

10532/21

I-09156/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 152453

30/07/24

8/2030842/24

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Noted on registration. The Signature sheet and endorsement sheets attached to this document are the part of this document.

Additional Registrar of Assurances II Kolkata

A.R.A.  
II

30 JUL 2024

**DEVELOPMENT POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SRI SOURAV SEAL** (PAN BIMPS3674M, AADHAAR No. 671414037753), son of Late Rupendra Narayan Seal, by Nationality - Indian, by Faith - Hindu and by Occupation - Landholder, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata- 700 006, hereinafter for the sake of brevity collectively named, called and referred to as the **PRINCIPAL/EXECUTOR** of this presents, do hereby **SEND GREETINGS**.

**WHEREAS** I, the Principals/Executors named herein is the present absolute owner in respect of land with structure admeasuring 01 (One) Cottah 07 (Seven) Chittaks 33 (Thirty Three) Square Feet with a 01 (one) storied structure standing thereon comprising of 02 (Two) tenanted shop room, 01

26 JUL 2024

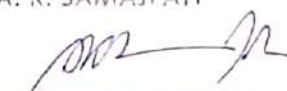
13934

NO.....DATE.....RS.....50/

NAME.....Krishna Kant Saha

ADDRESS.....13A Mahan Mahan St 15075

ALIPORE JUDGES COURT  
A. K. SAMAJPATI

  
VENDOR SIGNATURE



Identified by  
Animesh Samanta  
Advocate  
WB-362/2007  
High Court, Calcutta.



(One) tenanted residential flat having 02 (Two) Bedrooms, 02 (Two) Rooms, 01 (One) Kitchen, 01 (One) Toilet, and Lobbies, in Lot "C" at premises No. 1, Jatindra Mohan Avenue, Kolkata and the same is more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**Scheduled Property**".

**AND WHEREAS** one M/S QUALITY CONSTRUCTION, a partnership firm, having its office at 19A/28, Seal Lane, Post Office - Seal Lane, Police Station - Tangra, Kolkata - 700 015, is the absolute owner of Lot 'A' admeasuring 01 (One) Cottah, 04 (Four) Chittaks 42 (Forty-Two) Square Feet with a 01 (one) storied structure standing thereon comprising of 01 (One) tenanted shop room, 02 (Two) tenanted residential rooms, Lobbies and one staircase with landings, and in respect of Lot 'D' admeasuring 01 (One) Cottah, 14 (Fourteen) Chittaks 36 (Thirty-Six) Square Feet with a 01 (one) storied structure standing thereon comprising of 08 (Eight) tenanted shop rooms, 01 (One) tenanted Godown and two staircases with landings, and in respect of Lot 'E', 'F' and 'G' each admeasuring 169 square feet in actual and 175 square feet as per the original records, all at premises No. 1, Jatindra Mohan Avenue, Kolkata.

**AND WHEREAS** the said M/S QUALITY CONSTRUCTION intends to develop the aforesaid Lots 'A', 'D', 'E', 'F' and 'G' properties at premises No. 1, Jatindra Mohan Avenue, Kolkata, by construction of multistoried buildings there upon.

**AND WHEREAS** I, the Principal/Executor named herein is similarly desirous to develop the Scheduled Property, i.e., my said Lot 'C' property at premises No. 1, Jatindra Mohan Avenue, Kolkata by construction of multistoried buildings there upon.

**AND WHEREAS** for the aforesaid purpose of development of my Lot "C" property along with the properties of the said M/S QUALITY CONSTRUCTION, being the said 'A', 'D', 'E', 'F' and 'G' properties upon uniting the properties by way of a Deed of Amalgamation or as Law would permit such union of the properties, and to construct thereupon a multistoried building as would be



1

ADDITIONAL REGISTRAR  
OF ADDITIONAL REGISTER  
30 JUL 2024

sanctioned in Plan approved by the concerned authority, wholly at the costs and expenses of the said M/S QUALITY CONSTRUCTION, I have entered and executed an Agreement dated 6<sup>th</sup> December, 2023, thereby granting Development Rights of the Scheduled Property i.e., my said Lot 'C' property at premises No. 1, Jatindra Mohan Avenue, Kolkata unto and in favour of the said M/S QUALITY CONSTRUCTION on the terms and conditions as are set forth in the said Agreement dated 06<sup>th</sup> December, 2023. The said Agreement dated 06<sup>th</sup> December, 2023, is duly registered at the office of the Additional Registrar of Assurances - II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages from 618150 to 618191, being No. 190217207 for the year 2023.

**AND WHEREAS** in terms of the aforesaid Agreement dated 06<sup>th</sup> December, 2023, I shall be entitled to 40% of the built-up area out of the total sanctioned area which would be permitted with respect to the land area in the Schedule Property i.e., the said Lot 'C' property at premises No. 1, Jatindra Mohan Avenue, Kolkata and the said M/S QUALITY CONSTRUCTION is, inter alia, entitled to 60% of all the salable areas of the Scheduled Property after construction of the multi-storied building(s) which the said M/S QUALITY CONSTRUCTION may sell, dispose of and/or transfer to such person or persons at such price or prices as it deems fit.

**AND WHEREAS** terms of the aforesaid Agreement dated 06<sup>th</sup> December, 2023, I, the Principal/Executor am obliged to grant unfettered powers to the M/S QUALITY CONSTRUCTION or its Nominee/Nominees to sell or dispose of and/or deal with the M/S QUALITY CONSTRUCTION 's Allocation in the Scheduled Property.

**AND WHEREAS** the said M/S QUALITY CONSTRUCTION has named its Nominee and I, the Principal/Executor is hereby authorizing and granting the said Nominee with the powers to sell, dispose of and/or otherwise deal with the M/S QUALITY CONSTRUCTION 's allocation defined in the said Agreement dated 06<sup>th</sup> December, 2023.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS** that I, the **PRINCIPAL/EXECUTOR**, do hereby appoint, nominate, constitute and empower

1



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
30 JUL 2024

**SRI KRISHNA KANTA SAHA** (PAN AIQPS7555L; AADHAR No. 9973 7103 0162), son of Late Hemanta Kumar Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 13A, Madanmohantala Street, Post Office - Hatkhola, Police Station - Shyampukur, Kolkata - 700005, being one of the partners of the said **M/S QUALITY CONSTRUCTION** (PAN AAAFQ8703A), having its principal place of Business at 19A/28, Seal Lane, Post Office - Seal Lane, Police Station - Tangra, Kolkata - 700 015, as my true and **LAWFUL ATTORNEY** in my name and on my behalf to do and execute or cause to be done and executed all or any of the following acts, matters and things hereinafter stated in respect of the Schedule mentioned property :-

1. To take possession and to hold and guard the Scheduled Property and its boundaries.
2. To make and prepare and/or cause to be made and prepared all such layout, subdivision, plans specifications and designs and /or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of the said Attorney for the purpose of construction of the buildings on the Scheduled Property to Kolkata Municipal Corporation and or any other concerned authority and to the Government of West Bengal and local bodies and to engage the services of any architects, engineers, consultant, advocate, or any person as may be necessary or advisable at the discretion of the said Attorney and to pursue the sanctioning and/or permission of the plan to construct the Buildings (the "Plan").
3. To cause construction and completion the buildings in conformity with the Plan or the Plan that may be modified by the Attorney at his sole discretion and for that purpose to:
  - i. Take steps for soil testing, excavation and all other development works.
  - ii. Apply for and obtain all permissions, sanctions and/or consents.

8



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
30 JUL 2024

- iii. Apply for and obtain electricity, water, sewage and/or connections of any other utilities, permits for lifts and also the Completion and other Certificates from Kolkata Municipal Corporation and/or other authorities.
- iv. Warn off and prohibit, and if necessary, proceed again in due form of law, against all or any trespassers on the Premises or any parts thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
- v. Apply for and obtain such certificates and other permission and clearances, certificates and/or permissions or other law relating to land as may be require for sanction of the plans and construction of the building/structure at the Premises or sale of the whole part thereof, commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including, but not restricted to, suits, writs and arbitration proceedings and demands, touching or concerning any of the matters aforesaid or any other matters relating to the Premises or any part thereof, and also, if thought fit, to compromise, refer to arbitration, abandon, submit or judgment or become non-suited in any such action or proceeding as aforesaid, before any court, civil criminal or revenue, including, rent controller and small causes court.
- vi. To execute any Agreement for Sale in respect of (M/S QUALITY CONSTRUCTION's Allocation as defined in the said Agreement dated 06<sup>th</sup> December, 2023) the Scheduled Property or any part or portion thereof, as the said Attorney in his absolutely discretion may desire or deem fit and to lodge the same for registration with the Additional Registrar/Sub-Registrar, District Registrar, Additional District Sub-Registrar, Registrar of Assurances, West Bengal as the said Attorneys may desire or deem fit and proper.
- vii. To accept payments on our behalf with respect to any transactions related to Clause 3 (vi) hereinabove.

9



REGIONAL  
OFFICE

30 JUL 2024

- viii. To execute any Deed of Confirmation and/or any Deed of Modification in respect of the said Agreements for Sale and lodge the same with the Additional Registrar or Sub Registrar District Sub-Registrar, Additional District Sub-Registrar or Registrar of Assurances, West Bengal and to admit the execution thereof under the Indian Registration Act, 1908 as the said Attorney may desire or deem fit and proper.
- ix. To execute any affidavit or declaration confirming our marketable title in respect of the Schedule Property or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Additional Registrar/Sub-Registrar, Additional District Sub-Registrar or Registrar of Assurances, West Bengal and to admit the execute thereof as the said Attorney may desire or deem fit and proper.
- x. Accept notices and services of paper from any court, tribunal, postal and/or other authorities and/or persons.
- xi. Receive and pay and/or deposit all moneys, including court fees and to receive refunds including sale prices, earnest moneys, rents premiums or other considerations and to grant valid receipts and discharges in respect thereof.
- xii. Appear before the corporation, the land development officer and other authorities and government departments and/or officers and also all other central or state executives, judicial or quasi-judicial, municipal and other authorities, and also all courts and tribunals for all matters connected with the construction of new building and/or other buildings on the Scheduled Property and connections of utilities and sanctioning of the plans and other matters relating to the Scheduled Property.

9



ADDITIONAL REGISTRAR  
OFFICE OF THE ADDL REGISTRAR  
CALCUTTA  
3:00 JUN 2006

- xiii. Pay all outgoings, including municipal tax, urban land tax, rent, revenue and other charges whatsoever, payable on account of the premises and receive refunds and other money including compensation of any nature, including those acquisition or requisition and to grant valid receipts and/or discharges there for.
  - xiv. Engage any solicitors, advocates, chartered accountants, income tax practitioners and/or agents as their choice.
4. To negotiate for selling with the intending purchasers of the portions of the M/S QUALITY CONSTRUCTION 's allocation on ownership basis along with all appurtenant rights and to enter into agreements and also to sell, release and/or otherwise deal with the M/S QUALITY CONSTRUCTION 's allocation and for those purposes to:
- i. Appear and represent the Principal/Executor effectively before all authorities and make submissions, give commitment or undertakings, as be required and deemed fit and proper.
  - ii. Sign, execute and submit, get registered, admit execution before all registrars and/or complete all papers, applications, statement, plans undertakings, declarations.
  - iii. Appear before notary publics, district registrars, sub-registrars, registrars of assurances, metropolitan and executive magistrates and all other officer or officers and authority or authorities in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein.
  - iv. Execute, present for registration, admit execution, and have registered the aforesaid documents.
5. To apply on behalf of the M/S QUALITY CONSTRUCTION for obtaining requisite finance for purposes of development of the Project, both from banks, financial institutions and/or private parties and in that regard create any mortgage, lien or charge over their 50% allocation of development in favour of

8



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

30 JUL 2022

such banks, financial institutions and/or private parties. M/S QUALITY CONSTRUCTION therein shall however repay all liabilities and remove any mortgage, charge or lien and shall further keep the Principal/Executor saved, harmless and indemnified in respect of any claims or losses that the Principal/Executor may have to face in this regard. The Principal/Executor will fulfil the requirements made by such banks, financial institutions and/or private parties for helping the M/S QUALITY CONSTRUCTION to get the finance.

6. The Attorney will do the aforesaid acts, deeds and things regarding Development of the aforesaid land mentioned in the schedule of the said registered Agreement dated 06<sup>th</sup> December, 2023, as well as in respect of the property mentioned hereinbelow and for all or any of the purposes arising out of the said registered Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over my said property and to sign, execute and submit papers and documents relating thereto.
7. Be it specifically stated that the "Scheduled Property" is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Government Authority for transfer any land/unit in schedule property and there is no violation of section 22 A of Indian Registration Act, 1908 and if any restriction prevails, in that event the Principal will be held responsible for that.

**AND GENERALLY**, do all acts, deeds, matters and things in exercise of the powers herein as the Principal/Executor, could have done if personally present.

**AND** we do hereby ratify and confirm and undertake the acts and whatsoever our said Attorney shall lawfully do, execute or perform, or cause to be done executed or performed by virtue of these presents including such confirmation and other works till completion of the entire deal/transaction as per the registered Agreement 06<sup>th</sup> December, 2023 and subsequent deeds or

1



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
30 JUL 2004

documents thereof in connection with the "Scheduled Property" and other acts under and by virtue of this Power of Attorney shall be valid and binding on me to all intents and purposes as if done by me personally.

**SCHEDULE**

**(The Lot "C" property owned by the Principal/Executor and being the "Scheduled Property" for the purpose of this instrument)**

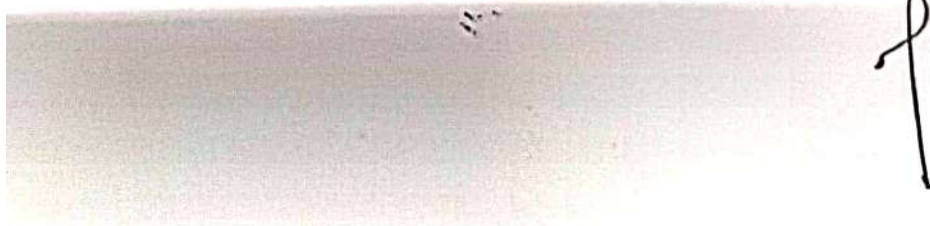
**ALL THAT** the piece and parcel of only the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006, admeasuring a total land area of 01 (One) Cottah 07 (Seven) Chittak 33 (Thirty-Three) Square Feet or 1068 Square Feet, with 60 years old structures standing thereon having Residential Structure Area admeasuring 695 Square Feet consisting of 01 (One tenanted residential unit with 02 (Two) Bedrooms, 01 (One) Drawing Room, 01 (One) Puja Room, 01 (One) Toilet, 01 (One) Kitchen) and 02 (Two) Lobbies and Commercial Structure Area admeasuring 237 Square Feet consisting of 02 (Two) Shop Rooms, within the jurisdiction of Kolkata Municipal Corporation Ward No. 018, Borough No. II, Police Station - Burtolla, KMC Assessment No. 110181500013, depicted with RED border in the Plan annexed herewith being butted and bounded by :-

On the North : Lot 'D' of Premises No. 1, Jatindra Mohan Avenue;

On the South : Lot 'A' of Premises No. 1, Jatindra Mohan Avenue;

On the East : Jatindra Mohan Avenue;

On the West : Lot 'E' of Premises No. 1, Jatindra Mohan Avenue.



8



ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
3300 JUL 22 2024

IN WITNESS WHEREOF, I, the executant have hereto set and subscribed my hands and seals on this the 30<sup>th</sup> day of July, Two Thousand Twenty-Four (2024), in presence of the following witnesses.

**WITNESSES:**

1. Tarun Kr. Saha.  
 At-3, Saha Bagun  
 Baguati - Kolin-59

2. Soumya Saha.  
 15 Tattola Lane  
 Kolkata-700017.

Sourav Seal

**Signature of the Principal/Executant**

I accept the Power,

**QUALITY CONSTRUCTION**

Krishna Trinita Saha,  
 Partner

**Signature of the Attorney Holder**

Drafted by me.

Dipanjana Sinha Roy

Dipanjana Sinha Roy, Advocate

High Court, Kolkata























Enroll. No. WB/801/2004

1



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
30/11/2024

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Saurav Seal</i>					
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				
	<i>Krishna Kamla Laha</i>					
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				

### Major Information of the Deed

Deed No :	I-1902-09156/2024	Date of Registration	30/07/2024
Query No / Year	1902-8002030842/2024	Office where deed is registered	
Query Date	29/07/2024 6:20:19 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A Samanta High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9331089699, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 8/-	Rs. 5,60,51,619/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190217207/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jatindra Mohan Avenue, Road Zone : (Girish Park – Beadon Street Crossing On Road) , , Premises No: 1, , Ward No: 018 Pin Code : 700006

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	1 Katha 2 Chatak 21 Sq Ft	1/-	85,04,532/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2			Commercial use	5 Chatak 12 Sq Ft	1/-	53,36,057/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3			Bastu	2 Katha 10 Chatak 39 Sq Ft	1/-	1,97,41,567/-	Property is on Road , Project Name :
L4			Commercial use	1 Katha 4 Chatak 24 Sq Ft	1/-	2,08,03,867/-	Property is on Road , Project Name :
TOTAL :				8.9856Dec	4 /-	543,86,023 /-	
Grand Total :				8.9856Dec	4 /-	543,86,023 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	696 Sq Ft.	1/-	2,66,220/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 696 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	237 Sq Ft.	1/-	2,26,631/-	Structure Type: Structure, CS: 2 Tenanted,

Gr. Floor, Area of floor : 237 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete

S3	On Land L3	756 Sq Ft.	1/-	2,89,170/-	Structure Type: Structure Tenanted,
----	------------	------------	-----	------------	-------------------------------------




Gr. Floor, Area of floor : 756 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete

S4	On Land L4	924 Sq Ft.	1/-	8,83,575/-	Structure Type: Structure, CS: 9 Tenanted,
----	------------	------------	-----	------------	--

Gr. Floor, Area of floor : 924 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>		<b>2613 sq ft</b>	<b>4 /-</b>	<b>16,65,596 /-</b>	
----------------	--	-------------------	-------------	---------------------	--



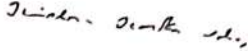
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SOURAV SEAL</b> <b>(Presentant)</b> Son of Late Rupendra Narayan Seal Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office		 Captured	
	30/07/2024		LTI 30/07/2024	30/07/2024
8,Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: BIXxxxxx4M, Aadhaar No: 67xxxxxxxx7753, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>QUALITY CONSTRUCTION</b> 19A/28, SEAL LANE, City:- Not Specified, P.O:- SEAL LANE, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri KRISHNA KANTA SAHA</b> Son of Late HEMANTA KUMAR SAHA Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 3:39PM	 Captured LTI 30/07/2024	 30/07/2024
, 13A, Madanmohantala Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: A1xxxxxx5L, Aadhaar No: 99xxxxxxxx0162 Status : Representative, Representative of : QUALITY CONSTRUCTION (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANIMESH SAMANTA</b> Son of Shri AKUMAR SAMANTA 12/1, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 30/07/2024	 Captured 30/07/2024	 30/07/2024
Identifier Of Shri SOURAV SEAL, Shri KRISHNA KANTA SAHA			

Transfer of property for L1		
I.No	From	To. with area (Name-Area)
	Shri SOURAV SEAL	QUALITY CONSTRUCTION-0.952188 Dec,-0.952188 Dec
Transfer of property for L2		
I.No	From	To. with area (Name-Area)
	Shri SOURAV SEAL	QUALITY CONSTRUCTION-0.271563 Dec,-0.271563 Dec
Transfer of property for L3		
I.No	From	To. with area (Name-Area)
		QUALITY CONSTRUCTION-2 Katha 10 Chatak 39 Sq Ft
Transfer of property for L4		
I.No	From	To. with area (Name-Area)
		QUALITY CONSTRUCTION-1 Katha 4 Chatak 24 Sq Ft
Transfer of property for S1		
I.No	From	To. with area (Name-Area)
	Shri SOURAV SEAL	QUALITY CONSTRUCTION-348.00000000 Sq Ft,-348.00000000 Sq Ft
Transfer of property for S2		
I.No	From	To. with area (Name-Area)
	Shri SOURAV SEAL	QUALITY CONSTRUCTION-118.50000000 Sq Ft,-118.50000000 Sq Ft
Transfer of property for S3		
I.No	From	To. with area (Name-Area)
		QUALITY CONSTRUCTION-756.00000000 Sq Ft
Transfer of property for S4		
I.No	From	To. with area (Name-Area)
		QUALITY CONSTRUCTION-924.00000000 Sq Ft

Endorsement For Deed Number : I - 190209156 / 2024

On 30-07-2024

**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 15:25 hrs on 30-07-2024, at the Office of the A.R.A. - II KOLKATA by Shri SOURAV SEAL ,Executant.

**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 5,60,51,619/-

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

Execution is admitted on 30/07/2024 by Shri SOURAV SEAL, Son of Late Rupendra Narayan Seal, 8,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr ANIMESH SAMANTA, , Son of Shri AKUMAR SAMANTA, 12/1, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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 30-07-2024 by Shri KRISHNA KANTA SAHA, PARTNER, QUALITY CONSTRUCTION, 19A/28, SEAL LANE, City:- Not Specified, P.O:- SEAL LANE, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Identified by Mr ANIMESH SAMANTA, , Son of Shri AKUMAR SAMANTA, 12/1, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13934, Amount: Rs.50.00/-, Date of Purchase: 26/07/2024, Vendor name: A K Samajpati

*Signature*

Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 536349 to 536369

being No 190209156 for the year 2024.



7/22

Digitally signed by SATYAJIT BISWAS  
Date: 2024.08.16 10:42:24 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 16/08/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.