE PUKUR ROAD, P.O: KASBA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person

Identified by Mr RABINDRA NATH CHAKRABORTY, , , Son of Late NIPENDRA NATH CHAKRABORTY, B/26, TAGORE PARK, P.O: TILJALA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business

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

Execution is admitted on 13-03-2024 by Mr JOY NASKAR, PARTNER, A S CONSTRUCTION, 885, ANANDAPUR P.S- ANANDAPUR, City:- Kolkata, P.O:- ANANDAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr RABINDRA NATH CHAKRABORTY, , , Son of Late NIPENDRA NATH CHAKRABORTY, B/26, TAGORE PARK, P.O: TILJALA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business

Execution is admitted on 13-03-2024 by Mr SOURAV CHAKRABARTY, PARTNER, A S CONSTRUCTION, 885, ANANDAPUR P.S- ANANDAPUR, City:- Kolkata, P.O:- ANANDAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr RABINDRA NATH CHAKRABORTY, , , Son of Late NIPENDRA NATH CHAKRABORTY, B/26, TAGORE PARK, P.O: TILJALA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business

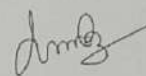
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 22218, Amount: Rs.100.00/-, Date of Purchase: 12/03/2024, Vendor name: Subhankar Das



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2024, Page from 19766 to 19791

being No 160100529 for the year 2024.



Digitally signed by MD TABIS ANSARI
Date: 2024.03.19 13:29:00 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 19/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.