

03995/22

2-3920/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 725772

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

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

24 MAR 2022

**DEED OF CANCELLATION OF
DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY**

**THIS DEED OF CANCELLATION OF DEVELOPMENT
AGREEMENT-CUM-GENERAL POWER OF ATTORNEY** is made

this the 24th day of *March*, 2022 (Two Thousand Twenty-Two) **BETWEEN;**

24/3
11-55a
9/435

41001

21 MAR 2022

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

Name: Anil Kr. Agarwal & Another

Address: 103 N. Bay Rd. Kol-700038

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

[Handwritten signature]



Partho Saha
S/O Late R.N Saha
Apts part of to
kol-27

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
24 MAR 2022

(1) MR. ANIL KUMAR AGARWAL, having PAN : ACJPAO78OC, Aadhaar No.3086 7490 5793, son of O.P. Agarwal, by creed : Hindu, Indian by national, by occupation : Business, (2) MRS. MANISHA AGARWAL, having PAN : ADAPA9365P, Aadhaar No.8847 9761 0722, wife of Anil Kumar Agarwal, by creed : Hindu, Indian by national, by occupation : Business, both are residing at 10, S.N. Roy Road, Post Office : Sahapur, Police Station : Behala, Kolkata : 700038, District : 24 Parganas (South) and (3) ANIL KUMAR AGARWAL (HUF), having PAN : AAFHA2892F, represented by its Karta MR. ANIL KUMAR AGARWAL, having PAN : ACJPAO78OC, Aadhaar No.3086 7490 5793, son of O.P. Agarwal, by creed : Hindu, Indian by national, by occupation : Business, residing at 10, S.N. Roy Road, Post Office : Sahapur, Police Station : Behala, Kolkata : 700038, District : 24 Parganas (South), hereinafter jointly called and referred to as "the LANDOWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
24 MAR 2022

:: 3 ::

AND

"PROPERTYMEN REALTY PRIVATE LIMITED", having PAN : AAICP3421F, a Company incorporated under the Companies Act, 2013, having its registered Office at Premises No.626, HMP House 4, Fairley Place, 6th Floor, Post Office : G.P.O., Police Station : Hare Street, Kolkata : 700001, represented by its Director SRI SOUVIK BANERJEE, having PAN : AKLPB2013M, Aadhaar No.5183, 7482 9977, son of Shyamal Banerjee, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 21/2, S.N. Chatterjee Road, Post Office : Sahapur, Police Station : New Alipore, Kolkata : 700038 and Authorised Signatory SRI PITAM DUTTA, having PAN : BKJPD1211N, Aadhaar No.3125 9476 9321, son of Mrinal Kanti Dutta, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 4/61B, Vidyasagar Colony, Near : Nabarun Sangha, Post Office : Naktala, Police Station : Netaji Nagar, Kolkata : 700047 hereinafter called and referred to as "the DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the OTHER PART.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
24 MAR 2022

WHEREAS the Party hereto of the One Part herein are the joint Owners in respect of **ALL THAT** piece and parcel of land measuring about little more or less 18 (Eighteen) Cottahs 14 (Fourteen) Chittacks along with 2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) Square Feet common passage comprising of two plots of 9 (Nine) Cottahs 7 (Seven) Chittacks along with 1 (One) Cottah 4 (Four) Chittacks 6 (Six) Square Feet common passage be little more or less recorded in R.S. Dag No.3755, R.S. Khatian No.1044 and 9 (Nine) Cottahs 7 (Seven) Chittacks along with 1 (One) Cottah 4 (Four) Chittacks 6 (Six) Square Feet common passage be little more or less recorded in R.S. Dag No.3757, R.S. Khatian No.109 both in Mouza : Purba Barisha, J.L. No.23, Police Station : Thakurpukur, Post Office : Joka, District : 24 Parganas (South), in the State of West Bengal under Premises No.51/10, Srijani, Ward No.143 of Kolkata Municipal Corporation along with 1500 (One Thousand Five Hundred) Square Feet of pucca structure standing thereon, hereinafter called "the **SAID PROPERTY**", morefully described in the **SCHEDULE** hereunder written.

AND WHEREAS the Party hereto of the One Part herein entered into a registered Development Agreement-cum-General Power of



↙

DISTRICT SUB REGISTRAR-I
SOUTH ALIPORE
24 MAR 2022

Attorney with the Party hereto of the Other Part herein on 30th June, 2020, for development of the said property as per terms and conditions as stated in the aforesaid Agreement, hereinafter called "the **SAID AGREEMENT**", which was duly registered in the Office of the Additional District Sub-Registrar at Behala, South 24 Parganas and registered in Book No.I, Volume No.1607-2020, Pages from 136633 to 136701, Being No.160703834 for the year 2020 and also appointed the Party hereto of the Other Part as our constituted Attorney for us and in our names to do certain acts and things connected with the said property, as it was not possible for us to look after and manage the said property.

AND WHEREAS in terms of the said Agreement, the Party hereto of the Other Part has paid a total sum of Rs.20,00,000/- (Rupees Twenty Lac) only to the Party hereto of the One Part herein at the time of execution of the said Agreement and also paid a further sum of Rs.20,00,000/- (Rupees Twenty Lac) only to the Party hereto of the One Part herein, totaling a sum of Rs.40,00,000/- (Rupees Forty Lac) only, which the Party hereto of the One Part have received.

AND WHEREAS due to some unavoidable reasons, the proposed development work could not materialize and for that the Parties



DISTRICT SUB REGISTRAR-I
SOUTH 24 PGS ALIPORE
24 MAR 2022

herein decided to cancel the said Agreement as per terms and conditions as set forth below :-

**NOW THIS TERMS AND CONDITIONS WITNESSES AND IT IS
HEREIN AGREED BY AND BETWEEN THE PARTIES HERETO**

are as follows :-

1. That simultaneously with the execution of these present, the said registered Development Agreement-cum-General Power of Attorney as was executed by and between the Parties herein and any earlier Agreement amongst the Parties herein, will be treated as null and void.
2. That simultaneously with the execution of these present, the Power of Attorney and every power or authority thereby granted provided that nothing hereby contained shall affect the validity of any act or thing done by the said Attorney i.e. the Party hereto of the Other Part by virtue of the power conferred to the said Attorney by the said Deed before the said Attorney shall receive notice of the revocation hereof and henceforth the same hereby



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
24 MAR 2022

cancel absolutely and completely revoke also all power or authority thereby and thereunder given to the said Attorney either expressly or impliedly or intents and purposes provided that nothing herein contained shall render invalid or in effective any act, deed or thing lawfully and bonafidely done or cause to be done by the said Attorney under and by virtue of the power given to the said Attorney before the revocation thereof by these presents.

3. That simultaneously with the execution of this Agreement, the Party hereto of the One Part shall pay a sum of Rs.40,00,000/- (Rupees Forty Lac) only to the Party hereto of the Other Part towards the refund of paid up money, as was taken by themselves from the Party hereto of the Other Part in terms of the said Agreement.
4. That the Party hereto of the Other Part declares that during subsistence of the said Agreement it has not encumbered the said property or part of it with anybody



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
24 MAR 2022

else and the said property is free from all encumbrances, charges, liens, lispendences etc. and the said property is free from all encumbrances till date.

5. That after execution of these present, the Party hereto of the One Part shall acquire a good marketable title in respect of the said property and the Party hereto of the One Part shall have the unfettered right to deal with the said property in their absolute discretion and for that neither the Party hereto of the Other Part nor its agents/s and successor-in-office shall be able to raise any objection in any manner whatsoever and if it do so that will be treated as null and void.

6. That the Party hereto of the Other Part further declares that if it finds in future the said property has been encumbered by the Party hereto of the Other Part in any manner whatsoever in that event it will be held and responsible to pay damages as will be demanded by the Party hereto of the One Part forthwith, failing which the

4 27 12 10 48 10 10 1 20 11
10 10 10 10 10 10 10 10 10 10



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
24 MAR 2022

Party hereto of the One Part shall have the unfettered right to sue against the Party hereto of the Other Part for realization of the damages together with costs and interests and for that the Party hereto of the Other Part shall not be able to raise any objection in any manner whatsoever.

7. The said property is free from all encumbrances, liens and charges and from this day the Party hereto of the One Part shall have the unfettered right over the said property.
8. That both the Parties are signed this Deed of Cancellation in presence of Witnesses out of their own volition, without being instigated by any person/s.
9. That both the Parties shall abide by these terms and conditions very strictly.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring about little more or less 18 (Eighteen) Cottahs 14 (Fourteen) Chittacks along with



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
24 MAR 2022

2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) Square Feet common passage comprising of two plots of 9 (Nine) Cottahs 7 (Seven) Chittacks along with 1 (One) Cottah 4 (Four) Chittacks 6 (Six) Square Feet common passage be little more or less recorded in R.S. Dag No.3755, R.S. Khatian No.1044 and 9 (Nine) Cottahs 7 (Seven) Chittacks along with 1 (One) Cottah 4 (Four) Chittacks 6 (Six) Square Feet common passage be little more or less recorded in R.S. Dag No.3757, R.S. Khatian No.109 both in Mouza : Purba Barisha, J.L. No.23, Police Station : Thakurpukur, Post Office : Joka, District : 24 Parganas (South), in the State of West Bengal under Premises No.51/10, Srijani, Ward No.143 of Kolkata Municipal Corporation along with 1500 (One Thousand Five Hundred) Square Feet of pucca structure standing thereon and the same is butted & bounded in the manner following, that is to say :-

ON THE NORTH	:	12' wide K.M.C. Road ;
ON THE SOUTH	:	12' wide Common Passage ;
ON THE EAST	:	Part of R.S. Dag Nos.3755 & 3757 ;
ON THE WEST	:	12' wide K.M.C. Road.



DISTRICT SUB REGISTRAR-I
SOUTH 24 PGS ALIPORE
24 MAR 2022

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Arijit Bose.
194, H.M. Road.
Kol- 700026.

2. Mrinmoy Naskar
21/4 Aswini Dutta Road.
Kol- 700029

Manish Aggarwal
Manish Aggarwal
Manish Aggarwal

Signature of the **OWNER**

Propertymen Realty Pvt. Ltd.

Govind Singh
Director

Propertymen Realty Pvt. Ltd.

Dipti Bose
Authorised Signatory

Signature of the **DEVELOPER**

Drafted by me :-

Arijit Kumar Bose
ADVOCATE
Alipore Police Court
No.- F/1168/2014

Computer Typed by :-

Debasish Naskar
DEBASISH NASKAR
Alipore Judges' Court, Kol-27.



DISTRICT SUB REGISTRAR-I
SOUTH 24 PARGANAS ALIPORE
24 MAR 2022

MEMO OF CONSIDERATION

RECEIVED from the within named Party hereto of the One Part,
the within mentioned sum of Rs.40,00,000/- (Rupees Forty Lac)
only towards the refund of paid up money in terms of this
Agreement, as per Memo below :-

<u>MEMO</u>				
date	cheque no	Bank	By	
24.3.22	000032	IDFC First Bank	By	13,33,334/-
24.3.22	000007	DO	By	13,33,332/-
24.3.22	000015	DO	By	13,33,334/-

Total Rs.40,00,000/-

(RUPEES FORTY LAC) ONLY

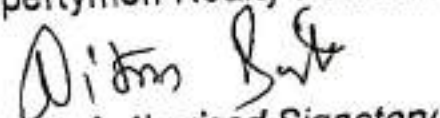
WITNESSES :-

1. Anjith KSR
194 H.M. Road.
Kol. 700026

Propertymen Realty Pvt. Ltd.


Director

Propertymen Realty Pvt. Ltd.


Authorised Signatory





Signature of the **DEVELOPER**

2. Manjey Naskar
21/4 Aswini Dutta Road.
Kol- 700029



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
24 MAR 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sourabh Arora</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<i>Dilans Rishi</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<i>Anshuman</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<i>Manisha Begam</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



DISTRICT SUB REGISTRAR-II
SOUTH-24 PARGANA ALIPORE
24 MAR 2022



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220210064538 Payment Mode: Online Payment (SBI Epay)
GRN Date: 22/03/2022 17:41:07 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4375668734036 BRN Date: 22/03/2022 17:03:34
Gateway Ref ID: 202208174422870 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2000914355/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PROPERTYMEN REALTY PVT LTD
Address: UNIT NO 626 6 FLOOR, HMP HOUSE 4 FAIRLEY PLACE KOL: 700001
Mobile: 9614716196
Email: pitam@propertymen.in
Depositor Status: Others
Query No: 2000914355
Applicant's Name: Mr PARTHA SANA
Identification No: 2000914355/1/2022
Remarks: Declaration, Cancellation of Agreement / Declaration

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000914355/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	26
2	2000914355/1/2022	Property Registration- Registration Fees ,	0030-03-104-001-16	40007
			Total	40033

IN WORDS: FORTY THOUSAND THIRTY THREE ONLY.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PROPERTYMEN REALTY PRIVATE
LIMITED



02/11/2015

Permanent Account Number

AAICP3421F

20112015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PITAM DUTTA

MRINAL KANTI DUTTA

06/03/1985

Permanent Account Number

BKJPD1211N

Signature





ভারত সরকার

Government of India



পীতম দত্ত

Pitam Dutta

জন্মতারিখ/DOB: 06/03/1985

পুরুষ/ MALE

3125 9476 9321

VID: 9186 8711 8386 3830



আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

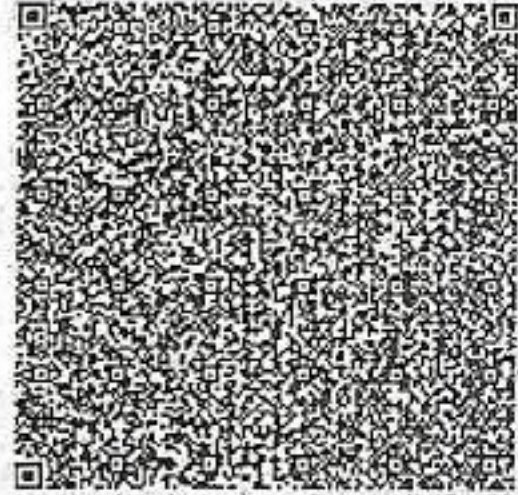
Unique Identification Authority of India

ঠিকানা:

পীতম দত্ত, উষালোক এপার্টমেন্ট, 4/61 বী বিদ্যাসাগর
কলোনী, নবারুন সংঘের নিকটে, নাকতলা, কোলকাতা,
পশ্চিম বঙ্গ - 700047

Address:

C/O Pitam Dutta, Ushaloke Apartment, 4/61
B Vidyasagar Colony, Near Nabarun
Sangha, Naktala, Kolkata,
West Bengal - 700047



QR Code with Photograph

3125 9476 9321

VID: 9186 8711 8386 3830



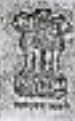
help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SOUVIK BANERJEE

SHYAMAL BANERJEE

04/01/1980

Permanent Account Number

AKLPB2013M

Signature



2020 0



ভারত সরকার

Unique Identification Authority of India

ভালিকাভুক্তির নম্বর/Enrolment No.: 1213/30029/00301

To
সৌভিক ব্যানার্জী
Souvik Banerjee
S/O: Shyamal Banerjee
21/2
S N CHATTERJEE ROAD
Sahapur
Kolkata Sahapur
West Bengal - 700038
9830089604

Download Date: 17/08/2017

Generation Date: 05/08/2017

Validity: unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

5183 7482 9977

আমার আধার, আমার পরিচয়

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারমুখে দেশব্যাপী।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Government of India



ভারতীয় বিনিয়োগ পরিষেবা প্রাধিকরণ
Unique Identification Authority of India



সৌভিক ব্যানার্জী
Souvik Banerjee
জন্মতারিখ / DOB: 04/01/1980
পুরুষ / MALE

ঠিকানা:
এস/ও: শ্যামাল ব্যানার্জী, 21/2, এস
এন চ্যাটার্জী রোড, সাহাপুর,
কলকাতা,
পশ্চিম বঙ্গ - 700038

Address:
S/O: Shyamal Banerjee, 21/2, S
N CHATTERJEE ROAD,
Sahapur, Kolkata,
West Bengal - 700038

5183 7482 9977

5183 7482 9977

আমার আধার, আমার পরিচয়



1947



help@uktda.gov.in



www.uidai.gov.in

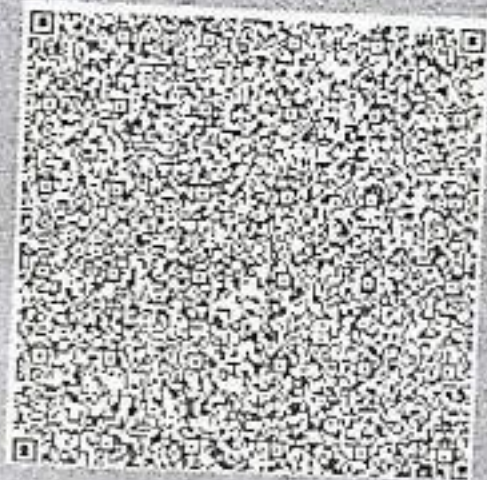
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACJPA0780C



नाम / Name
ANIL AGARWAL

पिता का नाम / Father's Name
OM PRAKASH AGARWAL

जन्म की तारीख /
Date of Birth
11/10/1973

Anil Agarwal
हस्ताक्षर / Signature

Anil Agarwal



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভানিকাহুতির আই ডি/Enrollment No.: 10-10-198800/25155

To
অনিল আগরওয়াল
ANIL AGARWAL
21/A S.N.CHATTERJEE ROAD
SAHAPUR Sahapur S.O
Sahapur, Kolkata
West Bengal 700038

1921951



MN362189318DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3086 7490 5793

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



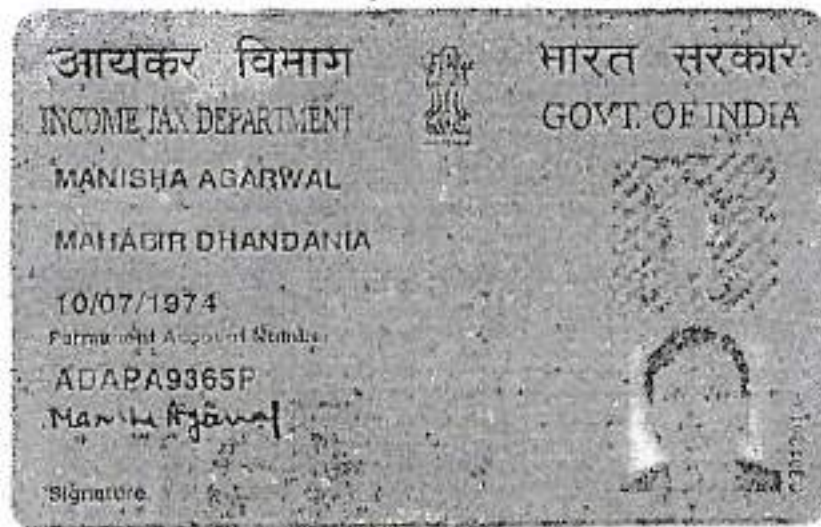
অনিল আগরওয়াল
ANIL AGARWAL
পিতা : ওম প্রকাশ আগরওয়াল
Father : OM PRAKASH AGARWAL
জন্ম বর্ষ / Year of Birth : 1973
স্থান / State :

3086 7490 5793



আধার - সাধারণ মানুষের অধিকার

Anil Agarwal



Manisha Agarwal



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19800/25187

To
 04/11/2012
 মনীষা আগড়ওয়াল
 MANISHA AGARWAL
 21/3 S.N.CHATTERJEE ROAD
 SAHAPUR Sahapur S.O
 Sahapur Kolkata
 West Bengal 700038

10632531



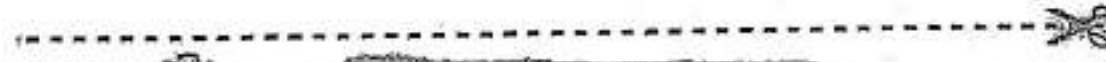
MN186325313DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8847 9761 0722

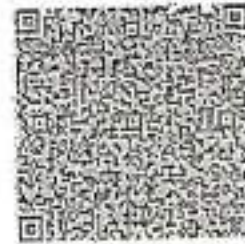
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



মনীষা আগড়ওয়াল
 MANISHA AGARWAL
 পিতা : মহাবীর প্রসাদ দাশ ডালিয়া
 Father : MAHABIR PRASAD DHAN DHANIA
 জন্ম সাল / Year of Birth : 1974
 মহিলা / Female



8847 9761 0722

আধার - সাধারণ মানুষের অধিকার

Scanned by CamScanner

Manisha Agarwal



Major Information of the Deed

Deed No :	I-1602-03920/2022	Date of Registration	24/03/2022
Query No / Year	1602-2000914355/2022	Office where deed is registered	
Query Date	22/03/2022 2:38:23 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0903] Declaration, Cancellation of Agreement / Declaration	[4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,17,62,908/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 126/- (Article:17)	Rs. 40,039/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Srijani Road, , Premises No: 51/10, , Ward No: 143 Pin Code : 700104






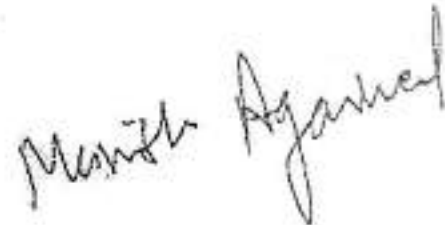
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	18 Katha 14 Chatak	1/-	1,07,50,408/-	Width of Approach Road: 12 Ft.,
Grand Total :				31.1438Dec	1 /-	107,50,408 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	10,12,500 /-	












Executant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ANIL AGARWAL (Presentant) Son of O P AGARWAL Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office	 24/03/2022	 LTI 24/03/2022	 24/03/2022
10, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0C, Aadhaar No: 30xxxxxxxx5793, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	MANISHA AGARWAL Wife of ANIL KUMAR AGARWAL Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office	 24/03/2022	 LTI 24/03/2022	 24/03/2022
10, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5P, Aadhaar No: 88xxxxxxxx0722, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office				
3	ANIL AGARWAL 10, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: ACxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
4	PROPERTYMEN REALTY PRIVATE LIMITED 626 HMP HOUSE 4, FAILEY PLACE, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>ANIL AGARWAL Son of O P AGARWAL Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 24 2022 2:10PM</p>	<p>Finger Print</p>  <p>LTI 24/03/2022</p>	<p>Signature</p>  <p>24/03/2022</p>
<p>10, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0C, Aadhaar No: 30xxxxxxx5793 Status : Representative, Representative of : ANIL AGARWAL (as KARTA)</p>				
2	<p>Name</p> <p>SOUVIK BANERJEE Son of SHYAMAL BANERJEE Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 24 2022 2:11PM</p>	<p>Finger Print</p>  <p>LTI 24/03/2022</p>	<p>Signature</p>  <p>24/03/2022</p>
<p>2/12, S N CHATTERJEE ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3M, Aadhaar No: 51xxxxxxx9977 Status : Representative, Representative of : PROPERTYMEN REALTY PRIVATE LIMITED (as DIRECTOR)</p>				
3	<p>Name</p> <p>PITAM DUTTA Son of MRINAL KANTI DUTTA Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 24 2022 2:11PM</p>	<p>Finger Print</p>  <p>LTI 24/03/2022</p>	<p>Signature</p>  <p>24/03/2022</p>
<p>4/61B, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx1N, Aadhaar No: 31xxxxxxx9321 Status : Representative, Representative of : PROPERTYMEN REALTY PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>PARTHA SANA 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</p>	 <p>24/03/2022</p>	 <p>24/03/2022</p>	 <p>24/03/2022</p>
<p>Identifier Of ANIL AGARWAL, MANISHA AGARWAL, ANIL AGARWAL, SOUVIK BANERJEE, PITAM DUTTA</p>			





On 24-03-2022

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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 11:55 hrs on 24-03-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by ANIL AGARWAL , one of the Executants.

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

Execution is admitted on 24/03/2022 by 1. ANIL AGARWAL, Son of O P AGARWAL, 10, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. MANISHA AGARWAL, Wife of ANIL KUMAR AGARWAL, 10, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

Indetified by 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 24-03-2022 by SOUVIK BANERJEE, DIRECTOR, PROPERTYMEN REALTY PRIVATE LIMITED (Private Limited Company), 626 HMP HOUSE 4, FAILEY PLACE, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by 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

Execution is admitted on 24-03-2022 by PITAM DUTTA, AUTHORISED SIGNATORY, PROPERTYMEN REALTY PRIVATE LIMITED (Private Limited Company), 626 HMP HOUSE 4, FAILEY PLACE, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by 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

Execution is admitted on 24-03-2022 by ANIL AGARWAL, KARTA, ANIL AGARWAL (HUF), 10, S N ROY ROAD, City: , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by 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 40,039/- (B = Rs 40,000/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2022 5:42PM with Govt. Ref. No: 192021220210064538 on 22-03-2022, Amount Rs: 40,007/-, Bank: SBI EPay (SBlePay), Ref. No. 4375668734036 on 22-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 26/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 725772, Amount: Rs.100/-, Date of Purchase: 21/03/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2022 5:42PM with Govt. Ref. No: 192021220210064538 on 22-03-2022, Amount Rs: 26/-, Bank: SBI EPay (SBlePay), Ref. No. 4375668734036 on 22-03-2022, Head of Account 0030-02-103-003-02



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 174039 to 174068

being No 160203920 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.04.11 18:48:22 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/04/11 06:48:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)