

07/07/22

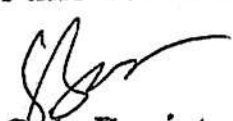
I-7784/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 780409

Certified 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-Register-II  
Alipore, South 24-Parganas

**DEVELOPMENT POWER OF ATTORNEY**

15 JUN 2022

**BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN**

I, **SRI SUBRATA BANERJEE**, having PAN : AJCPB6325J,  
Aadhaar No.4054 2739 9699, son of Late Gouri Prasad  
Banerjee, by creed : Hindu, Indian by National, by occupation :  
Business, residing at 6, Parasar Road, Post Office : Lake Market,  
Police Station : Tollygunge, Kolkata : 700029, District : 24  
Parganas (South), hereinafter called and referred to as "the  
**PRINCIPAL**".

15/6  
1722  
80/1802/11/22

3366

- 2 JUN 2022

No.....Rs. **100/-** Date.....

Name: **Subrata Banerjee**

Address: **6 Patisar Road, Kol-029**

Vendor:.....

**Alipur Collectorate, 24 Pys. (S)**

**SUBHANKAR DAS**

**STAMP VENDOR**

**Alipur Police Court, Kol-37**



District Sub-Registrar-II  
Alipore, South 24 Parganas  
15 JUN 2022

Pratima Sena  
S/o Late R.M Sena  
Auro police st  
ke- 27  
Dated written

:: 2 ::

-:: **SEND GREETINGS** ::-

**WHEREAS** I, the Principal herein is the Owner in respect of **ALL** **THAT** undivided 3/5<sup>th</sup> share of said property i.e. land measuring comes to undivided 2 (Two) Cottahs 18 (Eighteen) Square Feet more or less together with undivided 3/5<sup>th</sup> share of the brick built structure i.e. structure area comes to undivided 1398 (One Thousand Three Hundred Ninety-Eight) Square Feet more or less, being known and numbered as Municipal Premises No.6, Parasar Roads, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87 and entered into a registered Development Agreement on ..15.6.2022 with **SUN SHAKTI REALTOR LLP**, a Limited Liability Partnership Firm, having its registered Office at 21/7, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by one of its Designated Partner viz. **SRI JAY S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 for development of my aforesaid property, after demolishing the present existing structure standing thereon, who is also the Owner of undivided 2/5<sup>th</sup> share of the aforesaid



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property, hereinafter called and referred to as "the **SAID PROPERTY**", morefully and particularly described in the **SCHEDULE** hereunder written, which was duly registered in the Office of the District Sub-Registrar - II at Alipore, being Deed No...77.4.3... for the year 2022 as per terms and conditions clearly set forth therein.

**AND WHEREAS** in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Owner shall be at the first instance entitled to get one self contained Flat having built up area of 1000 (One Thousand) Square Feet more or less on the Front side of the Second Floor and one Car Parking Space under the roof in the Ground Floor from the said proposed Building in finished and complete condition.

**AND WHEREAS** in pursuance of the Development Agreement entered between myself and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for me to appoint to look after all my aforesaid property affairs during my absence.

**NOW KNOW ALL BY THESE PRESENTS** I, the above named Principal do hereby and hereunder nominate, constitute and



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appoint **SUN SHAKTI REALTOR LLP**, LLPIN : AAV-0792, having PAN : AEHFS9308G, a Limited Liability Partnership Firm, having its registered Office at 21/7, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by one of its Designated Partner viz. **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To retain and defend possession of the said property/ property and every part thereof and receive and/or deliver possession thereof from and/or to negotiate and settle terms to any person or persons occupying thereon and also to manage, maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said



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property 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 risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.

3. To enforce any covenant/any Agreement, Lease Deed, Declaration Deed or any other document relating to the said property or any part thereof and to enforce every right to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get, prepare Plan/s, demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said property or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required as my constituted Attorney.
5. To build upon and exploit commercially the said property by making construction of Building thereon and for that



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to demolish structures of whatsoever nature existing thereon or as may be constructed in future.

6. To appoint any Contractor/Sub-Contractor for construction work of the Building thereon and to cancel the same and engage new Contractor of his own discretion as if I do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of said property in terms of the Agreement or other documents concerning the said property and also to appear before and sign and submit all papers and documents of transfer concerning construction of the said property and make representations to the concerned authorities for getting such certificate and/or permissions.
8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents



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relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed including installation for lift and to sign upon all documents for the same and to enter into any Agreement or Agreements with any Party or Parties for the same getting the electricity connection together with lift installation.

9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the Developer's allocation as well as Owner's allocation in respect of undivided  $2/5^{\text{th}}$  share of the said property specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said property. To sign and execute all other deeds and document required to get the said connection from the concerned authorities, which the



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Firm shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property.

11. To represent myself before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said Kolkata Municipal Corporation or any Authority.
  
12. To sign and execute all other deeds and documents required to get the water connection from the Kolkata Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required for construction during the period.



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13. To prepare, sign, execute, submit, enter into modify cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper, documents, Deeds, contract, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale, permission in respect of the Developer's allocation as per terms of the Development Agreement of the said property and every or any part thereof and the termination of all contracts; rights of occupancy/ user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the **DEVELOPMENT AGREEMENT.**
14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which I now or may hereinafter be interested or connected and also if my Attorney thinks fit



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may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said property or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices.
16. To appear and represent me before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said property



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or any portion thereof or any undivided share or shares therein.

18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof in respect of the Developer's allocation as mentioned in the Development Agreement for and on behalf of us. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof in respect of the Developer's allocation and the intending Purchaser/s of the proposed construction can take loan from any Financial Institution for the purpose of purchasing the Flat/s, Car Parking Space/s, other space/s etc. from the Developer's allocation as well as Owner's allocation in respect of undivided 2/5<sup>th</sup> share of the said property as mentioned in the said Development Agreement.
  
19. To negotiate terms and to sell the Space/Spaces/Flats from Developer's allocation as well as Owner's allocation in respect of undivided 2/5<sup>th</sup> share of the said property



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with proportionate share of land in the premises/said property as mentioned in the said Development Agreement to any Purchaser/s at such price which the said Attorney in his absolute discretion think fit and proper.

20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Space or Spaces with super structure or Flat/s from the Developer's allocation as well as Owner's allocation in respect of undivided 2/5<sup>th</sup> share of the said property along with proportionate share of land as mentioned in the said Development Agreement and/or cancel and the same with the intending Purchaser/s.
21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money in respect of the Developer's allocation as mentioned in the said Development Agreement and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s.



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22. That the Attorney shall or may sign and to execute any Agreement, Deed of Conveyance and to deliver any Conveyance or Conveyances for the selling Flat(s)/Space(s) from the Developer's allocation as well as Owner's allocation in respect of undivided 2/5<sup>th</sup> share of the said property in the proposed Building with easements right of the common areas of the proposed selling of Flat(s)/Space(s) along with proportionate share of land in favour of the intending Purchaser/s or their nominee/s and in the Agreement/s, Deed of Conveyances of the proposed sale as mentioned in the Development Agreement, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s as per terms of the said Development Agreement.
23. 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 to complete the proposed Building at the **SCHEDULE** mentioned property and for fully and effectually conveying the said proportionate share of land,



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Flat(s)/ Space(s) together with the easements right of the common passage in the property as per terms of the said Development Agreement on and for and on my behalf and it is to be treated as done by me being present personally.

24. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Development Agreement and to execute all my rights therein by my said Attorney as per terms of the said Development Agreement.

**THIS POWER** is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This Power will subsist so long the Development Agreement shall not be cancelled and/or rescinded as per law upon violation of breach of contract on the part of the Attorney. This Power of Attorney being collateral documents of the Development Agreement and whatsoever lawful acts, deeds and things concerning the said property to be done by the Attorney shall be deemed to be done on behalf of me and my said Attorney be bound by such lawful acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded upon violation or the lawful breach of contract on the part of the Developer/Attorney.



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

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of undivided 3/5<sup>th</sup> share of land measuring about 3 (Three) Cottahs 6 (Six) Chittacks more or less i.e. land measuring about 2 (Two) Cottahs 18 (Eighteen) Square Feet more or less together with undivided 3/5<sup>th</sup> share of the brick built structure having an area of 2330 (Two Thousand Three Hundred Thirty) Square Feet more or less i.e. undivided structure area of 1398 (One Thousand Three Hundred Ninety-Eight) Square Feet more or less, together with standing thereon, being known and numbered as Municipal Premises No.6, Parasar Roads, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87, Additional District Sub-Registry Office at Alipore, together with all right, title, interest and right of easements attached thereto and the same is butted & bounded by :-

**ON THE NORTH BY** : 28A & 28B, Sardar Sankar Road ;  
**ON THE SOUTH BY** : 8, wide Parasar Road ;  
**ON THE EAST BY** : 42' wide Parasar Road ;  
**ON THE WEST BY** : 26, Sardar Sankar Road.



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**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and signature on the 15<sup>th</sup> day of **JUNE**, 2022 (Two Thousand Twenty-Two).

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata  
in the presence of :-

**WITNESSES :-**

1. *Mrinmay Naskar*  
393 A, Rabindra Sarani  
Kolkata - 700005.

2. *Ballan Pal*  
35/1, BALARAM BOSE  
GHAT ROAD,  
KOLKATA - 700025.

*Subrata Banerjee*  
Signature of the **EXECUTANT**

Drafted by me :-  
*Arijit Kumar Bodo*  
ADVOCATE  
Alipore Police Court  
No. - F/11887/2014  
Alipore Judges' Court, Kol : 27.

SUN SHAKTI REALTOR LLP

*J. K...*  
Authorised Signatory/Designated Partner

Accepted by the **ATTORNEY**

Computer Typed by :-

*[Signature]*  
**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.



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Alipore, South 24 Parganas  
15 JUN 2022





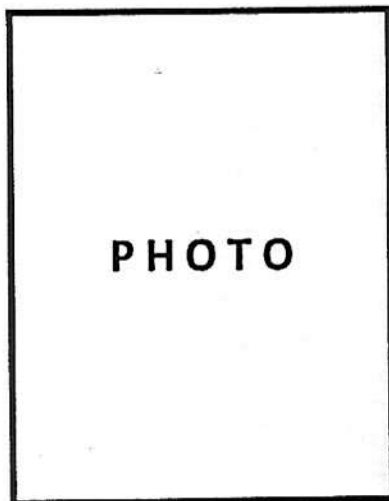
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Left Hand					
Right Hand					

NAME ..... SUBRATA BANERJEE .....  
 SIGNATURE ..... *Subrata Banerjee* .....



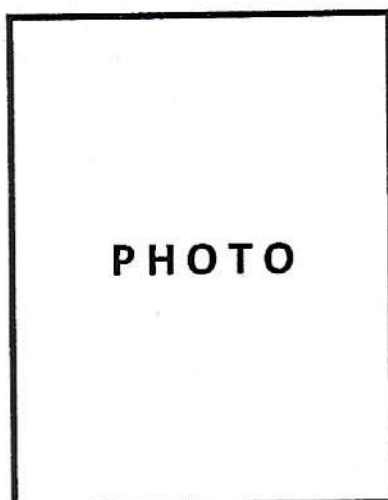
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Left Hand					
Right Hand					

NAME ..... JAY S. KAMDAR .....  
 SIGNATURE ..... *J. Kamdar* .....



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

NAME .....  
 SIGNATURE .....



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

NAME .....  
 SIGNATURE .....



District Sub-Registrar-II  
Alipore, South 24 Parganas  
15 JUN 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA BANERJEE  
GOURI PROSAD BANERJEE

11/01/1955

Permanent Account Number

AJCPB6325J

*Subrata Banerjee*

Signature



*Subrata Banerjee*



ভারত সরকার

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিফিকেশনের আই ডি/Enrollment No.: 1040/19753/02509

To

28/10/2012  
সুব্রত বানার্জী  
Subrata Banerji  
6 PARASAR ROAD  
SARAT BOSE ROAD Sarat Bose Road S O  
Sarat Bose Road Kolkata  
West Bengal 700029  
9051882111

16293266



MN162932662DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4054 2739 9699**

আধার - সাধারণ মানুষের অধিকার

Subrata Banerji



ভারত সরকার

GOVERNMENT OF INDIA



সুব্রত বানার্জী  
Subrata Banerji  
পিতা : গৌরী প্রসাদ বানার্জী  
Father : GOURI PROSAD BANERJE  
জন্ম সাল / Year of Birth : 1955  
পুরুষ / Male



**4054 2739 9699**

আধার - সাধারণ মানুষের অধিকার



SUN SHAKTI REALTOR LLP

*J. Kank*  
Authorised Signatory/Designated Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AKWPK2270L

नाम / Name  
JAY S KAMDAR

पिता का नाम / Father's Name  
SHARD H KAMDAR

जन्म की तारीख / Date of Birth  
12/06/1982


  
हस्ताक्षर / Signature





20052018

J. Kamdar




 भारत सरकार  
GOVERNMENT OF INDIA

 Jay. S. Kamdar  
DOB: 12/06/1982  
MALE




7074 3050 7318


मेरा आधार, मेरी पहचान


 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

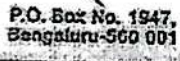
**Address**  
S/O Late Sharad H Kamdar, 38A/26,  
JYOTISH ROY ROAD, New Alipore,  
Kolkata,  
West Bengal - 700053

7074 3050 7318

 1947  
1800-300-1947

 help@uidai.gov.in

 www.uidai.gov.in







## Major Information of the Deed

Deed No :	I-1602-07784/2022	Date of Registration	15/06/2022
Query No / Year	1602-8001802111/2022	Office where deed is registered	
Query Date	15/06/2022 1:22:46 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Partha Sana Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,18,78,651/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207743/2022 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: Parasar Road, , Premises No: 6, , Ward No: 087 Pin Code : 700029




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	2 Katha 18 Sq Ft	1/-	1,09,35,001/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>3.3413Dec</b>	<b>1 /-</b>	<b>109,35,001 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1398 Sq Ft.	0/-	9,43,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 1398 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1398 sq ft</b>	<b>0 /-</b>	<b>9,43,650 /-</b>	





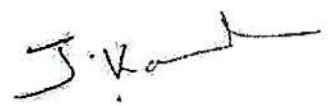
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUBRATA BANERJEE</b> Son of Late GOURI PRASAD BANERJEE Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
		15/06/2022	LTI 15/06/2022	15/06/2022
6 PARASAR ROAD, City:- , P.O:- LAKE MARKET, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx5J, Aadhaar No: 40xxxxxxxx9699, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office				

**Attorney Details :**



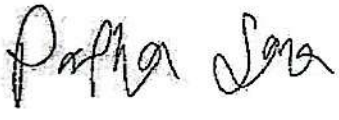
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SUN SHAKTI REALTOR LLP</b> 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BANERJEE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AExxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr JAY S KAMDAR (Presentant)</b> Son of Late SHARAD H KAMDAR Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, Place of Admission of Execution: Office			
		Jun 15 2022 4:01PM	LTI 15/06/2022	15/06/2022
38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0L, Aadhaar No: 70xxxxxxxx7318 Status : Representative, Representative of : SUN SHAKTI REALTOR LLP (as DESIGNATED PARTNER)				



**Identifier, Details :**

Name	Photo	Finger Print	Signature
<b>Mr Partha Sana</b> Son of Late R N Sana Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	15/06/2022	15/06/2022	15/06/2022

Identifier Of Mr SUBRATA BANERJEE, Mr JAY S KAMDAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BANERJEE	SUN SHAKTI REALTOR LLP-3.34125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BANERJEE	SUN SHAKTI REALTOR LLP-1398.00000000 Sq Ft



**Endorsement For Deed Number : I - 160207784 / 2022**

**On 15-06-2022**

**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 13:22 hrs on 15-06-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr JAY S KAMDAR ,.

**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 1,18,78,651/-

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

Execution is admitted on 15/06/2022 by Mr SUBRATA BANERJEE, Son of Late GOURI PRASAD BANERJEE, 6 PARASAR ROAD, P.O: LAKE MARKET, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr Partha Sana, , , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 15-06-2022 by Mr JAY S KAMDAR, DESIGNATED PARTNER, SUN SHAKTI REALTOR LLP, 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BANERJEE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Partha Sana, , , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 780409, Amount: Rs.100/-, Date of Purchase: 02/06/2022, Vendor name: Subhankar Das



**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 1602-2022, Page from 296484 to 296508**

**being No 160207784 for the year 2022.**



Digitally signed by SUMAN BASU  
Date: 2022.06.28 16:43:55 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 2022/06/28 04:43:55 PM**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS**  
**West Bengal.**



**(This document is digitally signed.)**