

6006/23

T-6030/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 273790

Certified that the document is admitted Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

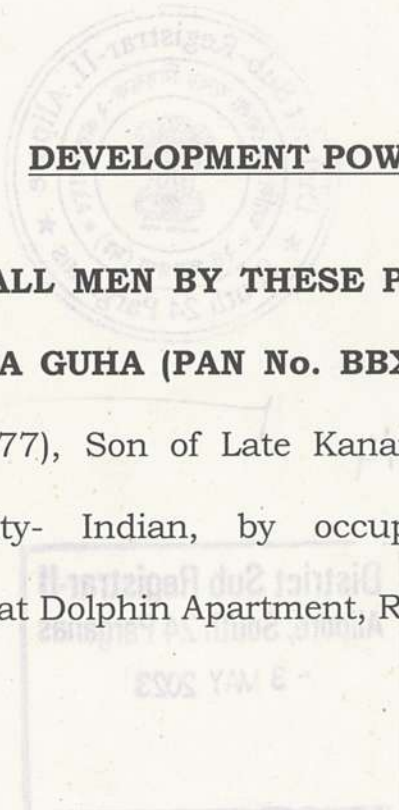
District Sub-Register-II
Alipore, South 24-Parganas

03 MAY 2023

Handwritten notes: 3/5 and 8-87/1116985

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, 1. SRI JAYANTA GUHA (PAN No. BBXPG9384G), (Aadhaar- 8325-0033-8477), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- retired, Permanently residing at Dolphin Apartment, Radhanagar Road, Near Chitra



03 MAY 2023

NO. 465 DATE RS. 100/-

NAME Arup Rakshit

ADDRESS 542 Bijaygarh 4th fl

ALIPORE JUDGES COURT
A. K. SAMAJPATI

SIGNATURE

Registered that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

District Sub-Registrar-II
Alipore, South 24 Parganas

03 MAY 2023



Identified by me

Aindrila Chakraborty
Dolphin Apartment Flat No-5/4
Radhanagar Road.
Asansol. Pin- 713325
Private Service

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Cinema, P.O. Hirapur, P.S. Hirapur, District- Paschim Bardhaman, Pin- 713325, West Bengal, 2. **SMT TAPASHI BOSE (PAN No. AXMPB3739L)**, (Aadhaar- 8210-5388-1159), Daughter of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Housewife, Permanently residing at 4/4, Netaji Nagar, P.O. Regent Park, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700040, District- South 24 Parganas, West Bengal, 3. **SRI SUBRATA GUHA (PAN No. BJEPG8814N)**, (Aadhaar- 3049-0309-4046), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- others, Permanently residing at 1 No. Mohisila Colony, Purba Para, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, 4. **SRI DEBABRATA GUHA (PAN No. BHTPG3244D)**, (Aadhaar- 5333-9883-9190), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Business, Permanently residing at Purbapara, Ushagram, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, **SEND GREETINGS:**

WHEREAS we, the Executants herein, are the sole and absolute Owners of an **ALL THAT** piece and parcel of homestead land



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measuring an area of 3 Cottahs 08 Chittacks 00 Sq. Ft. be the same a little more or less, together with 1500 sq. ft. covered area on the Ground floor and 1500 Sq. Ft. covered area on the First Floor structure standing thereon, comprised in E.P. No. 975, S.P. No. 2439, C.S. Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza-Arakpur, lying and situated at KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, Assessee No.- 230980200267, within the limits of the Kolkata Municipal Corporation, under Ward No. 98, sub Registry office- A.D.S.R Alipore, District : 24 Parganas (South), particularly and morefully described in the Schedule hereunder written and hereinafter referred to as the "**SAID PREMISES**" morefully described in the Schedule hereunder written.

AND WHEREAS we, the Executants herein have entered into a Registered Development Agreement on 3rd day of May, 2023, with **RAKSHIT HOUSING ASSOCIATES** a proprietorship firm having it's registered office at 5/17, Bijoygarh, P.O. Regent Estate, P.S.



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previously Jadavpur now Netaji Nagar, Kolkata- 700092, represented by its sole proprietor **SRI ARUP RAKSHIT, (PAN ADHPR2816H)**, (Aadhaar- 3160-7266-9346), son of Rabindra Nath Rakshit, by occupation- Business, by faith-Hindu, by nationality- Indian, permanently residing at 5/42, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District-South 24 Parganas, West Bengal, for construction of a G+III Storied building on the said premises being known as KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District- South 24 Parganas, West Bengal, within the limit of Kolkata Municipal Corporation, Ward No. 98, sub-register office at Alipore with the terms and conditions mentioned therein and for the process as per terms and conditions as mentioned therein herein after referred to & called as the "**SAID DEVELOPMENT AGREEMENT**" & which was duly registered at the Office of the D.S.R. II, Alipore and recorded in Deed/Being No. 60009..... for the year 2023.



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AND WHEREAS, due to necessary and also expedient for ourselves to appoint and/or nominate and/or constitute to any person, to look after our said premises (as mentioned in Schedule). **NOW KNOW BY THESE PRESENTS**, we, 1. **SRI JAYANTA GUHA (PAN No. BBXPG9384G)**, (Aadhaar- 8325-0033-8477), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- retired, Permanently residing at Dolphin Apartment, Radhanagar Road, Near Chitra Cinema, P.O. Hirapur, P.S. Hirapur, District- Paschim Bardhaman, Pin- 713325, West Bengal, 2. **SMT TAPASHI BOSE (PAN No. AXMPB3739L)**, (Aadhaar- 8210-5388-1159), Daughter of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Housewife, Permanently residing at 4/4, Netaji Nagar, P.O. Regent Park, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700040, District- South 24 Parganas, West Bengal, 3. **SRI SUBRATA GUHA (PAN No. BJEPG8814N)**, (Aadhaar- 3049-0309-4046), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- others, Permanently residing at 1 No. Mohisila Colony, Purba Para, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, 4. **SRI DEBABRATA GUHA (PAN No. BHTPG3244D)**, (Aadhaar- 5333-9883-9190), Son of Late Kanai



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Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Business, Permanently residing at Purbapara, Ushagram, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, do hereby and hereunder nominate, appoint and/or constitute **RAKSHIT HOUSING ASSOCIATES** a proprietorship firm having it's registered office at 5/17, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, represented by its sole proprietor **SRI ARUP RAKSHIT, (PAN ADHPR2816H)**, (Aadhaar- 3160-7266-9346), son of Rabindra Nath Rakshit, by occupation- Business, by faith- Hindu, by nationality- Indian, permanently residing at 5/42, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District-South 24 Parganas, West Bengal, as our true and lawful **ATTORNEY** for us in our name and on our behalf do & execute and perform all or any of the following acts, deeds & things concerning the said premises or any part thereof relating to our property being admeasuring an area of 3 Cottahs 08 Chittacks 00 Sq. Ft. be the same a little more or less, together with 1500 sq. ft. covered area on the Ground floor and 1500 Sq. Ft. covered area on the First Floor structure standing thereon, comprised in E.P. No. 975, S.P. No. 2439, C.S.



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Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza- Arakpur, lying and situated at KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, Assessee No.- 230980200267, within the limits of the Kolkata Municipal Corporation, under Ward No. 98, sub Registry office- A.D.S.R Alipore, District : 24 Parganas (South), particularly and morefully described in the schedule hereunder written and to execute and perform the following acts, deeds and things interlay as follows:

- 1) To hold and defend possession of the said Premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same and also to manage, maintain and administer the said premises and every part thereof.
 - 2) To demand, recover and receive consideration, premium, damages, electricity charges, service charges, Municipality Taxes and Rates and all other sums or moneys receivable in respect of the said premises with regards to Developer
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allocation or any part thereof, any share or shares therein from the Purchasers of the said Premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover, any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/ licensees/purchasers/tenants of the -Said premises or any portion or portions thereof and to raise bills and, grant, valid, receipt and discharges therefore which shall fully exonerate the persons paying such money.

- 3) To pay all rents and taxes, charges, expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.

- 4) To enter upon the said premises and every part thereof as be desired to view the State or repairs thereof and to require any purchaser as a result of such view to remedy any want



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of repair abate any nuisance.

- 5) To warn off and prohibit and, if necessary, proceed against in due form of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
- 6) To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or reconstruction of and/or addition and/ or alteration to any new or existing Building or Buildings or structures on the said premises or any portion or portions thereof.
- 7) To build upon and exploit commercially the said premises by making construction of Building or Buildings, thereon and for that to arrange by me take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.
- 8) To appoint any contractor/ sub-contractor for construction work or Building thereon and to cancel the same and engage new contractor to be done by him or his own discretion as if we do the same personally.



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- 9) To apply for and obtain such certificate, permissions from Govt. of West Bengal Apartment Ownership Act, under the Income Tax Act or other law relating to Revenue and/or land and/or Building both Urban & Rural and Registration of any Sale Deed, in respect of Developer's Allocation in terms of the said Development Agreement, or other documents of transfer concerning the said Premises and also to appear before and sign and submit all papers and Documents and make representations to the necessary authorities for getting such certificate and/or permissions.
- 10) To negotiate on terms for and to agree and to sale the said space/spaces with flats and/or proportionate land to be lying or situate with common space and share etc. in the premises except our allocation's, as mentioned in the said Development Agreement to any purchaser or purchasers either for space, proportionate share of land and/or space with superstructures and/or flat or flats as such price which the said Attorney in his absolute discretion thinks proper.
- 11) To execute, sign and present the sale Deed (s), Lease Deed (s), gift deed, assignment deed (s), Agreement for Sale,



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Supplementary Agreement (s) or any other document (s), before the Registrar or Sub-Registrar or another competent registering authority and get the same registered in respect of the Developer's Allocation in terms of the said Development Agreement & to receipt the consideration amount to issue receipt thereon & to handover the possession to the respective Purchaser/s to get the mutation effected.

- 12) To execute, sign and present the Rectification Deed/ Supplemental Deed before the proper registering authority and get the same registered.
- 13) To sign, execute, admit, execution of and present for registration and register Sale Deed and all Deed of Conveyance or Conveyances or agreements on our behalf in respect of the Sale of the Developer's Allocation in terms of the said Development Agreement, in favour of the intending Purchaser/ Purchasers before Competent Registering Authority and have them registered according to law.
- 14) To collect the maintenance, charges, service charges, or whatsoever charges from the intending purchaser or purchasers as he thinks fit without creating liability.



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- 15) To agree upon and to enter into any Agreement or Agreements and/or for to any party or parties or Firm and company sale or sales of space or spaces with super structures or flats, proportionate share of land and/or cancel and repudiate the same with the Intending Purchaser or Purchasers except our allocation as mentioned in the said Development Agreement.
- 16) To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money and to give, good, valid, receipt and discharges for the same which will protect the purchaser or purchasers without seeing the applications of the money.
- 17) Upon such receipt as aforesaid in our names and as we act and deed to sign and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flats and/or space, with superstructures and/or flat/flats/space proposed to be constructed and maintenance and easement rights of the common areas proportionate share of land in favour of the purchaser or



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purchasers or their nominee or nominees, our said Attorney also join as Attorney in the "Conveyance or Conveyances of the proposed sale if the said Attorney receipt and acknowledge and advance and/or booking money and/or earnest money and/or full consideration money from the intending purchaser or purchasers in our names be treated as receipt of us personally and respectively from the intending purchaser or purchasers. Save and except our allocation as mentioned in the said Development Agreement made between us.

- 18) To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/ or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, space/ spaces together with the easement right of the common passage as ourselves personally could do, if we personally present.
- 19) To appear before and execute and sign all the plan and to submit the same in our names and in our favour and to do all formalities to submit plan, for modification and/or alteration of plan renew and sign execute any Plan, revised



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Plan, Declaration, Affidavit, Boundary Declaration, which includes Corporation Boundary declaration and to present for Registration to admit execution to any Registry Authority and to have the said documents and/or sign, any Declaration, Affidavit, Boundary Declaration which includes Municipality Gifts to KMC if any and to present for Registration to admit for execution to any Registration Authority and have to the said document registered and/or for whatsoever necessary before the K M C or to any Competent Authority to obtain "No Objection certificate" from the Competent Authority, for which to execute and sign all papers, document, Affidavits, whatsoever necessity in our names and in favour to negotiate in our names and to do whatsoever necessary for the same in our names or on our behalf as we could do personally by ourselves.

- 20) To sign, execute and apply before the appropriate authority on our behalf for Mutation of the Property, Sanction of drainage, internal water line, supply of water, sinking of tube-well, supply of electricity, installation of transformer (if necessary and other utilities) as may be necessary for the convenience.



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- 21) To work and supervise the construction of the Building or Buildings therein and for that matter, bring, purchase, procure all sorts of building materials, electrical and sanitary, fittings and fixtures and to engage Plan Makers, Designers, Architects, Engineers, Artisans, Mason's, Electricians and workmen. To pay and incur all fees, charges and expenses costs in the matter of construction and all other matters concerning and/or arising out of the construction of the said Building from the account of the Principal.
- 22) To appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities (Both Sanitary & Water) Improvement Trust, Kolkata Municipal Corporation, CESC, KIT, KMDA, Fire Brigade, B.L. & L.R.O, Housing Board of West Bengal and any local and all Government Offices and to sign on our behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license, permanent and temporary supply service as may be required for making the Building or Buildings habitable.
- 23) To apply for electricity, water, telephone, sewerage, drains



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and/or connection or any other utility in the said premises. To apply for modification and/or alterations and/or extended approved sanctioned plan if any and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which they deem fit and proper.

- 24) To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said premises in which we have now or may hereafter be interested or connected and also if though fit, give, evidence and compromise refer to Arbitration abandon, submit to Judgement or before non-suited in, any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Rent controller, District Court and small Causes Court.
- 25) To sign, declare, verify and affirm, plaint, written statements, petitions, consent petitions, Affidavit, Vakalatnama, Warrant of Attorney, Memorandum of Appeal or any other document or paper in any proceedings in



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respect of the said premises or connected with any of the matters aforesaid.

- 26) To receive any payment and/or deposit all monies including the court Fees, Stamp Duty, Registration Fees, receive refunds and to receive and grant, valid, receipts and discharges in respect thereof.
- 27) For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Advocates, and/or debt collecting or other agents.
- 28) To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part, thereof and to receive compensation payable in respect thereof and also to grant, valid, receipts and discharges thereof.
- 29) To appear and represent us before all authorities make commitments and give undertakings in connection of the said premises as be required for all or any of the purpose herein contained.



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- 30) To appear before the K M C and/or other Authorities regarding the Tax Assessment or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
- 31) To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement for and to exercise all our rights therein.
- 32) To sell, exchange, surrender, lease of Flat/Flats in respect of Developer's Allocation as well as mortgage the said Developer's Allocation out of the schedule below premises as also mentioned in the said Development Agreement, and to invest money with any Banker or Bankers or to obtain refund of Stamp Duty or repayment of Court fees or to borrow from time to time any sum of money upon any terms in relation to our property as mentioned in the schedule below as our Attorney thinks fit and proper.
- 33) On our behalf to negotiate on terms for and to agree to and sell the Flat/Space or part thereof of his allocation as mentioned in the said Development Agreement to any purchaser or purchasers at such price which our said



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Attorney, thinks fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same.

- 34) On our behalf to receive from the intending purchaser or purchasers for selling of the shares of Developer's Allocation in whole or in part the space, flats with others, any earnest money and/or advance or advances from the end also the balance of purchase money to give, valid, receipt and discharges for the same and operate the said money which will protect the purchaser or purchasers.
- 35) Upon such receipt, as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances of any part or his share of Property /Flats in favour of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees.
- 36) To sign and execute all other deeds, instruments and assurances which he considers necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said



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Developer's allocation of the said premises either in part or in full as we personally could do ourselves, if we personally present.

- 37) To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for Registration to admit execution and receipt of consideration before the Registrar of Assurances, Kolkata, the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having authority for and to have the said conveyance or conveyance Registered and to do all other acts, deeds and things which the said Attorney, shall consider necessary for the transferring and/or conveying the said Developer allocation of the said premises to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves.

AND GENERALLY, to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if we personally present.



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring an area of 3 Cottahs 08 Chittacks 00 Sq. Ft. be the same a little more or less, together with 1500 sq. ft. covered area on the Ground floor and 1500 Sq. Ft. covered area on the First Floor structure standing thereon, comprised in E.P. No. 975, S.P. No. 2439, C.S. Plot No. 2429(P) & 2430(P), J.L. No. 39, Mouza- Arakpur, lying and situated at KMC premises No. 74/5/26, Jadavpur Central Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, mailing address 5/16, Bijoygarh Colony, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, Assessee No.- 230980200267, within the limits of the Kolkata Municipal Corporation, under Ward No. 98, sub Registry office- A.D.S.R Alipore, District : 24 Parganas (South), which is butted & bounded as follows :-

ON THE NORTH : E.P. No. 976.
 ON THE SOUTH : E.P. No. 974.
 ON THE EAST : Drain.
 ON THE WEST : 14 Feet wide Colony Road.



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IN WITNESSES WHEREOF, WE, 1. JAYANTA GUHA, 2. TAPASHI BOSE, 3. SUBRATA GUHA AND 4. DEBABRATA GUHA have set and subscribed our signature and hand and seal on the ~~3.04~~ day of May, Two Thousand Twenty-Three (2023).

Signed and Delivered by the

Principal In the Presence of:

Witnesses

1. *Airdeek Guha*
Dolphin Apartment
Flat No - 5/4
Aachenagen Road,
Asansol - Pin - 713325
2. *Subrata Saha*
Kas Korpur Purbani
KOL-153

1. *Jayanta Guha*
2. *Tapashi Bose*
3. *Subrata Guha*
4. *Debabrata Guha*

SIGNATURE OF THE EXECUTANTS

I, admit, accepted, acknowledge and confirm

RAKSHIT HOUSING ASSOCIATES

Anup Banerjee
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted & Prepared by me

As per parties instruction & information

Nithyan Datta

ADVOCATE,

ALIPORE JUDGES COURT,

KOLKATA- 700027.

ENR No. *F/136/2018*



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- 3 MAY 2023



Thumb 1st Finger Middle Finger Ring finger Small Finger

Left hand					
Right hand					

Name

Signature *Jayanta Guha*



Thumb 1st finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Smriti Guha*



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Subrata Guha*



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Subrata Guha*



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Thumb 1st Finger Middle Finger Ring finger Small Finger

Left hand					
Right hand					

Name

Signature *Handwritten signature*



Thumb 1st finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature

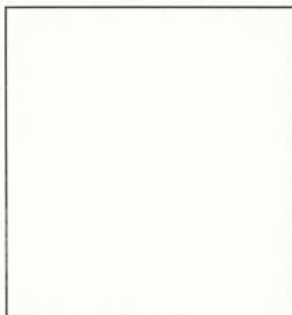


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Left hand					
Right hand					

Name

Signature



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Left hand					
Right hand					

Name

Signature



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Major Information of the Deed

Deed No :	I-1602-06030/2023	Date of Registration	03/05/2023
Query No / Year	1602-8001116985/2023	Office where deed is registered	
Query Date	03/05/2023 1:06:18 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nirupam Dutta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123333752, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,93,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160206009/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



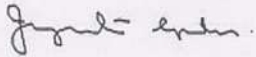


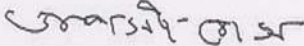


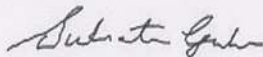
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadavpur Central Road (Bijoygarh Colony), , Premises No: 74/5/26, , Ward No: 098 Pin Code : 700092

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	3 Katha 8 Chatak	1/-	39,68,998/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				5.775Dec	1 /-	39,68,998 /-	

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.	1/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1 /-	20,25,000 /-	

Principal Details :



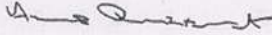


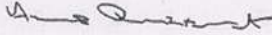


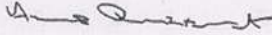
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAYANTA GUHA Son of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	 03/05/2023
	DOLPHIN APARTMENT, RADHANAGAR ROAD, City:- Not Specified, P.O:- HIRAPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBxxxxxx4G, Aadhaar No: 83xxxxxxxx8477, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
2	Name Mrs TAPASHI BOSE Daughter of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	 03/05/2023
	4/4, NETAJI NAGAR, City:- Not Specified, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx9L, Aadhaar No: 82xxxxxxxx1159, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
3	Name Mr SUBRATA GUHA Son of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	 03/05/2023
	1 NO. MOHISILA COLONY, PURBA PARA, City:- Not Specified, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BJxxxxxx4N, Aadhaar No: 30xxxxxxxx4046, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr DEBABRATA GUHA Son of Late KANAI LAL GUHA Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
	03/05/2023	LTI 03/05/2023	03/05/2023	
PURBAPARA USHAGRAM, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx4D, Aadhaar No: 53xxxxxxxx9190, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				



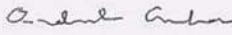
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAKSHIT HOUSING ASSOCIATES 5/17, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: ADxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARUP RAKSHIT (Presentant) Son of Mr RABINDRANATH RAKSHIT Date of Execution - 03/05/2023 , , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 3 2023 3:08PM</td> <td>LTI 03/05/2023</td> <td>03/05/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ARUP RAKSHIT (Presentant) Son of Mr RABINDRANATH RAKSHIT Date of Execution - 03/05/2023 , , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office				May 3 2023 3:08PM	LTI 03/05/2023	03/05/2023	
Name	Photo	Finger Print	Signature										
Mr ARUP RAKSHIT (Presentant) Son of Mr RABINDRANATH RAKSHIT Date of Execution - 03/05/2023 , , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office													
May 3 2023 3:08PM	LTI 03/05/2023	03/05/2023											
5/42, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6H, Aadhaar No: 31xxxxxxxx9346 Status : Representative, Representative of : RAKSHIT HOUSING ASSOCIATES (as PROPRIETOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
Oindrila Guha Daughter of Mr Jayanta Guha Dolphin Apartment Flat No-514, City:- Not Specified, P.O:- Hirapur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325			
	03/05/2023	03/05/2023	03/05/2023

Identifier Of Mr JAYANTA GUHA, Mrs TAPASHI BOSE, Mr SUBRATA GUHA, Mr DEBABRATA GUHA, Mr ARUP RAKSHIT

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JAYANTA GUHA	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec
2	Mrs TAPASHI BOSE	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec
3	Mr SUBRATA GUHA	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec
4	Mr DEBABRATA GUHA	RAKSHIT HOUSING ASSOCIATES-1.44375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr JAYANTA GUHA	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft
2	Mrs TAPASHI BOSE	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft
3	Mr SUBRATA GUHA	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft
4	Mr DEBABRATA GUHA	RAKSHIT HOUSING ASSOCIATES-750.00000000 Sq Ft

On 03-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:46 hrs on 03-05-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ARUP RAKSHIT ,.

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 59,93,998/-

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

Execution is admitted on 03/05/2023 by 1. Mr JAYANTA GUHA, Son of Late KANAI LAL GUHA, DOLPHIN APARTMENT, RADHANAGAR ROAD, P.O: HIRAPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Retired Person, 2. Mrs TAPASHI BOSE, Daughter of Late KANAI LAL GUHA, 4/4, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 3. Mr SUBRATA GUHA, Son of Late KANAI LAL GUHA, 1 NO. MOHISILA COLONY, PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 4. Mr DEBABRATA GUHA, Son of Late KANAI LAL GUHA, PURBAPARA USHAGRAM, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Oindrila Guha, , , Daughter of Mr Jayanta Guha, Dolphin Apartment Flat No-514, P.O: Hirapur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Private Service

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

Execution is admitted on 03-05-2023 by Mr ARUP RAKSHIT, PROPRIETOR, RAKSHIT HOUSING ASSOCIATES, 5/17, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Oindrila Guha, , , Daughter of Mr Jayanta Guha, Dolphin Apartment Flat No-514, P.O: Hirapur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Private Service

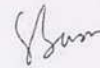
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 273790, Amount: Rs.100.00/-, Date of Purchase: 03/05/2023, Vendor name: A K Samajpati



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 201386 to 201417
being No 160206030 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.05.03 18:22:04 -07:00
Reason: Digital Signing of Deed.

(Suman Basu) 2023/05/03 06:22:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)