

03791/25

I-3803



Handwritten notes in green ink:
 13/5/25
 8-1371267/25

पश्चिम बंगाल WEST BENGAL

AU 384878

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas

19 MAY 2025

"DEVELOPMENT POWER OF ATTORNEY"

(After Registration of Development Agreement)

KNOWN ALL MEN BY THESE PRESENTS WE,

21484

16 MAY 2025

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

Name : AYAN CHAKRABORTY Advocate

Address : Alipore Criminal Court Kolkata - 700027

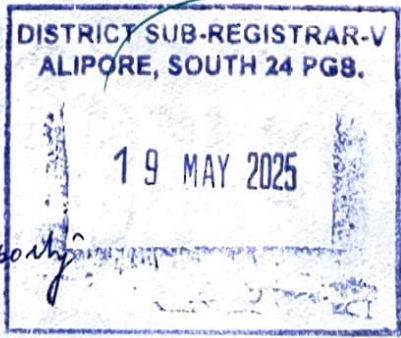
Vendor : Alipore Collectorate, 24Pgs. (South)

~~SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27~~



Identified by me,
Ayan Chakrabarty,
Advocate

S/o Late Anil Kumar Chakrabarty
Alipore Criminal Court
Kolkata - 700027.



(1) SMT. TANUSHREE SENGUPTA (PAN NO. - AVTPS3903J) (AADHAAR NO. 620530544517) (DOB - 18/02/1964)(Mobile No. 9830056809), wife of Late Sanjay Sengupta, by nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at P-15, Central Park, P.O. - Jadavpur University, P.S.- Jadavpur, Kolkata - 700 032; **(2) DWAIPAYAN SENGUPTA (PAN NO. - KINPS6199M) (AADHAAR NO. 676085873538) (DOB - 13/11/1996)(Mobile No. 9051459990)**, son of Late Sanjay Sengupta, by nationality - Indian, by faith - Hindu, by occupation - Service, both are resident of P-15, Central Park, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata -700032; hereinafter referred to as the **"OWNERS/PRINCIPAL/AUTHORS"** (which expression shall, unless excluded by or repugnant to the context, be deemed to include their respective heirs, successors, legal representatives, administrators, executors and assigns) herein, do hereby send greetings as follows :-

WHEREAS the Governor of West Bengal on behalf of the Government of West Bengal acquired some bastu landed properties situated at Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No.35, under Police Station - Tollygunge now Jadavpur, District - 24 Parganas now South 24 Parganas, under the provisions of the "WEST BENGAL LAND DEVELOPMENT AND PLANNING ACT, 1948" on 16th day of October for the year 1950, for the purpose of betterment for habitation of the people.

AND WHEREAS as per provision of Section 10 of the above-mentioned Act the Governor entered into an agreement with a Society, named "THE CENTRAL LAND AND BUILDING SOCIETY LTD" (having its registered office at 2/2, Southern Avenue) with the object to prepare a Scheme Plan and transfer the Scheme Plots in favour of intending purchasers and to realize the compensation costs of the above-mentioned acquired land.

AND WHEREAS one Smt. Prity Sengupta, daughter of Late Jageswar Sengupta, purchased a plot of land from The Central Land and Building Society Limited and such plot of land measuring about 04 cottah more or less lying and situated in Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, Rajapur



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
19 MAY 2025

Development Scheme plot no. 15, P.S. – Tollygunge (now Jadavpur), District – 24 Parganas [now 24 Parganas (South)] and by virtue of an Indenture of Transfer/Sale dated 10/07/1985 in the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 160, Pages from 244 to 252, Deed No. being 9493 for the year 1985, Smt. Prity Sengupta became the owner of the the bastu landed property mentioned herein above. The above-mentioned land which is described in the "SCHEDULE" and hereunder written and referred to as the "SAID LAND".

AND WHEREAS since then Smt. Prity Sengupta became absolute owner of the above-mentioned property and has exercised all his rights of ownership and possession over the said plot of land and constructed a three storied building thereon as per sanctioned building plan and started living with her full family at the above-mentioned property and also paid taxes (The above mentioned land and structure more fully described in the "SCHEDULE" hereunder written and referred to as the "SAID PROPERTY").

AND WHEREAS Smt. Prity Sengupta died on 29th day of December, 1998 and as per the last will and/or Testament of Late Prity Sengupta (dated 06/06/1990 which was registered in the office of the Additional District Sub-Registrar, Alipore and recorded therein in Book No. – III, Volume No. – 05, Pages from 78 to 81, Deed No. Being 118 for the year 1990), the "SAID PROPERTY" devolved on her nephew Shri Sanjay Sengupta, son of Shri Sudhir Kumar Sengupta [the executor of the will was also Shri Sanjay Sengupta who filed an application under Act 39 Case No. 220 of 2002 before the Court of Ld. District Delegate for the prayer of granting Probate and on 12/09/2003 the Court of Ld. District Delegate, Alipore, District – South 24-Parganas, granted Probate in favour of Shri Sanjay Sengupta].

AND WHEREAS being the absolute owner of the "SAID PROPERTY" Shri Sanjay Sengupta mutated his name in the records of the Kolkata Municipal Corporation as the rightful owner and continued living with his full family at the above-mentioned property and also paid taxes.

AND WHEREAS said Shri Sanjay Sengupta died intestate on 03rd day of May, 2021. After the death of Shri Sanjay Sengupta, the 'SAID PROPERTY' devolved on the legal heirs of Late Sanjay Sengupta and WE, Smt. Tanushree Sengupta (wife of Late Sanjay Sengupta) and Shri Dwaipayan Sengupta (son of Late Sanjay Sengupta) became the joint owners of the 'SAID PROPERTY'.

AND WHEREAS being the joint owners of the "SAID PROPERTY" [ALL THAT piece and parcel of Bastu landed property measuring an area about 04 cottah (be the same a little more or less) together with a three storied building standing thereon, having its total covered area of 1500 Sq. Ft. i.e. each floor measuring about 500 Sq. Ft., being Plot No. - 15, Premises No. 121, Central Park (postal address being P-15, Central Park), Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, P.O. - Jadavpur University, P.S. - Jadavpur, Sub-Registry Office - Alipore (now under the jurisdiction of A.D.S.R., Alipore), District - South 24-Parganas, (Assessee No. 31-102-05-0121-6) within the local limits of Ward No. - 102 of The Kolkata Municipal Corporation, Pin Code - 700 032], WE mutated our names in the records of the Kolkata Municipal Corporation as the rightful owners.

AND WHEREAS WE, the **PRINCIPALS/AUTHORS**, are the absolute owners in respect of **ALL THAT** piece and parcel of the land and a three storied structure standing thereon, morefully and particularly mentioned in the '**SCHEDULE**' of this deed, described herein below and are well seized and possessed of the same as absolute owners by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on the said plot.

AND WHEREAS with a view to develop the 'SAID LAND' by constructing a multi-storied building WE the **OWNERS/PRINCIPALS** have already entered into a '**JOINT VENTURE DEVELOPMENT AGREEMENT**' dated 22/09/2023 with **SHRI GAURAV KUMAR DUTTA (DEVELOPER)**, (PAN NO. - BPMPD9697G)

(AADHAAR NO. 965376832183) (DOB - 19/11/1988) (Mobile No. 9836360550), son of Shri Ashok Dutta, resident of 20/3A, Central Park, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata - 700032; which was duly registered on the even date, in the office of the **District Sub-Registrar - V, Alipore** and recorded therein in **Book No. - I, Volume No. - 1630-2023, Pages from 83858 to 83884, Deed No. Being 2946 for the year 2023**, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said '**JOINT VENTURE DEVELOPMENT AGREEMENT**'. Later on an '**AMENDMENT OF JOINT VENTURE DEVELOPMENT AGREEMENT**' was also duly registered on 19/05/2025 in the office of the **District Sub-Registrar - V, Alipore** and recorded therein in **Book No. - I, Deed No. Being 03795 for the year 2025**.

AND WHEREAS one of the conditions contained in both the said '**JOINT VENTURE DEVELOPMENT AGREEMENT**' and '**AMENDMENT OF JOINT VENTURE DEVELOPMENT AGREEMENT**' is that we shall grant '**Development Power of Attorney**' in favour of the DEVELOPER to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said '**Development Agreement**' and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. **WE, therefore appoint 'SHRI GAURAV KUMAR DUTTA' (DEVELOPER)**, described in this deed above, **as our true and lawful CONSTITUTED ATTORNEY** for the purpose hereinafter mentioned and vesting her with the power and authorities to act and to perform as herein contained.

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney shall think fit and proper.
2. To do all things necessary for making the said property free from all encumbrances and marketable.

3. To represent us and carry on correspondence with all government or quasi-government departments for the purpose of doing the aforesaid things.
4. To look after that nobody can encroach upon the said property or may infringe any of our legal rights thereof, and to take as well as keep physical possession over the entire property for the purpose of looking after the same on our behalf.
5. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Conversion 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 B.L. & L.R.O. and Kolkata Municipal Corporation (Borough - XII) 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, Conversion Plan, 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 B.L. & L.R.O./ D.L. & L.R.O and Kolkata Municipal Corporation (Borough - XII) upon giving proper acknowledgement and or receipts for the same.
6. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., D.L. & 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 said Attorney 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 said Attorney 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 said Attorney 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 said Attorney 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 said Attorney shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments 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 multistoried building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as 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 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/ K.M.C./ Panchayat 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 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, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried 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 of 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 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 property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney may think fit and proper.
16. To execute and register necessary 'Deed of Conveyance' in favour of the intending purchaser or purchasers on our behalf and to present 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 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 said Attorney 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 we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney 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 said Attorney.

And we do hereby agree to ratify and confirm all acts, deeds and things lawfully and bona fide done by our said Attorneys which shall be construed as acts, deeds and things done by us to all intents and purposes as if we were personally present.

THE "SCHEDULE" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu landed property measuring an area about **04 Cottah** (be the same a little more or less), together with a three storied building standing thereon, having its total covered area of **1500 Sq. Ft. i.e. each floor measuring about 500 Sq. Ft.**, Plot No. - 15, Premises No. 121, Central Park (postal address being P-15, Central Park), Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, P.O. - Jadavpur University, P.S. - Jadavpur, Sub-Registry Office - Alipore (now under the jurisdiction of A.D.S.R., Alipore), District - South 24-Parganas, Assessee No. 31-102-05-0121-6, within the local limits of Ward No. - 102 of The Kolkata Municipal Corporation, Borough - XII, Pin Code - 700032, **TOGETHER WITH** all usual easement rights, title, interest, profits, privileges, appurtenances, appendages and all other rights arising there from and the said property is butted and bounded by:

On the North: by 25 feet wide Central Park Road;

On the South: by 13, Central Park;

On the East: by 25 feet wide Central Park Road;

On the West: by 15/1, Central Park.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 19th day of May, 2025.

SIGNED, SEALED AND DELIVERED
BY THE OWNERS/PRINCIPALS/
AUTHORS IN PRESENCE OF:

1. *Surayna Kanjilal*
D/O *Subrata Kanjilal*
8, *Gouranga Mandir*
Road Akash Kusum
apartment, Kolkata - 700086 *Tanushree SenGupta;*

2. *Ritupalna Nath*
W/O *Ganraj Kumar Datta*
35 D/1 *Middle Road,*
Santoshpur, Kolkata - 700075

DwaiPAYAN Sengupta

Signature of the OWNERS/
PRINCIPALS/AUTHORS

SIGNED, SEALED AND DELIVERED
BY THE DEVELOPER/CONSTITUTED
ATTORNEY IN PRESENCE OF:

1. *Surayna Kanjilal*

2. *Ritupalna Nath*

Ganraj K. Datta

Signature of the DEVELOPER/
CONSTITUTED ATTORNEY

Drafted by:

Ayan Chakraborty.

AYAN CHAKRABORTY

Advocate











Alipore Criminal Court

Kolkata - 700 027

Enrollment No. - WB/300/2006

OWNER/PRINCIPAL/AUTHOR:-













	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name : TANUSHREE SENGUPTA.

Signature: Tanushree Sengupta

OWNER/PRINCIPAL/AUTHOR:-













	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name : DWAIPAYAN SENGUPTA.

Signature: Dwaipayan Sengupta

CONSTITUTED ATTORNEY:-



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name : GAURAV KUMAR DUTTA.

Signature: Gaurav Kumar

Major Information of the Deed

Deed No :	I-1630-03803/2025	Date of Registration	19/05/2025
Query No / Year	1630-8001371267/2025	Office where deed is registered	
Query Date	19/05/2025 11:17:00 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ayan Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8017060115, 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. 55,00,000/-	Rs. 1,39,25,000/-		
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]:- 163003795/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



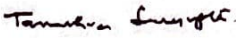


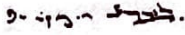
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central Park, , Premises No: 121, , Ward No: 102 Pin Code : 700032

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	4 Katha	47,00,000/-	1,28,00,000/-	Width of Approach Road: 25 Ft., , Project Name :
Grand Total :				6.6Dec	47,00,000 /-	128,00,000 /-	




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.	8,00,000/-	11,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft	8,00,000 /-	11,25,000 /-	



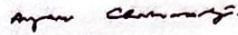
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Tanushree Sengupta Wife of Late Sanjay Sengupta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office	 19/05/2025	 LTI 19/05/2025	 19/05/2025
P-15 , Central Park, City:- Kolkata, P.O:- Jadavpur Univesity, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: avxxxxxx3j, Aadhaar No: 62xxxxxxxx4517, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				
2	Mr Dwalpayan Sengupta (Presentant) Son of Late Sanjay Sengupta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office	 19/05/2025	 LTI 19/05/2025	 19/05/2025
P-15 , Central Park, City:- Kolkata, P.O:- Jadavpur Univesity, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: kixxxxxx9m, Aadhaar No: 67xxxxxxxx3538, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Gaurav Kumar Dutta Son of Mr Ashok Dutta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office	 19/05/2025	 LTI 19/05/2025	 19/05/2025
Son of Mr Ashok Dutta 20/3A , Central Park, City:- Kolkata, 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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bpxxxxxx7g, Aadhaar No: 96xxxxxxxx2183, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Chakraborty Son of Late Anil Kumar Chakraborty Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/05/2025	19/05/2025	19/05/2025

Identifier Of Smt Tanushree Sengupta, Mr Dwaipayan Sengupta, Mr Gaurav Kumar Dutta

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Tanushree Sengupta	Mr Gaurav Kumar Dutta-3.3 Dec
2	Mr Dwaipayan Sengupta	Mr Gaurav Kumar Dutta-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Tanushree Sengupta	Mr Gaurav Kumar Dutta-750.00000000 Sq Ft
2	Mr Dwaipayan Sengupta	Mr Gaurav Kumar Dutta-750.00000000 Sq Ft

Endorsement For Deed Number : I - 163003803 / 2025

On:19-05-2025

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 11:42 hrs on 19-05-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Dwaipayan Sengupta , one of the Executants.

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 1,39,25,000/-

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

Execution is admitted on 19/05/2025 by 1. Smt Tanushree Sengupta, Wife of Late Sanjay Sengupta, P-15 , Central Park, P.O: Jadavpur Univesity, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr Dwaipayan Sengupta, Son of Late Sanjay Sengupta, P-15 , Central Park, P.O: Jadavpur Univesity, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Mr Gaurav Kumar Dutta, Son of Mr Ashok Dutta, 20/3A , Central Park, P.O: Jadavpur University, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr Ayan Chakraborty, , Son of Late Anil Kumar Chakraborty, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 21484, Amount: Rs.100.00/-, Date of Purchase: 16/05/2025, Vendor name: SUBHANKAR DAS

Dilip Kumar Mondal

**Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 163003803 for the year 2025.



Mondal

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.05.22 17:42:54 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 22/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.