

824/2020

I-830/2020

भारतीय गैर न्यायिक

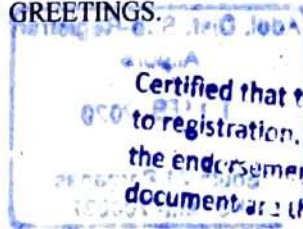


पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

Z 758931

REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS, We, (1) SMT. RUBY GUPTA (PAN- AGJPG035IP) and (AADHAAR NO. 6347 4937 7645 ) daughter of Late Prasanta Kumar Sen and wife of Angshuman Gupta , by faith- Hindu, by occupation- Business , residing at Premises No. 9/28 , Bijoygarh , Post Office- Jadavpur , Police Station - Jadavpur, Kolkata - 700 032 , (2) SRI PROSENJIT SEN son of Late Prasanta Kumar Sen (PAN- ASAPS0645P) and (AADHAAR NO. 2555 7789 5931) , by faith- Hindu, by occupation - Service, residing at Premises No. 9/28, Bijoygarh , Post Office – Jadavpur , Police Station- Jadavpur, Kolkata- 700 032, hereinafter jointly and collectively called and referred to as the PRINCIPALS, SEND GREETINGS.



3-58  
176

Added. Dist Sub-Registrar  
Alipore, South 24 Parganas

17 FEB 2020

11.2.2020  
15:55 hr  
16051000222825/2020  
222825/2020

No. 682 Dt. 08/12/19 2019

Name: .....  
Address: .....  
Vendor: 

SUBIR KUMAR DUTTA  
ADVOCATE  
ALIPORE POLICE COURT  
KOLKATA - 700 027

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court

Keenala Dutta

 509

Keenala Dutta

 510

Piya Roy

  511



 512



Adol. Dist. Sub-Registrar  
Alipore  
11 FEB 2020  
South 24 Parganas  
Kolkata-700027

Pradheep Roy  
S/o. Mr. Parimal Roy  
Alipore Police Court.  
Kot 27

WHEREAS We the Principals , (1) SMT. RUBY GUPTA daughter of Late Prasanta Kumar Sen and wife of Angshuman Gupta and (2) SRI PROSENJIT SEN son of Late Prasanta Kumar Sen. are owners and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of undivided One-fourth share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 ( Zero ) Sq. ft. more or less equivalent to 1 Cottahs 3 Chittaks 22.5 Sq.ft. more or less of land with undivided one-fourth share of two storied building measuring 800 Sq.ft. in each floor of the existing building comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimapore , J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 , within the limits of the Kolkata municipal Corporation Ward No. 095 , Sub-Registry Office at Alipore , in the District of South 24 Parganas and are enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'Said Premises' and our undivided share is hereinafter called and referred to as the 'Said Share' .

AND WHEREAS since we are busy with our day to day household affairs, it is not possible for us to look after and supervise all our affairs to develop the 'Said Share' of the property and / or to construct a multistoried building there as per the building plan to be sanctioned by The Kolkata Municipal Corporation and in this circumstances we have decided to develop our aforesaid share of the premises, lying and situate at Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 , within the limits of the Kolkata municipal Corporation Ward No. 095 , Sub-Registry Office at Alipore , in the District of South 24 Parganas through a Developer, the particular of such property morefully described in the Schedule hereunder written .

AND WHEREAS We the Principals have entered into a Development Agreement dated 16/01/2020 , registered before the Additional District Sub-Registrar at Alipore , District 24 Parganas , (South) , recorded in Book No. I, Volume No. 1605-2020 , Pages 16548 to



Addl. Dist. Sub-Registrar  
Alipore  
11 FEB 2020  
South 24 Parganas  
Kolkata-700027

16596, being Deed No. 160500323 for the Year 2020 with NIRMAN ASSOCIATES, (PAN- AAQFN9526J), a Partnership Firm having its registered office at Premises No. 45F/1C, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700 040 represented by its Partners namely (1) SMT. PIYA ROY wife of Sri Indrajit Roy, (PAN- AGKPR8446F), ADDHAR No. 784715986843, by faith - Hindu, by occupation - Business, at present residing at Flat No. A - 3/4, Premises No. 24, Mandiville Gardens, Police Station - Gariahat, Kolkata - 700 019 and (2) SMT. KUNTALA DUTTA wife of Sri Subir Kumar Dutta, (PAN- AFKPD6054Q), ADDHAR No. 399386618460, by faith - Hindu, by profession - Business, residing at First Floor, 45F/1C, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700 040, hereinafter called and referred to as the Developer for developing the said premises with the right to construct a residential building as per the building plan to be sanctioned by the Kolkata Municipal Corporation in or upon the said at Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station - Jadavpur, Kolkata - 700 032, within the limits of the Kolkata municipal Corporation Ward No. 095, Sub-Registry Office at Alipore, in the District of South 24 Parganas, the particular of such property morefully described in Schedule hereunder written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into between ourselves along with our co-owner named therein as Owners of the One Part and NIRMAN ASSOCIATES, mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affair relating to the said share of the property during our absence.

NOW KNOW WE BY THESE PRESENTS, We, (1) SMT. RUBY GUPTA daughter of Late Prasanta Kumar Sen and wife of Angshuman Gupta and (2) SRI PROSENJIT SEN son of Late Prasanta Kumar Sen, do hereby and hereunder jointly and severally nominate, appoint and constitute (1) SMT. PIYA ROY wife of Sri Indrajit Roy, by faith - Hindu, by occupation - Business, at present residing at Flat No. A - 3/4, Premises No. 24, Mandiville Gardens, Police Station - Gariahat, Kolkata - 700 019 and (2) SMT.

KUNTALA DUTTA wife of Sri Subir Kumar Dutta , by faith – Hindu, by profession - Business, residing at First Floor , 45F/1C, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700 040, both Partners of NIRMAN ASSOCIATES , a Partnership Firm having its registered office at Premises No. 45F/1C, Manick Bandopadhyay Sarani , Police Station – Regent Park , Kolkata – 700 040 , to be our true and lawful Attorney for us, in our names and on our behalf to do the following acts, deeds and things, that is to say :-

1. To construct at their own cost a multistoried building on the said share of the property as described in the SCHEDULE hereunder written according to the sanctioned and / or modified building plan to be granted by The Kolkata Municipal Corporation in and upon the said property being Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 , within the limits of the Kolkata municipal Corporation Ward No. 095 , Sub-Registry Office at Alipore , in the District of South 24 Parganas.
2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the said share of the Premises by the said Attorney at his discretion, shall, think fit and proper for and on behalf of us in our names.
3. To deposit any fees, charges or any other amount on behalf of us which may have to be paid by them to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said share of the premises or at the Schedule mentioned property written hereunder.
4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians etc. for the purpose of executing the construction of the proposed building on the Said share of the premises according to the sanctioned building plan and to terminate their service or services as and when required.

5. To apply for Electricity, Telephone, Water, Sewerage, Gas and Drainage and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and /or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.
6. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said share of the Premises and/or property written in the Schedule mentioned herein below and to grant proper and effectual receipt or receipts in respect thereof.
7. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority 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, Dist. South 24 Parganas, South, P. W. D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, South 24 Parganas in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said share of the premises .
8. To sign and submit all papers statements undertakings and declarations as may be further required for construction of the proposed building on the Said share of the premises according to the sanctioned building plan to be granted by The Kolkata Municipal Corporation.

9. To appoint any agent or agents, servant or servants on our behalf for the purpose of managing the Said share of the premises .
10. To appear for and represent us before all authorities including those under The Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation of the Said share of the premises and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorney may deem fit and proper.
11. To make sign and verify all applications or objections to appropriate authorities for all any licence permission or consent etc. required by law in connection with the management and development of the Said share of the premises and also to execute register and present any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority if required .
12. To develop the Said share of the premises by making construction of the said building therein as our said Attorney may deem fit and proper.
13. To engage and appoint Solicitor, Advocate or Advocates to act and plead otherwise conduct the case whenever our said Attorney think proper to do so at their cost.
14. In case of acquisition by State Government 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 authorities.
15. To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever, manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said share of the premises which is morefully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said premises described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said share of the premises .



16. To sign and verify all plaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other Acts, deeds and things related to above matters/proceedings for and on our behalf as the said Attorney in their absolute discretion shall think fit and proper in respect of the said share of the premises.
17. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on our behalf.
18. To raise loan and/or borrow from time to time such sums of money or moneys and upon such terms as our said Attorney may think fit from any Financial Institutions against the security of either in full or in part or portion of the new building to be constructed in and upon the Schedule below property and for such purpose, to sign and execute such mortgages, charges, pledges or other securities upon such agreements, terms, conditions as they may think fit and proper. But under no circumstances the Owner's allocated portion in the new building be mortgaged with or borrow money from any Bank or Financial Institution. .
19. To apply for and obtain and renew all licenses, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said share of the premises .
20. 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 Commercially sanctioned spaces in respect of the Developer's Allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of Flats and Garage spaces or Commercially sanctioned space as our said Attorney may deem fit and proper.

21. 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 good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as our said Attorney may deem fit and proper.
22. Upon such receipt as aforesaid in their names, on our behalf and as our act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocated portion mentioned in the said registered Development Agreement in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.
23. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/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 portions in the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.
24. To receive any notice relating to our said Property from The Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.
25. 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 the purpose, matters or subjects herein specified.
26. For all or any of the purpose herein before stated, to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our Said share of the premises.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said premises which we could have done lawfully, under our own hands seals, if personally present.

AND we, do hereby ratify and confirm and agree to ratify and confirm all acts and deeds whatsoever our said Attorney shall lawfully do or cause to be done in or about the said premises.

#### SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of undivided One-fourth share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 ( Zero ) Sq. ft. more or less equivalent to 01 Cottahs 03 Chittaks 22.5 Sq.ft. more or less of land with undivided One-fourth share of two storied building measuring 800 Sq.ft. in each floor of the existing building comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore , J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032, within the limits of the Kolkata municipal Corporation Ward No. 095, Sub-Registry Office at Alipore , in the District of South 24 Parganas , together with all easement and use meant and all rights of ingress and egress rights and the said land is butted and bounded in the following manner:-

ON THE NORTH :	By KMC Road
ON THE EAST :	By Jadavpur Central Road .
ON THE SOUTH :	By Pre. No. , Jadavpur Central Road
ON THE WEST :	By Vacant land .

IN WITNESSES WHEREOF we the parties hereto and hereunto set and subscribed our respective hands on this <sup>11th</sup> ~~day~~ <sup>February</sup> of Two Thousand and Twenty A. D.

SIGNED, SEALED AND DELIVERED  
By the PRINCIPALS at Kolkata  
in presence of :-

1) Pradeep Roy  
Alipore Police Court.  
Kat. 27.

2. Ranjan Das.  
Alipore Police Court.  
Cat. 27.



SIGNED, SEALED AND DELIVERED  
By the ATTORNEY at Kolkata  
in presence of :-

1) Pradeep Roy  
Alipore Police Court.  
Kat. 27.

2. Ranjan Das.  
Alipore Police Court.  
Cat. 27.

**NIRMAN ASSOCIATES**

- Siya Roy  
Partner

**NIRMAN ASSOCIATES**

Kuntala Dutta  
Partner

DRAFTED BY :-

Subir Kumar Dutta  
SUBIR KUMAR DUTTA

ADVOCATE WB-2165/99.  
Alipore Civil & Criminal Court, Kolkata - 700 027.

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- RUBY GUPTA.

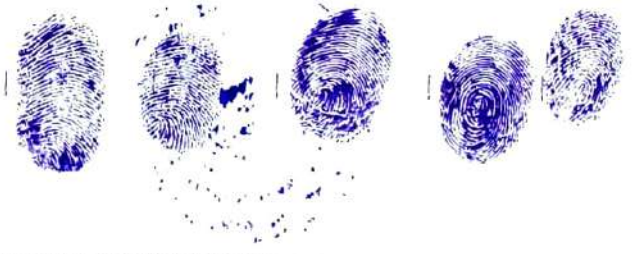
Signature :-

A handwritten signature in blue ink, appearing to read 'Ruby Gupta', written over a horizontal line.

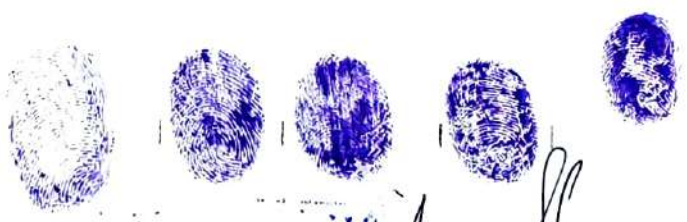
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Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- PROSENJIT SEN

Signature :-

A handwritten signature in blue ink, appearing to read 'Prosenjit Sen', written over a horizontal line.

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- *Piya Roy*

Signature :- *Piya Roy*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- KUNTALA DUTTA

Signature :- *Kuntala Dutta*













Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000222825/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt RUBY GUPTA 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			 11.02.2020
2	Mr PROSENJIT SEN 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Principal			 11.02.2020
3	Smt PIYA ROY 24, MANDIVILLE GARDENS, Flat No: A- 3/4, P.O:- GARIAHAT, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Attorney [NIRMAN ASSOCIA TES]			 11.02.2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt KUNTALA DUTTA 45F/1C, MANICK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Attorney [NIRMAN ASSOCIA TES ]			<i>Kuntala Dutta</i> 11.02.2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRADEEP ROY Son of Late PARIMAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Smt RUBY GUPTA, Mr PROSENJIT SEN, Smt PIYA ROY, Smt KUNTALA DUTTA			<i>Pradeep Roy</i> 11.02.2020

*Sukanya Talukdar*  
(Sukanya Talukdar)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal



## Major Information of the Deed

Deed No :	I-1605-00830/2020	Date of Registration	17/02/2020
Query No / Year	1605-1000222825/2020	Office where deed is registered	
Query Date	06/02/2020 4:33:19 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,62,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500323/2020 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: Jadavpur Central Road (Bijoygarh Colony), , Premises No: 76/9/79, , Ward No: 095 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	1 Katha 3 Chatak 22.5 Sq Ft	1/-	14,62,501/-	Property is on Road , Project Name :
<b>Grand Total :</b>				2.0109Dec	1 /-	14,62,501 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	400 sq ft	1 /-	3,00,000 /-	
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## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt RUBY GUPTA</b>  Wife of Mr ANGSHUMAN GUPTA 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGJPG0351P, Aadhaar No: 63xxxxxxxx7645, Status :Individual, Executed by: Self, Date of Execution: 11/02/2020  , Admitted by: Self, Date of Admission: 11/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2020  , Admitted by: Self, Date of Admission: 11/02/2020 ,Place : Pvt. Residence</p>
2	<p><b>Mr PROSENJIT SEN</b>  Son of Late PRASANTA KUMAR SEN 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASAPS0645P, Aadhaar No: 25xxxxxxxx5931, Status :Individual, Executed by: Self, Date of Execution: 11/02/2020  , Admitted by: Self, Date of Admission: 11/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2020  , Admitted by: Self, Date of Admission: 11/02/2020 ,Place : Pvt. Residence</p>

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>NIRMAN ASSOCIATES</b>  45F/1C, MANICK BANDOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No.:: AAQFN9526J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt PIYA ROY</b>  Wife of Mr INDRAJIT ROY 24, MANDIVILLE GARDENS, Flat No: A-3/4, P.O:- GARIAHAT, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGKPR8446F, Aadhaar No: 78xxxxxxxx6843 Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)</p>
2	<p><b>Smt KUNTALA DUTTA (Presentant )</b>  Wife of Mr SUBIR KUMAR DUTTA 45F/1C, MANICK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFKPD6054Q, Aadhaar No: 39xxxxxxxx8460 Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)</p>

er Details :

	Photo	Finger Print	Signature
<b>RADEEP ROY</b> son of Late PARIMAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Smt RUBY GUPTA, Mr PROSENJIT SEN, Smt PIYA ROY, Smt KUNTALA DUTTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RUBY GUPTA	NIRMAN ASSOCIATES-1.00547 Dec
2	Mr PROSENJIT SEN	NIRMAN ASSOCIATES-1.00547 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt RUBY GUPTA	NIRMAN ASSOCIATES-200.00000000 Sq Ft
2	Mr PROSENJIT SEN	NIRMAN ASSOCIATES-200.00000000 Sq Ft

On 06-02-2020

**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 17,62,501/-



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

On 11-02-2020

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

Presented for registration at 15:30 hrs on 11-02-2020, at the Private residence by Smt KUNTALA DUTTA ..

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

Execution is admitted on 11/02/2020 by 1. Smt RUBY GUPTA, Wife of Mr ANGSHUMAN GUPTA, 9/28, BIJOYGARH, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Mr PROSENJIT SEN, Son of Late PRASANTA KUMAR SEN, 9/28, BIJOYGARH, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr PRADEEP ROY, , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 11-02-2020 by Smt PIYA ROY, PARTNER, NIRMAN ASSOCIATES, 45F/1C, MANICK BANDOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mr PRADEEP ROY, , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 11-02-2020 by Smt KUNTALA DUTTA, PARTNER, NIRMAN ASSOCIATES, 45F/1C, MANICK BANDOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mr PRADEEP ROY, , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

On 17-02-2020

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp. Type: Impressed, Serial no 682, Amount: Rs.50/-, Date of Purchase: 06/12/2019, Vendor name: L K Das



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 33861 to 33890

being No 160500830 for the year 2020.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2020.02.24 18:08:12 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/02/24 06:08:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)