

016388/2022

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2-16080/22



पश्चिम बंगाल WEST BENGAL

AM 790336

Q.No. 1506 - 203528899/2022

Certified that the document is genuine
as registration. The Signature Sheet and
certification Stamp Attached to the
document are the part of the document.

Admission Officer Sub-Registrar

Registration Office, 28, Dec. (Noida)

14 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

Know all men by these presents we, 1. SMT. TAPASREE CHAUDHURI, PAN -
ACSPC0365L, AADHAAR - 6256 7449 9462, daughter of Late Harendra Kumar Roy

21 SEP 2022

21 SEP 2022

NAME.....
ADD.....
RS.....
21 SEP 2022
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3 K. S. Roy Road, Kot-1

319579
S. K. Roy
Chatterjee

21 SEP 2022



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

14 DEC 2022

, by faith Hindu, by occupation Business, residing at 5N, Ram Mohan Mallik Garden Lane, P.O. & P.S. Belegkata, Kolkata - 700010, **2. SRI SOUMYADEEP CHAUDHURY, PAN - AFIPC9841A, AADHAAR - 7868 8649 8898**, son of Bikas Kusum Chaudhury, by faith Hindu, by occupation Business, residing at 5N, Ram Mohan Mallik Garden Lane, P.O. & P.S. Belegkata, Kolkata - 700010, **3. SRI SOURADEEP CHAUDHURI, PAN - AEOPC6208G, AADHAAR - 3810 6091 8622**, son of Bikas Kusum Chaudhuri, by faith Hindu, by occupation Business, residing at 10/3, B.T. Road, P.O. & P.S. Belghoria, Kolkata - 700056, **4. SMT. MITRA ROY, PAN - ADJPR7476F, AADHAAR - 4850 0525 1738**, daughter of Late Harendra Kumar Roy, by faith Hindu, by occupation Business, residing at 10/3, B.T. Road, P.O. & P.S. Belghoria, Kolkata - 700056, Directors of **CASTINGS AND METAL PRODUCTS PVT. LTD., PAN - AABCC1231F**, a non-functioning Company having its office at 122, B.T. Road P.O. Alambazar, P.S. Baranagar, Kolkata - 700108 erstwhile Kolkata - 700035, do hereby SEND GREETINGS;

WHEREAS by virtue of Decree passed in Civil Suit No. 55 of 1920, Smt. Krishna Bhabini Devi became the absolute owner of Land measuring 1 (one) bigha 6 (six) Cottahs at District 24 Parganas, Mouza Bonhooghly, J.L. no. 6, Touzi No. 3027, Khatian no. 41, Dag nos, 403, 404, 405, P.S. and Municipality Baranagar.

AND WHEREAS while the said Krishna Bhabini Devi seized and possessed the said property she, for diverse weighty reasons she sold out the said property to Arun Kumar Datta on 14.03.1944. The said Deed of Sale was registered in the Office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. 1, Volume No. 15, Pages 186 to 191 being no. 742 for the year 1944

AND WHEREAS by virtue of the said Deed of Sale, Arun Kumar Datta became the absolute owner of the said Land.

AND WHEREAS while the said Arun Kumar Datta seized and possessed the said land, he sold out the said Land on 20.01.1961 to Castings and Metal Products Pvt. Ltd. . The said Deed of Conveyance was registered in the office of Sub-Registrar

Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages 102 to 106 being no. 445 of the year 1961

AND WHEREAS Castings and Metal Products Pvt. Ltd. became the absolute owner of the land measuring an area 26 Cottahs and 10 sq. ft. at Moua Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata -700108 erstwhile Kolkata - 700035, District North 24 Parganas

AND WHEREAS while Castings and Metal Products Pvt. Ltd. absolutely seized and possessed the said Land, the Directors of the Company mutated the name of the Company in the records of Baranagar Municipality.

AND WHEREAS The Landowner hereof with an object of having more gainful utilization of the said premises now, decided to develop the said land and building and are in search of an experienced developer to carry out the construction work with all financial responsibility.

AND WHEREAS the Developer hereof is an experienced builder engaged in the field of building/ promoting and construction and upon verification, scrutiny and due searching of all relevant papers and documents relating to the lawful right, bona fide interest and marketable title of the Landowner in respect of the said premises, and having been fully satisfied with regard thereto approached the Landowner with the proposal to undertake such development work by way of constructing the multi storied building on the on the First Schedule Property as per the plan sanctioned by the Baranagar Municipality after at its own cost and the Land Owners/Vendors herein, being Interested to the Proposal of the Developer and to avoid future complications, and entered into a Development Agreement on 14th day of Dec. of 2022 which was registered in the office of A.D.S.R. Cossipore Dum Dum being Deed No. 16048/2022 and for the purpose of smooth development work and manage our under Schedule property We execute this power of attorney.

NOW BY THESE PRESENTS we the Principals being personally unable to manage our under schedule property do hereby nominate constitute and authorize **SRI ASHA MUKUL GHOSH, PAN – AJOPG7658M, AADHAAR – 2200 2936 3520**, son of Kalyan Ghosh, by faith Hindu, by occupation Business, residing at 40, Netaji Colony, P.O. Noapara, P.S. – Baranagar, Kolkata – 700090, proprietor of M/S. Akash Construction, developer as our constituted attorney in our name and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things any two of them in relation to under Schedule property as per the registered Development Agreement dated 14th day of ~~December~~, being No. 16048 for the year 2022.

- (1) To enter into the Said Premises either alone or along with others for the purpose of the proposed development work and for such purpose to make feasible building plans, revised / modified building plan of the proposed building, sign and submit the same on our behalf and get it sanctioned by the Baranagar Municipality at his cost and responsibilities and construct the proposed multi-storied building upon the said land according to the said proposed sanctioned plans of the Baranagar Municipality.
- (2) To effect mutation or separation of the holding in the Revenue and/or Municipal Records and sign all applications or objection. To appoint Engineer, Architect, Contractor and labour for construction of the said multi-storied building and to make payments to them.
- (3) To develop the said premises by raising construction of such type of building thereon as the said attorney may deem fit and proper and for that purpose to pull down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if our said attorney shall think fit and proper.

- (4) To supervise the development work in respect of the new construction and to carry out and / or to get carried out through contractors, sub-contractors, Architects and Surveyors as may be required by the said Attorney for construction of the Proposed Building and Structures on the said property as per sanctioned plans.
- (5) To carry on correspondence with and represent us before all concerned authorities in connection with the development of our under Schedule property.
- (6) To sign, execute and submit all building plans & revised building plans, documents, statements, papers, undertakings, declarations, affidavits as may be required for necessary sanction, modification and/or alteration of sanction plans by the Baranagar Municipality and other appropriate authorities.
- (7) To make various deposits to the Baranagar Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and to claim refund of such deposits so paid by our said Attorney and give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.
- (8) To approach different authorities and offices for the purpose of obtaining various permissions and sanctions and other service connections including water and electricity for carrying out and completing the development / construction of the proposed building.
- (9) To apply from time to time for modification of the building plans in respect of the building to be constructed on the said property.
- (10) To collect all building materials at their costs, expenses, risks and responsibilities for such constructions.

(11) To do all other acts deeds matters and things in respect of the said property for the purpose of the said development work thereupon including mutation etc. To sign and execute Gift deeds of any portion of the land to the Baranagar Municipality or other competent authority or authorities for smooth development of the property on behalf of the Landowner.

(12) To enter into agreements for sale or transfer of the different portions of the Developer allocation of the said building with such persons and on such terms and conditions at such consideration / price as the said Attorney may at his absolute discretion think fit and proper as per the Agreement concluded in writing between the Principals and Asha Mukul Ghosh, proprietor of M/S. Akash Construction.

(13) To sell transfer, demise all or any of the flats, shops, garages, commercial spaces, units etc. of the Developer's allocation along with proportionate share or interest in the land comprising the Premises on which the said building is built excepting the Owner's allocation to different persons on ownership basis and / or in any other manner as might be deemed fit and proper by the said Attorney and to collect and receive of and from the prospective buyer/s of such flats or spaces that will be paid by such persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.

(14) To appear on ~~our~~ our behalf in all courts, L. A. Collector, Board of Revenue, Baranagar Municipality, Kolkata Metropolitan Development Authority, Tribunals, Public Bodies, Competent Authorities and U.L.C. and State Government, Land Department, Civil Administration / Police Authorities, Airport Authority etc.

(15) To make, sign, execute, verify, present and file all applications, plaints, petitions, written statements, vakalatnamas or other documents as deemed statements, or any other documents as deemed necessary in the opinion of the

Attorney or be made, signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the said Property or the Development works therein.

(16) To apply for and obtain occupation and completion certificate in respect of the said building from the Baranagar Municipality after completion of construction.

(17) To give such letters and writings and / or undertaking as may be required from time to time by the Baranagar Municipality and / or concerned authorities for the purpose of carrying out the development works in respect of the said Property as also in respect of the construction work of the building there upon.

(18) To execute from time to time agreements for sale or conveyances of such flats, shops, commercial spaces or garages which is within Developer allocation to be constructed on the said land.

(19) To insure the Said Property against damage, fire, tempest, riot, civil commotion, flood, earthquake etc. as our said Attorney may think fit and proper.

(20) To receive from the intending purchaser or purchasers any Earnest Money and/or Advance and also the balance of purchase money, and to give good, valid receipt thereof and discharge for the same which will protect the purchaser or purchasers on our behalf.

(21) To receive any sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charges or other security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same.

(22) For us and in our name to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or

Judicial or other officers whatsoever as our said Attorney shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to appoint any Solicitor and / or Advocate or Lawyer to prosecute, defend in the premises aforesaid as occasion may arise either in the name of Company and/or our names or in his name acting on our behalf.

(23) To appoint pleaders, Solicitors, Advocate or Attorney or Lawyer and to appear in any court or before Revenue or other Officer or Officers of any state or Local Authority and to revoke such appointment and to substitute any other in their place and stead.

(24) That our said Attorney shall have every right to sell or rent the apartment and or Flat, shops, garage etc. except the owner's allocation which will be constructed in our aforesaid properties and the consideration money either in advance or in full will be received by the said Attorney and give proper receipt thereof on our favour.

(25) That our said Attorney will sign all the documents and also Deeds and other Agreement or Memorandum of Agreement in our name and in our favour in respect of any type of transfer, sale, gift and or other transfer in respect of the development of the said Multistoried Building as per the plan/ revised plan sanctioned in our name from the authority of the Baranagar Municipality in our favour and on our behalf.

(26) That, our said Attorney have full responsibility to grant receipt and/or which I could do personally at a price or consideration as agreed upon by any Attorney thereof and to put to, handover the (Physical Possession) thereof in lieu of consideration money, which shall be remitted in our favour by our said

Attorney and shall take the money and shall remit thereof by our said Attorney and shall take proper receipt thereof on our behalf.

(27) Our Attorney are entitled to execute Registration of the flats, shops, garages and commercial spaces of the multistoried building restricted only to the allocation of the Developer.

(28) To present any deed or deeds of sale, conveyances or conveyances of other documents for registration and when executed by him in our name and on our behalf before the Additional District Sub-Registrar, District Registrar and A.R.A. Kolkata having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and/ or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as I could have done ourselves.

(29) The Development Agreement is registered on 14-12₂₀₂₂ at Additional District Sub Registrar Cossipore, Dum Dum and recorded in Book No. I ; Being Deed No. 16048 for the year 2022.

GENERALLY to do and perform all acts deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as I could do.

AND I hereby declare that this POWER OF ATTORNEY is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon them.

AND I agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

AND I do hereby declare that the powers and authorities hereby granted will subsist till the said property is fully and properly developed as per the Development Agreement and that the transfer and / or conveyance of the flats and units and spaces in the said building are conveyed and / or transferred in favour of the transferees.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the flats and spaces comprising the Developer's allocation and all acts, deeds or things lawfully done by our Attorney shall be construed as acts done by us and I shall ratify and agree to ratify and confirm the same.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 26 Cottahs and 10 sq. ft. along with 1200 Sq ft RT Shed at Mouza Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata -700108 erstwhile Kolkata - 700035, District North 24 Parganas and butted and bounded as follows:-

ON NORTH	: By Road leading to Haridhan Daw's Garden
ON SOUTH	: By Premises No. 117, B.T. Road, Kolkata -700108 erstwhile Kolkata - 700035
ON EAST	: By Premises No. 121, B.T. Road, Kolkata -700108 erstwhile Kolkata - 700035
ON WEST	: By B.T. Road

IN WITNESS WHEREOF the Principals and Attorney have hereinto set and subscribed their hands and seals and signatures on the 14th day of December, in the year 2022.

1. Keya Chaudhuri
10/3, B.T. Road
P.O. - Belgharia
KOL - 700056

For Castings & Metal Products Private Ltd.

K. Chaudhuri
Director

2. Sreya Ghosh,
265/13, Gopal Lal Tagore Rd.
Nabapally,
KOL - 700036

For Castings & Metal Products Private Ltd.

Soumyadeep Choudhury
Director

For Castings & Metal Products Private Ltd.

Sowadeep Chaudhuri
Director

For Castings & Metal Products Private Ltd.

Mitra Roy
Director

SIGNATURE OF THE PRINCIPALS

AKASH CONSTRUCTION

Ash. Mukul Ghosh
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by

Sudarsan Roy

SUDARSAN ROY
ADVOCATE, WB.643/1995.
HIGH COURT, CALCUTTA

DATE:

SPECIMEN FORM FOR TEN FINGERPRINTS



Y. Chandhara

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



Soumyadeep Chaudhury

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



Soumdeep Chaudhary

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



Mitra Roy

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

SPECIMEN FORM FOR TEN FINGERPRINTS

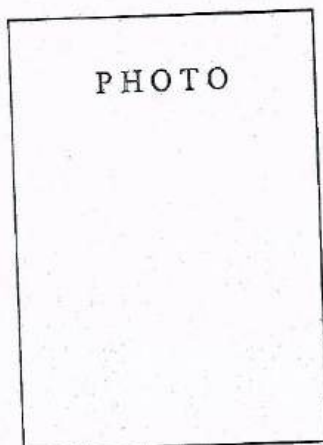


Asha Patel Gosh

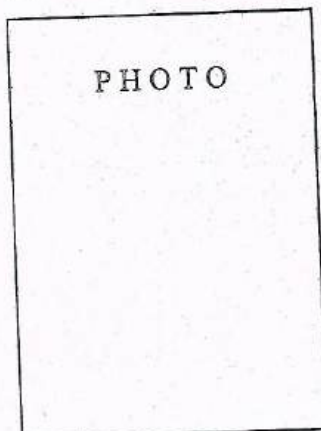
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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

Major Information of the Deed

Deed No :	I-1506-16080/2022	Date of Registration	14/12/2022
Query No / Year	1506-8003528899/2022	Office where deed is registered	
Query Date	14/12/2022 1:04:34 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUJIT KAR Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9330842405, Status :Others		
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. 11,56,53,975/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150616048/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (Baranagar area -- Baranagar area) , Mouza: Bon-Hoogly, Premises No: 122, Pin Code : 700108

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-403	RS-41	Bastu	Bastu	10 Katha 10 Sq Ft	1/-	4,43,95,575/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	RS-404	RS-41	Bastu	Bastu	8 Katha	1/-	3,54,67,200/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	RS-405	RS-41	Bastu	Bastu	8 Katha	1/-	3,54,67,200/-	Property is on Road Adjacent to Metal Road, , Project Name :
TOTAL :					42.9229Dec	3 /-	1153,29,975 /-	
Grand Total :					42.9229Dec	3 /-	1153,29,975 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1200 Sq Ft.	1/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	3,24,000 /-	

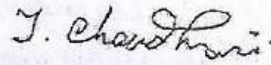
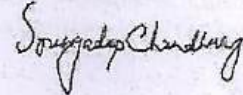
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CASTINGS AND METAL PRODUCTS PVT LTD 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108 , PAN No.:: aaxxxxxx1f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

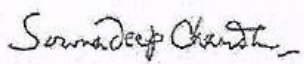
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Akash Construction 40, Netaji Colony, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 , PAN No.:: ajxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

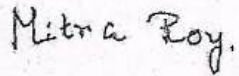
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Tapasree Chaudhuri Daughter of Late Harendra Kumar Roy Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	Photo  Dec 14 2022 1:51PM	Finger Print  LTI 14/12/2022	Signature  14/12/2022
	5N, Ram Mohan Mallick Garden Lane, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx5l,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)			
2	Name Mr Soumyadeep Chaudhury Son of Mr Bikas Kusum Chaudhury Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	Photo  Dec 14 2022 1:53PM	Finger Print  LTI 14/12/2022	Signature  14/12/2022

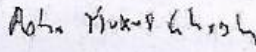
5N, Ram Mohan Mallick Garden Lane, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx1a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)

Name	Photo	Finger Print	Signature
Mr Souradeep Chaudhuri Son of Mr Bikas Kusum Chaudhuri Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:52PM	 LTI 14/12/2022	 14/12/2022

10/3, B T Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx8g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)

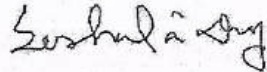
Name	Photo	Finger Print	Signature
Smt Mitra Roy Daughter of Late Harendra Kumar Roy Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:50PM	 LTI 14/12/2022	 14/12/2022

10/3, B T Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx6f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CASTINGS AND METAL PRODUCTS PVT LTD (as Director)

Name	Photo	Finger Print	Signature
Mr Asha Mukul Ghosh (Presentant) Son of Mr Kalyan Ghosh Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 1:53PM	 LTI 14/12/2022	 14/12/2022

265/13, G L T Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx8m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Akash Construction (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSANTA DEY Son of Late SUNIL DEY 40, SUBHAS NAGAR, City:- , P.O:- NOAPARA, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700090			
	14/12/2022	14/12/2022	14/12/2022
Identifier Of Smt Tapasree Chaudhuri, Mr Soumyadeep Chaudhury, Mr Souradeep Chaudhuri, Smt Mitra Roy, Mr Asha Mukul Ghosh			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-16.5229 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-13.2 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-13.2 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	CASTINGS AND METAL PRODUCTS PVT LTD	Akash Construction-1200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (Baranagar area -- Baranagar area) , Mouza: Bon-Hoogly, Premises No: 122, Pin Code : 700108

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 403, RS Khatian No:- 41		
L2	RS Plot No:- 404, RS Khatian No:- 41		
L3	RS Plot No:- 405, RS Khatian No:- 41		

Endorsement For Deed Number : I - 150616080 / 2022

On 14-12-2022

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.

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

Presented for registration at 13:42 hrs on 14-12-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Asha Mukul Ghosh ,.

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 11,56,53,975/-

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

Execution is admitted on 14-12-2022 by Smt Tapasree Chaudhuri, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr SUSANTA DEY, , , Son of Late SUNIL DEY, 40, SUBHAS NAGAR, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

Execution is admitted on 14-12-2022 by Mr Soumyadeep Chaudhury, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr SUSANTA DEY, , , Son of Late SUNIL DEY, 40, SUBHAS NAGAR, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

Execution is admitted on 14-12-2022 by Mr Souradeep Chaudhuri, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr SUSANTA DEY, , , Son of Late SUNIL DEY, 40, SUBHAS NAGAR, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

Execution is admitted on 14-12-2022 by Smt Mitra Roy, Director, CASTINGS AND METAL PRODUCTS PVT LTD (Private Limited Company), 122, B T Road, City:- , P.O:- I S I, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Mr SUSANTA DEY, , , Son of Late SUNIL DEY, 40, SUBHAS NAGAR, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

Execution is admitted on 14-12-2022 by Mr Asha Mukul Ghosh, Proprietor, Akash Construction (Sole Proprietorship), 40, Netaji Colony, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Indetified by Mr SUSANTA DEY, , , Son of Late SUNIL DEY, 40, SUBHAS NAGAR, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

ent of Stamp Duty

ertified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
escription of Stamp
1. Stamp: Type: Impressed, Serial no 319579, Amount: Rs.100.00/-, Date of Purchase: 21/09/2022, Vendor name: S
Chatterjee

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 540881 to 540901
being No 150616080 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.12.15 11:36:05 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/12/15 11:36:05 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

DEVELOPMENT POWER OF ATTORNEY

BETWEEN

CASTINGS AND METAL PRODUCTS PVT.LTD

PRINCIPALS

AND

AKASH CONSTRUCTION

ATTORNEY



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