

≈ 0.110122

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एक सौ रुपये

₹. 100



Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পঞ্জিকা বন্দোপাধি বৰ্ষ ১৯৮৪ WEST BENGAL

AG 625054

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

District Sub-Registrar-V
Alipore, South 24 Parganas

11 MAR 2022
**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. 3290 Dt. 26/11/21 100/

Name.....

Address.....

Vendor..... (RM)

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

SUBIE OF MAR DUTY
ALIPORE POLICE STATION
KOLKATA 700 019

Bank



V.C.T.I
663



MODULE DEVELOPERS PVT. LTD.

Bank

Director



V.C.T.I
664

Sampa Saha Gupta



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

Sayanti Gupta

3/

1 MAR 2022

03 FEB 2022

Death of S. S. and
S. K. K. on 10th
Alipore Police Court -
10/1

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 morefully 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. I
983

Satyendra Kumar
7-3-22



V.C.T.I
984

Subhra Gupta



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District Sub-Registrar-V
Alipurduar, District 24 Parganas

~~11 MAR 2022~~

03 FEB 2022

Identified by AC
Subhra Gupta
Alipurduar Police Court -
(Court-2)

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 underthe 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 Debasish Dutta and



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District Sub-Registrar-V
Alipore, South 24 Parganas

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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 Prithviraj 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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~~11 MAR 2022~~

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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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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.



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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 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 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 Attorney's may deem fit and proper.



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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.



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~~11 MAR 2022~~ →

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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 buited 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



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District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

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IN WITNESSES WHEREOF We the Principals have hereto and hereunto set and subscribed our respective hands on this 25th day of February, Two thousand and Twenty two A. D.

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

1. Samir Ray
18, More Avenue.
Kolkata - 700040
- 2) Gautam Khan
Alipore police court
Kol - 27

- Subhra Gupta

- Sayantani Datta

Sayanti Gupta

- Sampran Saha Gupta

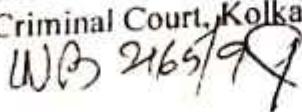
SIGNED SEALED AND DELIVERED
By the ATTORNEY
in presence of :-

1. Samir Ray
18, More Avenue.
Kolkata - 700040
- 2) Gautam Khan
Alipore police court
Kol - 27

MODULE DEVELOPERS PVT. LTD.

 
Director

DRAFTED BY:


SUBIR KUMAR DUTTA Advocate
Alipore Civil & Criminal Court, Kolkata - 700 027.
WB-2165/99 



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District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

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	<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
Left Hand Finger Prints					
Right Hand Finger Prints					

Name :-

Signature :- *Subha Gupta*



	<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
Left Hand Finger Prints					
Right Hand Finger Prints					

Name :-

Signature :- *Sayanti Gupta*



	<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
Left Hand Finger Prints					
Right Hand Finger Prints					

Name :-

Signature :- *Jayanti Gupta*



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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 :- *Abhirup*



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District Sub-Registrar-V
Alipore, South 24 Parganas

~~11 MAR 2022~~

03 FEB 2022





पारंतीय विशिष्ट एचडान प्राधिकरण
भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63080/01415

To : Jayanti Gupta
W.O Late Sami 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

स्थाई 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

OK 31

आपाकर आयुक्त, W.B.-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

AAGCM8218

12/12/2010
12



ভাৰত সরকার
Government of India

পুরুষ, পুরোহী
Purnab Chatterjee
পিতা : পৰম্পৰাবৰ পঁৰ্বৰাধী
Father : Parashnath Chatterjee
জন্মতাৰিতি / D.O.B : 23/10/1964
পুরুষ / Male



9213 6530 2958

আধাৰ - সাধাৱণ মানুষেৰ অধিকাৰ



ভাৰতীয় বিশিষ্ট আইডি আৰ্থিকাৰ
Unique Identification Authority of India

ঠিকানা:
14/147, গুৰু জ্ঞান রোড,
তলিপুংজ, কোলকাতা, পশ্চিমবঙ্গ,
ভাৰত ৭০০০৩৩

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

9213 6530 2958



100/302/2958



921365302958@uiaindia.gov.in



www.uniqueid.gov.in

प्रति सेवा संख्या

/PERMANENT ACCOUNT NUMBER

ACQPC3756K



नाम /NAME

PRANAB CHATTERJEE

जिता जा नाम /FATHER'S NAME

PARESH CHANDRA CHATTERJEE

जन्म तिथि /DATE OF BIRTH

23-10-1964

CB Has

संकेत संकेत /SIGNATURE

Pranab Chatterjee

काल्पनिक अनुमति, 1.4.2011

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



ELECTION COMMISSION OF INDIA
ভাৰতৰ নিৰ্বাচন কমিশ্বন

IDENTITY CARD . . . WB/22/155/231040
পঞ্জীয় পত্ৰ




Elector's Name	Datta Saha
নিৰ্বাচনী নাম	দত্ত সাহা
Father/Mother/ Husband's Name	Bhagirath
নিবারকবৰ্তী নাম	বহিৰাত
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.1995	33
১৯৯৫-এ বয়স	০০

Address
29 Mahadeva Sarker Street, Calcutta

নিম্ন
২৯ মহাদেব সকৰ স্ট্ৰিট, কলকাতা



Facsimile Signature
Electoral Registration Officer
নিৰ্বাচনী কমিশ্বন

For 155-SEALDAH Assembly Constituency
১৫৫ সেলদাৰ বৰ্ষা নিৰ্বাচনী কৰ্ত্তৃতা

Place Calcutta
স্থান কলকাতা

Date 03.06.95
দিন ০৩.০৬.৯৫

प्राक्त भौतिक संख्या

/PERMANENT ACCOUNT NUMBER

ADBPD8856H



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

संकेत

आधिकार अधिकार, एम-xx

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



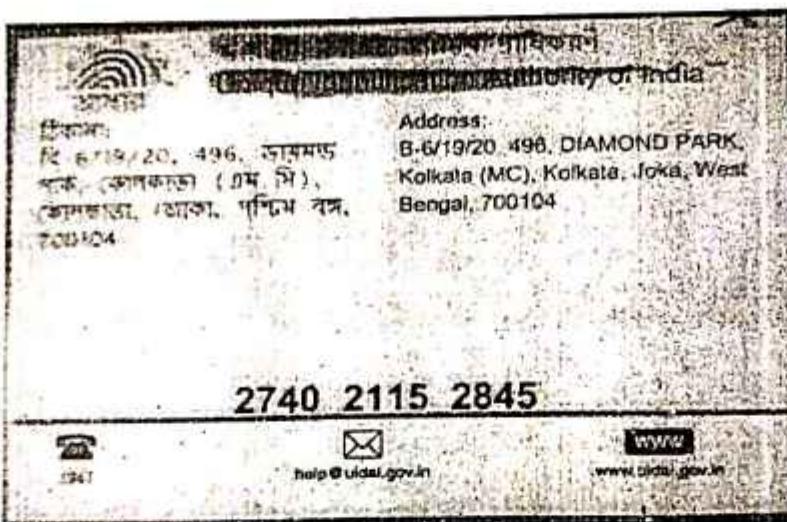
ভারত সরকার
Government of India

সায়েন্টি দত্ত
Sayanti Dutta
পিতা : সুধা রঞ্জন গুপ্ত
Father SUDHA RANJAN GUPTA
জন্মতারিখ / DOB : 07/03/1960
মহিলা / Female



2740 2115 2845

আমার আধার, আমার পরিচয়



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHRA GUPTA

AMARENDR A NATH SEN

04/10/1933

Permanent Account Number

AVAPG8807A

Subhra Gupta

Signature



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
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	Representative 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
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 2.3.22

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1. 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
Entry Date	1630-8000028463/2022	Office where deed is registered	
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/-		
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]:- 163004322/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biplobi 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	Set Forth 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	Set forth 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 :

SI 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 :

SI 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 Alipore 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

Endorsement For Deed Number : I - 163001769 / 2022

,2022

Market Value(WB PUVI rules of 2001)

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, 10 HARBOUR ROAD, KOLKATA, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST AL. 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.

B dasgupta

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

B dasgupta

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.)