

7328/23 VC 4671/23

I - 7076/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 269338

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

20.05.23
District Sub-Register-II

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM PRESENTS SHALL COME, We,

(1) **SRI PROFULLA KUMAR DUTTA @ PRAFULLA KUMAR DUTTA** (PAN- ACTPD4749G, Aadhaar No. 4119 3071 4980, Mobile No. 9051342295), son of Late Panchanan Dutta, by faith - Hindu, by occupation - Retired Person, Nationality Indian, residing at 3A, K. P. Roy Lane, Post

19.5.23
4.30
Q.8/127/895/23

V.C. 160300-1671/2023

15 MAY 2023

2853

NO. DATE.....RS.....

NAME.....

ADDRESS.....

ALIPORE JUDGE COURT
A. K. SAMAPATI

SIGNATURE

1022
Rangisha Baskhi (W)
Alipore 748101
[Signature]

Chanchal Sutta.



5698

Chanchal Sutta.



5700

Arjun Kumar Sutta



5704

TI of Steel Puthi
Kolepara Baskhi



5701

Loma Pone



5705



Rangisha Baskhi

Alipore
S. N. Rangisha Baskhi
Alipore Judge Court.

WB 342/340/23

161-27

Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, **(2) SRI CHANCHAL DUTTA** (PAN - ADNPD7131K, Aadhaar No. 2800 2934 6816, Mobile No. 9830068328), son of Late Jagadish Chaiidra Dutta, by faith - Hindu, by occupation - Business, Nationality Indian, residing at 26, Prince Baktiar Shah Road, Flat No. F-B1, Post Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, **(3) SMT. SHEELA DUTTA** (PAN - ADSPD5823B, Aadhaar No. 6186 5356 5656, Mobile No.6291083071), wife of Late Jagadish Cbandra Dutta, by faith -Hindu, by occupation -Household work, Nationality Indian, residing at 3A, K.P. Roy Lane, Post Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, and **(4) SMT. SOMA PYNE** (PAN - AFUPP0080L, Aadhaar No. 2333 0835 2529, Mobile No. 9051013714), daughter of Late Jagadish Chandra Dutta, wife of Santanu Pyne, by faith - Hindu, by occupation - Housewife, Nationality Indian, residing at 63/S,



5702

- Ashis Dasgupta



5703

- Pradyut Dasgupta



5704

- Srinil Debnath



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
1/9 MAY 2023



5705

Ananta Baskari
Akte
S/O Late S. N. Gupta Baskari
Alipore
KOL-27 WB 342/340/88

Tollygunge Road, Post Office - Tollygunge, Police Station
- Charu Market, Kolkata - 700033, **SEND GREETINGS :-**

WHEREAS:

A. We are the Joint Owners of **ALL THAT** piece or parcel of land measuring 7 Cottahs 6 Chittacks 5 Square Feet be the same a little or less togetherwith four storied building /structures standing thereon constructed and/or built more than 25 years ago situate lying at and being Premises No. 3A, K.P. Roy Lane, Police Station - Charu Market, Ward No.89, bearing Assessee No. 210890900033 morefully and particularly described in the **SCHEDULE** hereto and hereinafter called "**THE SAID PROPERTY**".

B. By and / or under Development Agreement dated 17/5/2023 registered in the office of the D.S.R. - III, Alipore, South 24 Parganas, recorded in Book No. I,

Charuchal Dutta.

Chanchal Anita

:: 4 ::

Being No. ⁶⁸⁰³..... for the year 2023 (hereinafter called "the **DEVELOPMENT AGREEMENT**"), we have agreed to Develop the aforesaid property through the Developer i.e. on the terms and conditions mentioned therein.

Chanchal Anita

C. To effectuate the terms and conditions as recited in the said Development Agreement dated 17/5/2023 we are now desirous of appointing **M/S. APS CONSTRUCTION** (PAN - ABPFA2308F) a Partnership Firm having its office at 13D, Durga Charan Chowdhury Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033 represented by its Partners **(1) ASHIS PATRA** (PAN - AGNPP4567G, Aadhaar No. 5143 0332 7247, Mobile No.9830930512), son of Subodh Patra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 13D, Durga Charan Chowdhury Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033 **(2)**

PRADYUT DUTTA (PAN - AHWPD3149A, Aadhaar No. 9346 8939 8558, Mobile - 9748598777), son of Phani Bhusan Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49, Izzatullah Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033 and **(3) SUMIT DEBNATH** (AUDPD3450G, Aadhaar No. 4938 8802 3628, Mobile - 7003135897), son of Late Ajit Debnath, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 62, Izzatullah Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700062, as our true and lawful Attorney and/or Agent to do all acts, deeds and things in respect of the said property in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS we, the **EXECUTANTS** do hereby nominate, constitute and appoint the said **M/S. APS CONSTRUCTION** (PAN -

ABPFA2308F) a Partnership Firm having its office at 13D, Durga Charan Chowdhury Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033 represented by its Partners **(1) ASHIS PATRA** (PAN - AGNPP4567G, Aadhaar No. 5143 0332 7247, Mobile No.9830930512), son of Subodh Patra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 13D, Durga Charan Chowdhury Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033 **(2) PRADYUT DUTTA** (PAN - AHWPD3149A, Aadhaar No. 9346 8939 8558, Mobile - 9748598777), son of Phani Bhusan Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49, Izzatullah Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033 and **(3) SUMIT DEBNATH** (AUDPD3450G, Aadhaar No. 4938 8802 3628, Mobile - 7003135897), son of Late Ajit Debnath, by faith - Hindu, by

occupation - Business, by Nationality - Indian, residing at 62, Izzatullah Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700062, as our true lawful Attorney and/or Agent for us in our names and on our behalf, to execute and perform all or any of the following acts, deeds, matters and things as mentioned hereinafter.

1. To do soil testing, excavation and all other works in respect of the said property for construction of a New Building thereon after demolishing the existing structures standing thereon or on part thereof.
2. To appear and represent us before all necessary authorities including K.M.C., K.I.T., C.E.S.C., Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 in connection with

the construction of the new building or buildings and all and every matter in connection therewith.

3. To apply for and obtain such permission, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint architects and constructors for the purposes of construction of the new building or buildings on the property.

4. To apply for and obtain such certificates and other permission and clearances, including certificates and/or permissions under the Urban Land (Ceiling and Regulations) Act, 1976 if required or other law relating to land as may be required for construction of the new building or buildings on the property.

5. To appear and represent us before Notary Public, Judicial Magistrate, Metropolitan Executive Magistrates

and all other Office or Offices and authority or authorities in connection with the construction of the new building and enforcement of all powers and authorities as contained herein.

6. To appear and represent us before the K.M.C. and other authorities and Government Departments and/or offices and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all courts and Tribunals, for all matters, connected with the construction of new Building and/or building on the property and connection of utilities and other matters relating to the property.

7. To give undertakings, assurances and indemnities as be required for the purpose aforesaid.


8. To appear and represent us before all statutory authorities, make commitments and give undertakings

as be required for all or any of the purpose herein contained.

9. To negotiate for sale, transfer and to enter into agreements, including flats, car parking spaces and other saleable places of the proposed New Building and to receive earnest moneys and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations in respect of the Developer's Allocation only.

10. To employ Solicitors, Advocates and/or agents.

11. To warn off and prohibit and if necessary proceed in due forum of law, against all or any trespassers on the said property or any parts thereof and to take appropriate steps whether by legal action or otherwise and to abate all nuisance.




12. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including the suit and Arbitration proceedings and demands, touching any of the matters as aforesaid or any other matters relating to the said property or any part thereof and also if thought fit to compromise, refer to Arbitration, abandon, submit any judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil, Criminal or Revenue, High Court through out India including Rent Controller and Small Causes Court.


13. To manage, maintain and supervise all the affairs of the said property.

14. To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, Deed of Agreement, Deed of Transfer, Deed


of Conveyance, affidavits, agreements with tenant /occupier /licensee etc. applications, returns, confirmations and consents as may in any way be required to be so done in connection of the said property in respect of the Developer's Allocation only.



15. To execute, present for registration, admit execution, and have registered the aforesaid documents including Deed of Declaration, Deed of Gift, Common Passage etc.



16. To appear and represent us before Notary Public, District Sub-Registrar - I to V Alipore, South 24 Parganas respectively, A.D.S.R. - Alipore, South 24 Parganas , Registrar of Assurances, Additional Registrar of Assurances and other authority or authorities in connection with the registration of the aforesaid documents and enforcement of all powers and




authorities as contained herein in respect of the Developer's allocation only .

17. To apply for and obtain electricity, gas from the concerned authority and/or authorities.


18. To apply for and obtain water, sewerage and/or connection of any other utilities, and also the completion certificate, occupancy certificate, Lift fitness Certificate and other certificates from the K.M.C. and/or other competent authorities .

19. In relation to the said property to sign, execute all drawings, maps, designs, modified drawings, revised drawings, designs, plans, statements, applications and also submit necessary applications and declarations, give undertakings, pay fees on behalf of ourselves and

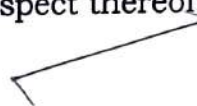
obtain such permissions as may be necessary for the purposes from the concerned authorities.




20. To accept notices and service of papers from any court, Tribunal, Postal and/or other authorities and/or persons.



21. To receive and pay and/or deposit all moneys including Court fees and receive and grant valid receipts and discharges in respect thereof.



22. To pay all out-going, including Municipal Tax, Urban Land Tax, Rent Revenue and other charges whatsoever payable for and on account of the said property and receive refund and other moneys including compensation of any nature, including those for requisition and/or acquisition and to grant valid receipts and/or discharges thereof.



23. To appear for, to sign and submit on our behalf, new Building Plan before the competent authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at their own cost and expenses and to submit all Applications, Undertaking, Verification, Indemnity Bond, Boundary Declaration, Deed of Gift of Splayed Corner (KMC), Deed of Gift of Strip of Land (KMC) and other necessary documents as per the requirement and prescribed rules by the Kolkata Municipal Corporation from time to time.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the Property on our behalf as we could have lawfully done if personally presents.

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 property as aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(The said Property)

ALL THAT piece or parcel of land measuring 7 [Seven] Cottahs 6 [Six] Chittacks 5 [Five] Square Feet of land more or less i.e. 5315 Square Feet together with a 4 [Four] storied residential building (all cemented) Ground Floor 1500 Square Feet more or less , First Floor 500 Square Feet more or less, Second Floor 590 Square Feet more or less, Third Floor 500 Square Feet more or less being Premises No. 3A, Kali Prasanna Roy Lane (K.P. Roy Lane), Post Office - Tollygunge, Police Station formerly Regent Park, now Charu Market, Kolkata - 700033, ADSR Alipore, District South 24-Parganas, within the municipal limits of The Kolkata Municipal Corporation,

Ward No. 089, Assessee No. 210890900033 whereon and whereupon proposed New Building is to be constructed and/or built, the said land is butted and bounded as follows: -

ON THE NORTH : 60 Feet wide Tollygunge Circular Road

ON THE SOUTH : Premises No. 19 & 18, U. K. Mondal Lane

ON THE EAST : Premises No. 2, K. P. Roy Lane

ON THE WEST : 8'-5.6" common passage along with 3B & 3D, K. P. Roy Lane.

OR HOWSOEVER OTHERWISE the same is butted and bounded, called, known, numbered and/or distinguished.

:: 18 ::

IN WITNESS WHEREOF we have executed these presents on this the 19th day of May, 2023.

EXECUTED & DELIVERED by the **EXECUTANTS** at Kolkata in the presence of :

1. Krijal Sankar
60/1B, Tollygunge Road
Kolkata - 700033.

Profulla Kumar Dutta
Chanchal Dutta

L.T. Inf Sheela Dutta by the
pen of Rana Guha Bakshi

Soma Ghose

SIGNATURE OF THE EXECUTANTS

2. Rana Guha Bakshi
Advocate
Alipore Judges' Court
Kol-27

We agree and confirm

APS CONSTRUCTION

Ashis Patra Partner
Bodhraj Dutta Partner
Sunita Ghosh Partner

Drafted by:

Rana Guha Bakshi
RANA GUHA BAKSHI
Advocate (WB/342/340/88)
Bar Room No.4
Alipore Judges' Court
Kolkata - 700 027


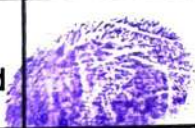


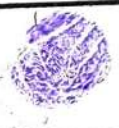






Computer Print by:

Soma Ghosal
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027

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	right hand					






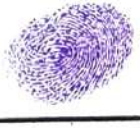





Name

Signature

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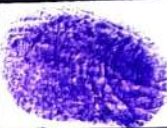
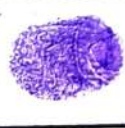
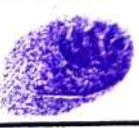



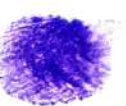



Name *Prof. Fulla Keema Dutta* *Profulla Keema Dutta*

Signature *Profulla Keema Dutta*

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	right hand					

Name *Chanchal Dutta*

Signature *Chanchal Dutta*

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	right hand					

Name *Sheela Dutta*






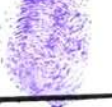





Signature

*LTI of Sheela Dutta by
He pen of Parajulebaki*

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PHOTO	left hand					
	right hand					












Name

Signature

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	right hand					












Name Soma pyre

Signature Soma Pyre

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	right hand					

Name Ashis patra

Signature Ashis Patra

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	right hand					

Name pradyut Dutta

Signature Pradyut Dutta

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	right hand					

Name

Signature



Sumit Debnath

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left hand						
right hand						

Name *Sumit Debnath*

Signature *Sumit Debnath*

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PHOTO	left hand					
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Name *Ranjeet Bhatia*

Signature *Ranjeet Bhatia*

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	right hand					

Name

Signature





IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : 10/249

Name : **RANA GUHA BAKSHI** Advocate

Father's/Husband's name : Late Satyendra Narayan
Guha Bakshi

Address : 66, Prince Baktiar Shah Road, Kolkata - 700 033
P.S. - Charu Market, P.O. - Tollygunge

Ph. No. : 98300 63774 / 2424 2475

W.B. Bar Council Enrolment No. : WB / 342 / 341 / 88 SECRETARY

Rana Guha Bakshi

Major Information of the Deed

Deed No :	I-1603-07076/2023	Date of Registration	22/05/2023
Query No / Year	1603-8001271895/2023	Office where deed is registered	
Query Date	18/05/2023 11:20:19 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANA GUHA BAKSHI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830063774, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,89,05,403/-	
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]:- 160306803/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Prasanna Roy Lane, , Premises No: 3A, , Ward No: 089 Pin Code : 700033

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	7 Katha 6 Chatak 5 Sq Ft	1/-	1,68,19,653/-	Width of Approach Road: 60 Ft., , Project Name :
Grand Total :				12.1802Dec	1 /-	168,19,653 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3090 Sq Ft.	1/-	20,85,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 590 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3090 sq ft	1 /-	20,85,750 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Profulla Kumar Dutta, (Alias: Prafulla Kumar Dutta) Son of Late Panchanan Dutta 3A, K. P. Roy Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx9g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence
2	Shri Chanchal Dutta (Presentant) Son of Late Jagadish Chandra Dutta 26, Prince Baktiar Shah Road, Flat No. F-B1, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx1k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence
3	Smt Sheela Dutta Wife of Late Jagadish Chandra Dutta 3A, K P Roy Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxx3B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence
4	Smt Soma Pyne Daughter of Late Jagadish Chandra Dutta 63/S, Tollygunge Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxx0l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	APS CONSTRUCTION 13D, Durga Charan Chowdhury, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: ABxxxxx8F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashis Patra Son of Mr Subodh Patra 13D, Durga Charan Chowdhury Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx7g,Aadhaar No Not Provided Status : Representative, Representative of : APS CONSTRUCTION (as Partner)
2	Pradyut Dutta Son of Phani Bhusan Dutta 49, Izzatullah Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx9a,Aadhaar No Not Provided Status : Representative, Representative of : APS CONSTRUCTION (as Partner)
3	Sumit Debnath Son of Late Ajit Debnath 62, Izzatullah Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx0g,Aadhaar No Not Provided Status : Representative, Representative of : APS CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rana Guha Bakshi Son of Late S M Guha Bakshi Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Shri Profulla Kumar Dutta, Shri Chanchal Dutta, Smt Sheela Dutta, Smt Soma Pyne, Ashis Patra, Pradyut Dutta, Sumit Debnath			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Profulla Kumar Dutta	APS CONSTRUCTION-3.04505 Dec
2	Shri Chanchal Dutta	APS CONSTRUCTION-3.04505 Dec
3	Smt Sheela Dutta	APS CONSTRUCTION-3.04505 Dec
4	Smt Soma Pyne	APS CONSTRUCTION-3.04505 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Profulla Kumar Dutta	APS CONSTRUCTION-772.50000000 Sq Ft
2	Shri Chanchal Dutta	APS CONSTRUCTION-772.50000000 Sq Ft
3	Smt Sheela Dutta	APS CONSTRUCTION-772.50000000 Sq Ft
4	Smt Soma Pyne	APS CONSTRUCTION-772.50000000 Sq Ft

Endorsement For Deed Number : I - 160307076 / 2023

On 18-05-2023

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 1,89,05,403/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-05-2023

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

Presented for registration at 16:30 hrs on 19-05-2023, at the Private residence by Shri Chanchal Dutta , one of the Executants.

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

Execution is admitted on 19/05/2023 by 1. Shri Profulla Kumar Dutta, Alias Prafulla Kumar Dutta, Son of Late Panchanan Dutta, 3A, K. P. Roy Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. Shri Chanchal Dutta, Son of Late Jagadish Chandra Dutta, 26, Prince Baktiar Shah Road, Flat No. F-B1, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 3. Smt Sheela Dutta, Wife of Late Jagadish Chandra Dutta, 3A, K P Roy Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 4. Smt Soma Pyne, Daughter of Late Jagadish Chandra Dutta, 63/S, Tollygunge Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others

Indetified by Mr Rana Guha Bakshi, , , Son of Late S M Guha Bakshi, Alipore Judges 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 19-05-2023 by Ashis Patra, Partner, APS CONSTRUCTION, 13D, Durga Charan Chowdhury, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Rana Guha Bakshi, , , Son of Late S M Guha Bakshi, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-05-2023 by Pradyut Dutta, Partner, APS CONSTRUCTION, 13D, Durga Charan Chowdhury, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Rana Guha Bakshi, , , Son of Late S M Guha Bakshi, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-05-2023 by Sumit Debnath, Partner, APS CONSTRUCTION, 13D, Durga Charan Chowdhury, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Mr Rana Guha Bakshi, , Son of Late S M Guha Bakshi, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-05-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2853, Amount: Rs.100.00/-, Date of Purchase: 15/05/2023, Vendor name: A K Samajpati



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 201091 to 201120

being No 160307076 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.23 14:19:44 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/23 02:19:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)