

8/11/22

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एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 625054

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

District Sub-Registrar-V
Alipore, South 24 Parganas

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS, We,

- 3.1 SMT. SUBHRA GUPTA (PAN- AVAPG8807A), Aadhaar No. (Not allotted by UDAI), wife of Late Sudha Ranjan Gupta, by occupation- Housewife, by faith - Hindu, residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053.
- 3.2 SMT. SAYANTI DUTTA (PAN- ADBPD8856H), Aadhaar No. 2740 2115 2845, wife of Sri Debashis Dutta and daughter of Late Sudha Ranjan Gupta, by occupation- Housewife, by faith - Hindu, residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053.

No. 2090 Dt. 26/11/21 10/1

Name.....

Address.....

Vendor.....

SUBIE GUNPAR DUTTA
ALIPORE POLICE COURT
KOLKATA 700027

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

Lab en .



V. C. T. I
663

MODULE DEVELOPERS PVT. LTD.

600
Director



V. C. T. I
664

Sampa Saha Gupta



V. C. T. I
665
District Sub-Registrar-V
Alipore, South 24 Parganas

Sayanti Gupta

3/

~~1 MAR 2022~~

03 FEB 2022

Delivered to
Sub-Registrar
Alipore Police Court -

- 3.3 SMT. JAYANTI GUPTA (PAN- AFLPG5760K), Aadhaar No. 4606-5016-2087, wife of Late Samir Rajnan Gupta, by faith- Hindu, by occupation- Household Duty, Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053 .
- 3.4 SMT. SAMPA SAHA GUPTA (PAN- BTJPS3665L), OCI No. A2258132 wife of Sri Prithwiraj Saha and daughter of late Samir Ranjan Gupta, by faith- Hindu, by occupation- Service, residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053.

hereinafter jointly and collectively called and referred to as the **PRINCIPALS**,
SEND GREETINGS.

WHEREAS WE, the above named **Principals** along with Sri Samik Gupta son of Late Sudha Ranjan Gupta, now absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of total land containing an area of 6.34 Cottahs equivalent to 6 Cottahs 05 Chittacks and 20 Sq. Ft. with building measuring 3000 Sq. Ft. more or less comprised in Plot No. 673 in Block - O of the Society's New Alipore Development Scheme No. XV, being a portion of Port Commissioners Surplus land property within the limits of The Corporation of Calcutta now within The Kolkata Municipal Corporation, Ward No. 081, known and numbered as Municipal Premises No. 26, Biplabi Dinesh Majumder Sarani, by postal address known as Premises No. 23A/673, Diamond Harbour Road, Post Office and Police Station - New Alipore, Kolkata - 700 053, Sub Registry office at Alipore in the District of 24 Parganas and are enjoying the same free from all encumbrances paying taxes regularly which is more fully and particularly described in the **SCHEDULE** written hereunder and hereinafter called and referred to as the '**SAID PREMISES**' and our **UNDIVIDED SHARE** therein is hereinafter called and referred to as the '**SAID SHARE**'

AND WHEREAS since we are busy with our day to day affairs, it is not possible for us to look after and supervise all our affairs to develop the said share of the



V. C. T. 1
983


Sayanti Das
9-3-22



V. C. T. 2
984

Subhra Gupta




District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

03 FEB 2022

Identified by me
Subir Das
Asst
Kolkata Police Cantt -
Kant 21

property and / or to construct a new building there as per the building plan to be sanctioned by The Kolkata Municipal Corporation and in this circumstances we have decided to develop the said share of the Premises, lying and situate at Municipal Premises No. 26, Biplabi Dinesh Majumder Sarani, by postal address known as Premises No. 23A/673, Diamond Harbour Road, Post Office and Police Station – New Alipore, Kolkata – 700 053 , through a Developer, the particular of such property morefully described in the SCHEDULE hereunder written .

AND WHEREAS we the Principals have entered into an Agreement for Development dated 07/10/2021 (“Development Agreement”) , registered before the District Sub-Registrar – V at Alipore and recorded in Book No. I, Being No. 163004322 , for the Year 2021 with **MODULE DEVELOPERS PRIVATE LIMITED** , (PAN **AAGCM8216P**), a company incorporated under the Companies Act, 1956, having its office at 422, Lake Gardens, P.O. Lake, P.S. - Lake, Kolkata - 700 045, represented by one of its Directors, **SRI PRANAB CHATTERJEE (PAN : ACQPC3756K)**, son of Late Paresh Nath Chatterjee, thereafter called and referred to as the Developer for developing the said share of the said premises with the right to construct a building as per the building plan to be sanctioned by The Kolkata Municipal Corporation in or upon the said Municipal Premises No. 26, Biplabi Dinesh Majumder Sarani, by postal address known as Premises No. 23A/673, Diamond Harbour Road, Post Office and Police Station – New Alipore, Kolkata – 700 053 , the particular of such property morefully described in Schedule thereunder written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid registered Agreement entered into between ourselves mentioned therein as Owners of the One Part and Module Developers Private Limited , mentioned therein as Developer of the Other Part and in pursuance of the understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affair during our absence.

NOW KNOWN BY THESE PRESENTS , We , **SMT. SUBHRA GUPTA** wife of Late Sudha Ranjan Gupta , **SMT. SAYANTI DUTTA**, wife of Sri Debashis Dutta and



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District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

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daughter of Late Sudha Ranjan Gupta. SMT. JAYANTI GUPTA , wife of Late Samir Rajnan Gupta and SMT. SAMPA SAHA GUPTA wife of Sri Prithwiraj Saha, the Principals herein do hereby and hereunder nominate, appoint and constitute **SRI PRANAB CHATTERJEE(PAN : ACQPC3756K)** , son of Late PareshNath Chatterjee, by faith- Hindu, by occupation- Business , residing at Premises No. P-240, Lake Road, P.O. Sarat Bose Road, P.S. – Lake, Kolkata - 700 029, Director of **MODULE DEVELOPERS PRIVATE LIMITED , (PAN AAGCM8216P)**, a company incorporated under the Companies Act, 1956, having its office at premises No. 422, Lake Gardens, P.O. Lake, P.S. – Lake, Kolkata - 700 045 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 a new building on the Said Share of the property according to the sanctioned and/ or modified building plan as to be granted by The Kolkata Municipal Corporation in and upon the said share of the property being Municipal Premises No. 26, Biplabi Dinesh Majumder Sarani, by postal address known as Premises No. 23A/673, Diamond Harbour Road, Post Office and Police Station – New Alipore, Kolkata – 700 053 as described in the SCHEDULE hereunder written .
2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation/ Kolkata Improvement Trust(KIT) / KMDA/ CESC/ and/or any other Authority or Authorities concerned for such or relevant applications, maps, sanction plans in building department, modification plans U/R-26 of KMC, completion plans U/R-27 of KMC and papers related to additional floors , 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 to The Kolkata Municipal Corporation and/or any other



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District Sub-Registrar-V
Alipore, South 24 Parganas

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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 Property according to the sanctioned building plan and to terminate their service or services as and when required .
5. To apply before Electricity, Telephone, Water(KMC), Sewerage (KMC) . Gas and Drainage, Lift installation (Directorate of Electricity Govt. of West Bengal), West Bengal Fire and Emergency Services, Kolkata Police, 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 here in 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 for K.M.C.and / or licence from any statutory authority including the Fire Brigade and Authorized Officer under the WBHIRA and as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, Dist. South 24 Parganas , P.W.D.Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations , South 24 Parganas



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Alipore, South 24 Parganas

~~11 MAR 2022~~

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in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the above said share of the Property .

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 property.
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 property 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 or any license permission or consent etc. required by law in connection with the management and development of the Said Share of the Property 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 a new 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.
14. In case of acquisition by State Government or Union Government of the Said share of the property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such authorities.



District Sub-Registrar-V
Alipore, South 24 Parganas

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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 share of the 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 .
16. To sign and verify all complaints, 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 his 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 apply for and obtain and renew all licences, 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 Property .
19. To negotiate for sale or to enter into agreement for sale , construction, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces , if any in respect of the Developer's Allocation more fully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of Flats and Garage spaces as our said Attorneys may deem fit and proper.



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Alipore, South 24 Parganas

~~11 MAR 2022~~

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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 morefully stated in the said Development Agreement 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.
21. Upon such receipt as aforesaid in his name , 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 said property in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees , as the case may be .
22. 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 of the property as mentioned in the Second Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves .
23. 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 .
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 the purpose , matters or subjects herein specified.



District Sub-Registrar-V
Alipore, South 24 Parganas

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25. 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 Property.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said share of the property 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 and whatsoever our said Attorney shall lawfully do or cause to be done in or about the Said Share of the property. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of Undivided Share of total measuring 6.34 Cottahs equivalent to 6 Cottahs 5 Chittacks and 20 Sq. Ft. be a little more or less with building admeasuring 3000 Sq. Ft. more or less as standing thereon situate lying at and being a portion of Port Commissioner Surplus Land lying between Diamond Harbour Road and Tolly's Nallah, being Plot No. 673 in Block- O of the Society's New Alipore Development Scheme No. XV, now known and numbered as Premises No. 26, Biplabi Dinesh Majumder Sarani, by postal address known as Premises No. 23A/673, Diamond Harbour Road, Post Office and Police Station – New Alipore, Kolkata – 700 053 at present within The Kolkata Municipal Corporation, Ward No. 081, in the District of South 24 Parganas and Sub-Registry office at Alipore. This said land is butted and bounded in the following manner:-

ON THE NORTH	:	By 30'-0" Wide Biplabi Dinesh Majumder Sarani
ON THE SOUTH	:	By Pre.No.654 Biplabi Dinesh Majumder Sarani
ON THE WEST	:	By Pre.No.674 Biplabi Dinesh Majumder Sarani
ON THE EAST	:	By Pre.No.672 Biplabi Dinesh Majumder Sarani



2

District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

03 FEB 2022

IN WITNESSES WHEREOF We the Principals have hereto and hereunto set and subscribed our respective hands on this 20th day of Febry. Two thousand and Twenty two A. D.

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

1. Samir Kumar
18, More Avenue.
Kolkata-700040
- 11) Gautam Khan
Alipore police court
KOL-27

- Subhara Gupta
- Sayanti Saha
Sayanti Gupta.
- Sampra Saha Gupta


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

1. Samir Kumar
18, More Avenue.
Kolkata-700040
- 11) Gautam Khan
Alipore police court
KOL-27

MODULE DEVELOPERS PVT. LTD.

x  Director

DRAFTED BY :


SUBIR KUMAR DUTTA Advocate

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



2

District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

03 FEB 2022



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :-

Signature :- Subha Gupta



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :-

Signature :- Sayanti Guin



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :-

Signature :- sayanti gupta.



2

District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

03 FEB 2022

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : - *Sampa Saha Gupta*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : - *h b a*



District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

03 FEB 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMPA SAHA GUPTA
SAMIR RANJAN GUPTA

030711966

Permanent Account Number

BTJPS3665L

Signature





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63080/01415

To: Jayanti Gupta
W/O Late Same Rangan Gupta
673 Block-D
New Alipore
New Alipore S.O
Kolkata
West Bengal - 700053
Mobile:

Date: 02/11/2011

Ref. No: 00001703-00160154-00182781-



UB 07318162 1 IN

आपका आधार क्रमांक / Your Aadhaar No.:

4606 5016 2087

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



Jayanti Gupta
Year of Birth: 1943
Female

4606 5016 2087



आधार — आम आदमी का अधिकार

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFLPG5760K



नाम /NAME
JAYANTI GUPTA

पिता का नाम /FATHER'S NAME
NAGENDRA KUMAR ROY

जन्म तिथि /DATE OF BIRTH
13-03-1943

हस्ताक्षर /SIGNATURE

Jayanti Gupta

[Signature]

आयकर आयुक्त, प.प्र. - III

COMMISSIONER OF INCOME-TAX, W.B. - III

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MODULE DEVELOPERS PRIVATE
LIMITED



20/08/2010
Permanent Account Number

AAGCM8210

12/11/2010

ভারত সরকার
Government of India

প্রদীপ চট্টোপাধ্যায়
Pranab Chatterjee
পিতা : পরেশনাথ চট্টোপাধ্যায়
Father : Parash Nath Chatteropadhyay
জন্ম তারিখ / DOB : 23/10/1964
লিঙ্গ / Male

9213 6530 2958

আধার - সাধারণ মানুষের অধিকার

ভারতের অনন্য চিহ্ন
Unique Identification Authority of India

ঠিকানা:
14/147, গল্ফ ক্লাব রোড,
টলিগঞ্জ, কোলকাতা, উত্তরবঙ্গ,
পশ্চিম বঙ্গ, 700033

Address:
14/147, GOLF CLUB ROAD
Tollygunge, Kolkata, Tollygunge
West Bengal, 700033

9213 6530 2958

1947
1947 300 1947

www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACQPC3756K



नाम /NAME

PRANAB CHATTERJEE

पिता का नाम /FATHER'S NAME

PARESH CHANDRA CHATTERJEE

जन्म तिथि /DATE OF BIRTH

23-10-1964

हस्ताक्षर /SIGNATURE

Pranab Chatterjee

B. Das

आयकर अधिकारी, प.प. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



ELECTION COMMISSION OF INDIA

অভিযুক্ত নির্বাচন কমিশন

IDENTITY CARD

WB/22/158/231040

পরিচয় কার্ড



Elector's Name

Dutta Subir

নির্বাচন নাম

সুবীর দুতা

Father/Mother/

Husband's Name

Bhawanathi

পিতা/মাতা/স্বামীর নাম

বিনন্দনা

Sex

M

লিঙ্গ

পু

Age as on 1.1.1995

33

১১.১১.৯৫-এ বয়স

৩৩

Address

22 Mahabadi Sarker Street, Calcutta

বাসা

২২ মহাবাদী সার্কার স্ট্রীট, কলিকতা।



Facsimile Signature
Electoral Registration Officer

নির্বাচন নিবন্ধন কর্মকর্তার স্বাক্ষর

For 155-BEALDAH

Assembly Constituency

১৫৫-বিহালদহ

সংসদীয় নির্বাচন কেন্দ্র

Place

Calcutta

স্থান

কলিকতা

Date

09.06.95

তারিখ

০৯.০৬.৯৫

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADBD8856H



नाम /NAME

SAYANTI DUTTA

पिता का नाम /FATHER'S NAME

SUDHA RANJAN GUPTA

जन्म तिथि /DATE OF BIRTH

07-03-1960

हस्ताक्षर /SIGNATURE

Sayanti Dutta

[Signature]

आयकर अधिकारी, प.नं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



ভারত সরকার

ভারতীয় পরিচয় কার্ড



সায়ন্তী দত্ত

Sayanti Datta

পিতা : সুধা রঞ্জন গুপ্তা

Father SUDHA RANJAN GUPTA

জন্মতারিখ / DOB : 07/03/1960

মহিলা / Female



2740 2115 2845

আমার আধার, আমার পরিচয়



ভারত সরকার

ভারতীয় পরিচয় কার্ড

ঠিকানা:

বি. ৬/১৯/২০, ৪৯৬, ডায়মন্ড
পার্ক, কোলকাতা (এম. সি.),
কোমলভাড়া, জালা, পশ্চিম বঙ্গ,
৭০০১০৪

Address:

B-6/19/20, 496, DIAMOND PARK,
Kolkata (MC), Kolkata, Joka, West
Bengal, 700104

2740 2115 2845



1247



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHRA GUPTA

AMARENDRA NATH SEN

04/10/1933

Permanent Account Number







AVAPG8807A




Subhra Gupta

Signature



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
3	Mrs JAYANTI GUPTA 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Principal			Jayanti Gupta 03/02/2022
4	Mrs SAMPA SAHA GUPTA Oci- A2258132, 23A/673, DIA MOND HARBOUR ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Principal			Sampa Saha Gupta 03/02/2022
5	Mr PRANAB CHATTERJEE P-240, LAKE ROAD, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029	Represent ative of Attorney [MODULE DEVELOP ERS PRIVATE LIMITED]			Pranab Chatterjee 03/02/2022

Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
Subir Kumar Dutta Son of Late Biswanath Dutta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs SUBHRA GUPTA, Mrs SAYANTI DUTTA, Mrs JAYANTI GUPTA, Mrs SAMPA SAHA GUPTA, Mr PRANAB CHATTERJEE			 03/2/22





(Rita Lepcha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal




Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16308000028463/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUBHRA GUPTA 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Principal			Subhra Gupta 9.3.22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs SAYANTI DUTTA 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Principal			Sayanti Dutta 9.3.22

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
Subir Kumar Dutta Son of Late Biswanath Dutta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs SUBHRA GUPTA, Mrs SAYANTI DUTTA, Mrs JAYANTI GUPTA, Mrs SAMPA SAHA GUPTA, Mr PRANAB CHATTERJEE			

(Baishali Dasgupta)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

No / Year	I-1630-01769/2022	Date of Registration	11/03/2022
Deed No	1630-8000028463/2022	Office where deed is registered	
Deed Date	04/01/2022 2:00:56 PM	D.S.R. - V SOUTH 24-PARGANAS, 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. : 9830034264, 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. 4/-	Rs. 3,55,14,706/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163004322/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biplabi Dinesh Mazumdar Sarani, , Premises No: 26, , Ward No: 081 Pin Code : 700053

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	6 Katha 5 Chatak 19 Sq Ft	1/-	3,37,93,456/-	Property is on Road , Project Name :
Grand Total :				10.4592Dec	1 /-	337,93,456 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	3/-	17,21,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	3 /-	17,21,250 /-	

Details :

Name, Address, Photo, Finger print and Signature

Mrs SUBHRA GUPTA

Wife of Late SUDHA RANJAN GUPTA 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx7A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence

2 Mrs SAYANTI DUTTA

Wife of Mr DEBASHIS DUTTA 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6H, Aadhaar No: 27xxxxxxxx2845, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence

3 Mrs JAYANTI GUPTA

Wife of Late SAMIR RANJAN GUPTA 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx0K, Aadhaar No: 46xxxxxxxx2087, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence

4 Mrs SAMPA SAHA GUPTA

Daughter of Late SAMIR RANJAN GUPTA Oci-A2258132, 23A/673, DIAMOND HARBOUR ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx5L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2022
 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MODULE DEVELOPERS PRIVATE LIMITED 422, LAKE GARDENS, KOLKATA, City:- Not Specified, P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: AAxxxxxx6P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr PRANAB CHATTERJEE (Presentant) Son of Dr PARESH NATH CHATTERJEE P-240, LAKE ROAD, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6K, Aadhaar No: 92xxxxxxxx2958 Status : Representative, Representative of : MODULE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Details :

	Photo	Finger Print	Signature
Kumar Dutta of Late Biswanath Dutta ore Police Court, City:- , P.O:- Alipore, S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mrs SUBHRA GUPTA, Mrs SAYANTI DUTTA, Mrs JAYANTI GUPTA, Mrs SAMPA SAHA GUPTA, Mr PRANAB CHATTERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA GUPTA	MODULE DEVELOPERS PRIVATE LIMITED-2.61479 Dec
2	Mrs SAYANTI DUTTA	MODULE DEVELOPERS PRIVATE LIMITED-2.61479 Dec
3	Mrs JAYANTI GUPTA	MODULE DEVELOPERS PRIVATE LIMITED-2.61479 Dec
4	Mrs SAMPA SAHA GUPTA	MODULE DEVELOPERS PRIVATE LIMITED-2.61479 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA GUPTA	MODULE DEVELOPERS PRIVATE LIMITED-750.00000000 Sq Ft
2	Mrs SAYANTI DUTTA	MODULE DEVELOPERS PRIVATE LIMITED-750.00000000 Sq Ft
3	Mrs JAYANTI GUPTA	MODULE DEVELOPERS PRIVATE LIMITED-750.00000000 Sq Ft
4	Mrs SAMPA SAHA GUPTA	MODULE DEVELOPERS PRIVATE LIMITED-750.00000000 Sq Ft

1-2022

ate of Market Value(WB PUVI rules of 2001)

ified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,706/-



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-02-2022

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

Presented for registration at 17:45 hrs on 03-02-2022, at the Private residence by Mr PRANAB CHATTERJEE ..

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

Execution is admitted on 03/02/2022 by 1. Mrs JAYANTI GUPTA, Wife of Late SAMIR RANJAN GUPTA, 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. Mrs SAMPA SAHA GUPTA, Daughter of Late SAMIR RANJAN GUPTA, Oci-A2258132,23A/673,DIAMOND HARBOUR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Subir Kumar Dutta, , , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-02-2022 by Mr PRANAB CHATTERJEE, DIRECTOR, MODULE DEVELOPERS PRIVATE LIMITED, 422, LAKE GARDENS, KOLKATA, City:- Not Specified, P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

Indetified by Subir Kumar Dutta, , , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-03-2022

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

Execution is admitted on 09/03/2022 by 1. Mrs SUBHRA GUPTA, Wife of Late SUDHA RANJAN GUPTA, 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. Mrs SAYANTI DUTTA, Wife of Mr DEBASHIS DUTTA, 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Subir Kumar Dutta, , , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

nt by Commissioner after execution of Visit Commission Case No:-000386 of 2022

visited the residence of Mrs SUBHRA GUPTA, , Wife of Late SUDHA RANJAN GUPTA, 23A/673, HARBOUR ROAD, KOLKATA, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST Bengal, India, PIN - 700053, by caste Hindu, by profession House wife I have this day examined the said Mrs SUBHRA GUPTA who has been identified to my satisfaction by Subir Kumar Dutta, , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate AND the said Mrs SUBHRA GUPTA has admitted the execution of this document

Having visited the residence of Mrs SAYANTI DUTTA, , Wife of Mr DEBASHIS DUTTA, 23A/673, DIAMOND HARBOUR ROAD, KOLKATA, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession House wife I have this day examined the said Mrs SAYANTI DUTTA who has been identified to my satisfaction by Subir Kumar Dutta, , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate AND the said Mrs SAYANTI DUTTA has admitted the execution of this document

Bdasgupta

Baishali Dasgupta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-03-2022

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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 625054, Amount: Rs.100/-, Date of Purchase: 26/11/2021, Vendor name: L K Das

Bdasgupta

Baishali Dasgupta
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

Volume number 1630-2022, Page from 86122 to 86156
being No 163001769 for the year 2022.



Digitally signed by LEENA MONDAL
Date: 2022.03.29 16:09:14 -07:00
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/03/29 04:09:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)