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I-3647/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 108348

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

District Sub-Registrar-V
Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SRI SOHAM DASGUPTA, (PAN – AEJPD3498Q), son of Late Pijush Dasgupta, by Occupation – Business and (2) SMT. NUPUR DASGUPTA, (PAN – ADSPD1489M), wife of Sri Soham Dasgupta, by Occupation – Teacher, both by Faith - Hindu, by Nationality – Indian, both are residing at 75, Hindustan Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata – 700 029, District : South 24-Parganas, hereinafter jointly called the “PRINCIPALS (OWNERS)” SEND GREETINGS :

[Signature]
Sub-Registrar

28 NOV 2017

Serial.....6185.....Date.....
Name.....
Address.....
Rs.....100/-.....

Tapesh Mishra
Advocate
High Court, Calcutta

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27



District Sub-Registrar-V
Alipore, South 24 Parganas

07 DEC 2017

Identified by:

Tapesh Mishra
Advocate
High Court, Calcutta.

WHEREAS the property which has been mentioned in the **SCHEDULE** below and also other land and property were under the full ownership of one Naba Kishore Mondal, Raj Kishore Mondal and Kumud Krishna Mondal of Bawali, within the then District 24 Parganas, at present District – South 24 Parganas and subsequently a Partition Suit was instituted in the Court of Ld. 3rd Sub-Judge, Alipore vide Partitioned Suit No.16 for the year 1941 among the co-sharers and the said suit was ended and decreed and it was finally published on 4th June, 1971.

AND WHEREAS as per the said final decree of the Partition Suit and Partition Plan one Pratul Chandra Mondal, since deceased became the Owner of a big Plot of land measuring an area of 91 (Ninety one) Bighas 10 (Ten) Cottahs and the name of said Pratul Chandra Mondal thereafter finally published and recorded as R.T. at the time of Revisional Settlement Operation.

AND WHEREAS the said Pratul Chandra Mondal died intestate on 02.12.1956 leaving behind him the following legal heirs i) Smt. Labonnya Prava Mondal, wife, ii) Sri Malay Kumar Mondal, son and iii) Sri Swapan Kumar Mondal, son who inherited the entire property left by said Pratul Chandra Mondal as per Hindu Succession Act, 1956.

AND WHEREAS accordingly said Sri Malay Kumar Mondal, Sri Swapan Kumar Mondal and Smt. Labonya Prova Mondal became the owners of 91 (Ninety one) Bighas 10 (Ten) Cottahs land each having 30½ Bighas of demarcated land from the said Partition Suit as well as Partition Plan as the legal heirs of deceased Pratul Chandra Mondal.

AND WHEREAS after obtaining the aforesaid plot of land said Sri Malay Kumar Mondal by virtue of a registered Deed of Sale dated 08.10.1975, registered in the office of Sub-Registrar of Alipore at Alipore and entered into Book No.1, Volume No. 128, at Pages 226 to 234, Deed No.5305 for the year 1975 sold, transferred and conveyed his demarcated land and property measuring an area of 10 (Ten) Bighas 10 (Ten) Cottahs out of his total land comprising in C.S. Dag No. 102, R.S. Dag No.191, under C.S. Khatian No. 6, R.S. Khatian No. 145, measuring land area of 4 (Four) Bighas 1 (One) Cottah and in C.S. Dag No. 113, R.S. Dag No.192, under C.S. Khatian No. 6, R.S. Khatian No. 146, measuring land area of 6 (Six) Bighas 9 (Nine) Cottahs totaling land area 10 (Ten) Bighas 10 (Ten) Cottahs, situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, in favour of one Sri Kanti Ranjan Chakraborty,

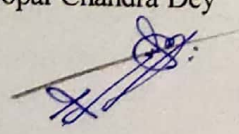
son of Late Nalini Mohan Chakraborty and Sri Gopal Dey, since deceased, son of Late Rasik Chandra Dey, both of West Rajapur, Police Station – Jadavpur, Kolkata – 700 032.

AND WHEREAS thereafter the said Sri Kanti Ranjan Chakraborty and Sri Gopal Dey, since deceased fragmented the said land into several small plots of land and thereafter sold different plots of land out of his entire purchased land.

AND WHEREAS the said Gopal Dey alias Gopal Chandra Dey died intestate leaving behind him the following legal heirs i) Smt. Asha Rani Dey, wife, ii) Smt. Krishna Dutta, Daughter, iii) Smt. Aparna Roy, Daughter, iv) Smt. Mita Sarkar, Daughter, v) Sri Debabrata Dey, son, vi) Sri Satyabrata Dey, son and vii) Sri Subrata Dey, son who inherited the entire property left by said Gopal Dey alias Gopal Chandra Dey as per Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Sri Kanti Ranjan Chakraborty and legal heirs of Gopal Dey alias Gopal Chandra Dey, since deceased entered into an Agreement for Sale dated 22.01.1998 with one (1) Sri Motilal Mondal, son of Sri Lal Mohan Mondal of 7/1, Netainagar, Green Park, P.S. Purba Jadavpur, Kolkata – 700099, (2) Smt. Kalpana Das, wife of Sri Gopal Das of 6/A/41, Mukundapur, P.S. Purba Jadavpur, Kolkata - 700099 and (3) Sri Niranjan Halder alias Bablu Halder, son of Sri Gopal Chandra Halder of 155, Garfa School Lane, P.S. Kasba, Kolkata – 700075 to sell their remaining land and property as mentioned above in favour of intending purchasers by developing the land filling earth thereon.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 07.10.2005, registered in the office of District Sub-Registrar - III, Alipore, South 24-Parganas and entered into Book No.1, Volume No.13, at Pages 6049 to 6073, Deed No.5994 for the year 2005 the present **OWNERS/PRINCIPALS** herein namely **SRI SOHAM DASGUPTA** and **SMT. NUPUR DASGUPTA** purchased a plot of land measuring an area of 5 (Five) Cottahs 5 (Five) Chittacks 27 (Twenty Seven) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191 (Part), under R.S. Khatian No. 145, corresponding to C.S. Dag No. 102, under C.S. Khatian No. 6, under K.M.C. ward No.109 for a valuable consideration from the said Sri Kanti Ranjan Chakraborty and Smt. Asha Rani Dey and six others, the legal heirs of deceased Gopal Dey alias Gopal Chandra Dey



and in the said Deed of Conveyance dated 07.10.2005 said Sri Motilal Mondal and two others joined as a Confirming Party.

AND WHEREAS after purchase the present **OWNERS/PRINCIPALS** namely **SRI SOHAM DASGUPTA** and **SMT. NUPUR DASGUPTA** jointly mutated their names in the record of The Kolkata Municipal Corporation known and numbered as K.M.C. Premises No.3552, Nayabad, being Assessee No. 31-109-08-7222-2, within K.M.C. Ward No.109, under formerly P.S. Kasba, at present P.S. Purba Jadavpur, Kolkata – 700 099.

AND WHEREAS now the present **OWNERS/PRINCIPALS** herein are the absolute joint owners of the said land measuring an area of 5 (Five) Cottahs 5 (Five) Chittacks 27 (Twenty Seven) Sq.ft. more or less situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191 (Part), under R.S. Khatian No. 145, corresponding to C.S. Dag No. 102, under C.S. Khatian No. 6, within Police Station – Purba Jadavpur and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known and numbered as K.M.C. Premises No.3552, Nayabad, Assessee No. 31-109-08-7222-2, Kolkata – 700 099, District – South 24-Parganas as described in the **SCHEDULE** below and they have been enjoying their said land and property without any interruption and hindrances by anybody else by paying necessary K.M.C. Taxes to The Kolkata Municipal Corporation.

AND WHEREAS due to lack of experience as well as paucity of fund we, the **PRINCIPALS** herein have entered into a registered Development Agreement dated 07.12.2017, registered at District Sub-Registrar - V, Alipore, South 24 Parganas and recorded into Book No.1, Deed No. **3644** for the year 2017, to develop our property by the Developer namely **"BINAYAK GROUPS", (PAN – AKNPM2537P)**, a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL, (PAN – AKNPM2537P)**, son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian. residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, as a **DEVELOPER** to erect and complete the construction of a Ground plus four storied building with Lift facility in our said land as per sanction Building Plan to be sanctioned

Soham Dasgupta.

by The Kolkata Municipal Corporation as morefully mentioned and described in the said registered Development Agreement dated 07.12.2017, made between the **LAND OWNERS** i.e. the **PRINCIPALS** herein and said "**BINAYAK GROUPS**" the Power holder herein.

AND WHEREAS as per the said registered Development Agreement dated 07.12.2017 we the **PRINCIPALS** herein have engaged said "**BINAYAK GROUPS**", a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, as the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, we the **PRINCIPALS** herein, do hereby appoint said **SRI SUDIP KUMAR MANDAL, (PAN – AKNPM2537P)**, son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Pargnas, sole Proprietor of a Proprietorship-Firm, namely "**BINAYAK GROUPS**", (**PAN – AKNPM2537P**), having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, as our Lawful Attorney on our behalf and as our names to do all acts, deeds and things in the following manners:

1. To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
2. To look after and to control all the affairs for the development of the said land and construction of a Ground plus four storied building with Lift facility on the said property as per sanction Building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration in respect of the said property as mentioned in the **SCHEDULE** below and register the such document as per requirement for interest of the proposed project and also necessary mutation before The Kolkata Municipal Corporation in respect of the said property as and when necessary on our behalf and execute and sign all the papers and forms and swear affidavit related thereto.

3. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations as may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities in respect of our land.
4. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, B.L. & L.R.O., Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
5. To pay fees for obtaining sanction, modification and such other orders and permissions from the necessary authorities on behalf of landowners as required for sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose and to demolish and/or remove any structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
8. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto before the concerned authority/authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection

etc. and to and execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

9. To deposit the revenue for our said property in The Kolkata Municipal Corporation or B.L. & L.R.O. or in any Government Department and to pay all charges and the local taxes for the properties and to apply for mutation in respect of our property in the office of B.L. & L.R.O. and thereafter necessary conversion in the concerned department.
10. To sign building Plan and/or modified Plan and/or revised and/or regularized Building Plan for our said property and all the papers thereto and to sign the same on our behalf or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit thereto and also sign, execute and registered any Deed of Declaration to be required for the same.
11. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers related thereto.
12. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers thereto.
13. To look after and to control all the affairs for the development of the said land and construction of a new building is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below and register the such document as per requirement for interest of the proposed project.
14. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction,

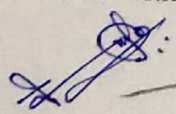
modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowners.

15. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of landowners as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
16. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the building plans to be sanctioned from the authority or authorities.
18. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
19. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
20. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
21. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the Developer's Allocation as mentioned in the **SCHEDULE – D** of the said registered Development Agreement dated 07.12.2017 and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the Developer's Allocation as mentioned in the **SCHEDULE – D** of the said Development Agreement, registered on 07.12.2017 excluding the Owners' Allocation as mentioned in the **SCHEDULE – B** of the said registered Development Agreement dated 07.12.2017.

22. To collect advance or part payment or full consideration money from the intending purchasers of the Developer's Allocation as mentioned in the **SCHEDULE – D** of the said Development Agreement, registered on 07.12.2017 alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/flats etc. in lieu of satisfactory consideration.
23. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the **SCHEDULE – D** of the said registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
24. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said Developer's Allocation alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per said registered Development Agreement.
25. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
26. To receive part or full consideration sum against the Developer's Allocation as mentioned in the **SCHEDULE – D** of the said registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
27. To appear and represent us before any notary public, Addl. Registrar of Assurances - I, Kolkata, District Sub-Registrar - V, Alipore, Additional District Sub-Registrar at Sealdah, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for



Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and/or Deed of Exchange for Amalgamation, Deed of Amalgamation with adjacent plots and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per said registered Development Agreement dated 07.12.2017 in connection with the **DEVELOPER'S ALLOCATION** only.

28. To take necessary steps for registration of the Developer's Allocation as mentioned in the **THIRD SCHEDULE** of the said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
 29. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
 30. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
 31. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
 32. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
 33. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.
 34. To install lift with other necessary installation and fittings and fixtures etc. in the building of the property and sign and execute all the papers in connection with the such installation of lift in the building.
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AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND our hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works till the completion of the whole deal/transaction and this Power shall remain subsists till the completion of the project as well as till the registration of entire Developer's Allocation as mentioned above.

SCHEDULE OF THE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT piece and parcel of presently 'homestead' land measuring net land area of **5 (Five) Cottahs 5 (Five) Chittacks 27 (Twenty Seven) Sq.ft. more or less** together with one tile shed measuring an area of 100 (One hundred) Sq.ft. whereon a Ground plus Four storied building with Lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office – XII, situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191 (Part), under R.S. Khatian No. 145, corresponding to C.S. Dag No. 102, under C.S. Khatian No. 6, within Police Station – Purba Jadavpur and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known and numbered as **K.M.C. Premises No.3552, Nayabad, having Assessee No. 31-109-08-7222-2, Kolkata – 700 099**, District – South 24-Parganas, Additional District Sub-Registration Office Sealdah, and the entire property is butted and bounded by:

ON THE NORTH : Land of Jadavpur Co-operative Plot No. A6/Part of R.S. Dag No.191;

ON THE SOUTH : Land of Jadavpur Co-operative Plot No. A12/Part of R.S. Dag No.191;

ON THE EAST : 25'-0" wide K.M.C. Road;

ON THE WEST : Land of Jadavpur Co-operative Plot Nos. 188, 189, 190 & 191.

IN WITNESS WHEREOF We the PRINCIPALS herein have hereto signed this Power of Attorney on this the 7th day of **December**, Two Thousand Seventeen (2017).

WITNESSES:

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700 086

1. Scham Dasgupta

2. N. Dey (Nirupam Dey)

2. Tapesh Mishra
Advocate
High Court, Calcutta

SIGNATURE OF THE PRINCIPALS

BINAYAK GROUPS

Sudip Kumar Mandal
Proprietor

SIGNATURE OF THE POWER HOLDER

PREPARED & DRAFTED BY :

Tapesh Mishra (Signature)

(TAPESH MISHRA)

ADVOCATE [Enrol. No. F/1224/07]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

Mob. 9836115120

Email: tapesh.mishra85@gmail.com



Name SOHAM DASGUPTA
Signature .. Soham Dasgupta

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



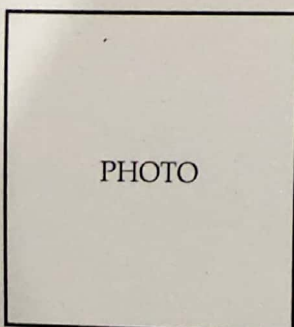
Name NUPUR DASGUPTA
Signature .. N. Dasgupta (Nupur Dasgupta)

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name SUDIP KUMAR MANDAL
Signature .. Sudip Kumar Mandal

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name
Signature

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Major Information of the Deed

Deed No :	I-1630-03647/2017	Date of Registration	07/12/2017
Query No / Year	1630-1000403228/2017	Office where deed is registered	
Query Date	07/12/2017 1:23:52 PM	D.S.R. - V SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Tapesesh Mishra Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 66,92,127/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163003644/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



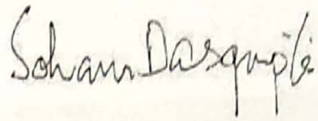


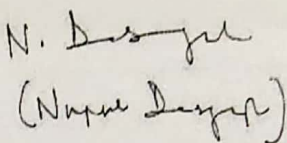
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 3552, Ward No: 109

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		5 Katha 5 Chatak 27 Sq Ft	1/-	66,62,127/-	Width of Approach Road: 25 Ft.,
Grand Total :					8.8275Dec	1 /-	66,62,127 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Soham Dasgupta (Presentant) Son of Late Pijush Dasgupta Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office	Photo  07/12/2017	Fingerprint  LTI 07/12/2017	Signature  07/12/2017
75, Hindustan Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEJPD3498Q, Status :Individual, Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office				
2	Name Smt Nupur Dasgupta Wife of Mr Soham Dasgupta Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office	Photo  07/12/2017	Fingerprint  LTI 07/12/2017	Signature  07/12/2017
75, Hindustan Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADSPD1489M, Status :Individual, Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office				

Attorney Details :

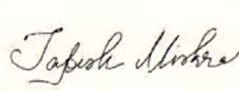
SI No	Name,Address,Photo,Finger print and Signature
1	Binayak Groups B/35, Ganganagar, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AKNPM2537P, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sudip Kumar Mandal Son of Mr Samir Kumar Mondal Date of Execution - 07/12/2017 , , Admitted by: Self, Date of Admission: 07/12/2017 , Place of Admission of Execution: Office	Photo  Dec 7 2017 1:37PM	Finger Print  LTI 07/12/2017	Signature  07/12/2017

35, Ganganagar, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKNPM2537P Status : Representative, Representative of : Binayak Groups (as Proprietor)

Identifier Details :

Name & address	
Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Soham Dasgupta, Smt Nupur Dasgupta, Mr Sudip Kumar Mandal	
	07/12/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Soham Dasgupta	Binayak Groups-4.41375 Dec
2	Smt Nupur Dasgupta	Binayak Groups-4.41375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Soham Dasgupta	Binayak Groups-50.00000000 Sq Ft
2	Smt Nupur Dasgupta	Binayak Groups-50.00000000 Sq Ft

Endorsement For Deed Number : I - 163003647 / 2017

On 07-12-2017

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 13:35 hrs on 07-12-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Soham Dasgupta , one of the Executants.

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 66,92,127/-

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

Execution is admitted on 07/12/2017 by 1. Mr Soham Dasgupta, Son of Late Pijush Dasgupta, 75, Hindustan Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. Smt Nupur Dasgupta, Wife of Mr Soham Dasgupta, 75, Hindustan Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr Tapes Mishra, , , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-12-2017 by Mr Sudip Kumar Mandal, Proprietor, Binayak Groups, B/35, Ganganagar, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Tapes Mishra, , , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

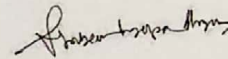
Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 108348, Amount: Rs.100/-, Date of Purchase: 28/11/2017, Vendor name: A K Purkayastha



Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2017, Page from 112396 to 112421
being No 163003647 for the year 2017.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2017.12.08 11:51:58 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 08-12-2017 11:51:52
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)