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I-17045/2024

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AT 098244

18/12  
8-8/3213026

Notarized by the Notary Public at the  
Registrar's Office, West Bengal and the  
Notary Public, West Bengal, Kolkata  
Notary Public, West Bengal, Kolkata

Signature  
District and Registrar of  
Kolkata, West Bengal  
DEC 2024

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** i, **SRI TAPAS KUMAR ROY** (PAN- ADBPR1741H/AADHAAR NO.- 5182 9030 3047/MOBILE NO.- 94340 17828), Son of- Late Hariprasanna Roy, by Nationality- Indian, by Faith- Hinduism, by Occupation- Business, Permanently Residing at- Rabindranagar, Post Office- Midnapore, Police Station- Kotwali, District- Paschim Medinipur, PIN- 721 101 and also Resides at- 1, Rajendra Nath Mukherjee Road, Martin Burn Building, 3rd Floor, Room No.-329, Post Office- G.P.O, Police Station- Hare Street, Kolkata-700 001, West Bengal,

Signature of Tapas Kumar Roy

TARAK DUTTA  
KARTA

72430

Amitabha Ray  
Advocate  
MILBORT POLICE COURT  
Kolkata 700 027

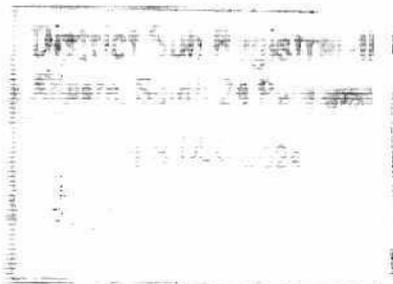
SOLD TO \_\_\_\_\_  
OF \_\_\_\_\_  
RS. \_\_\_\_\_  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
GOVT. LICENSED STAMP VENDOR  
NO. 354052016

30 NOV 2024

30 NOV 2024



Identified by:  
Shyamal Chatterjee,  
S/o A. S. K. Chatterjee,  
1/9/7, Aniruddha  
Kolkata - 700032



India, to be my true and lawful Attorney in my name and on my behalf to do or execute all or any of the following acts or things stated herein –

**Recitals as set my in Development Agreement 17038 till clearance of ownership.**

**WHEREAS** I am the owner in respect of **ALL THAT** the piece or parcel of homestead land admeasuring 8 (Eight) Cottahs 7 (Seven) Chittacks 20 (Twenty) Sq. ft., a bit more or less together with partly two storied and partly single storied brick built building standing thereon totally admeasuring 4000 Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 4/20, Chanditola Lane, Police Station Regent Park, Kolkata 700040, (formerly being a part of Municipal Holding No. 4, Chanditola Lane, being Plot Nos. 83A and 84A of said Gokul Kunja, Pargana Khaspur, Collector's Touzi No. 151, J.L. No. 42, Mouza Shibpur, formerly Police Station Tollygunge, formerly within the limits of Tollygunge Municipality), within the limits of the Kolkata Municipal Corporation Ward No. 97 under Assessee No. 21-097-03-0032-6, District Registration Office at Alipore, District South 24 Parganas (particularly mentioned in the schedule hereunder written) which I have owner of the said property and I have been enjoying peaceful possession thereof without any disturbances from any corner and also paying relevant rates and taxes to the concerned authority and the said property is now free from all encumbrances, charges, liens, impendence, demands, lease, mortgage having a clear and free marketable title thereof and I am entitled to convey, transfer and

*Tapan Kumar Das*

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dispose of the same or make any development works therein as my free discretion.

**AND WHEREAS** with a view to develop my said property (particularly mentioned in the schedule hereunder written) by constructing a multi storied residential flat system building upon the said land in accordance with the Building Plan sanctioned by K.M.C. by Building Permit No 2024100070 Dt- 08/07/2024 after demolishing the old existing structure, we have entered into a development agreement on 18.12.2024 with a developer **TARAK DUTTA (HUF), (PAN AADHT6767N)**, having its Principal Office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. Regent Park, Kolkata- 700040, District: South 24 Parganas represented by its Karta, **SRI TARAK DUTTA (PAN AEWPD1534L, Aadhaar No.9125 8347 5731, Mobile No.9830507362)**, son of Late Kalipada Dutta, by faith - Hindu, by profession- Business, by Nationality - Indian, residing at 150D, Regent Colony, Police Station - Jadavpur now Regent Park, KMC Ward No.97, P.O. Regent Park, Kolkata - 700040, District - South 24 Parganas, State - West Bengal; under certain terms and conditions mentioned therein and the said Development Agreement is registered in the office of the D.S.R.-II, Alipore & recorded in Book No. I, Being No..... for the year 2024 & in the said agreement, it has been agreed that the developer shall be entitled to developer's allocation in the said building which the developer shall be entitled to dispose of at its discretion.

*Tapas Kumar Das*

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**AND WHEREAS** I do hereby nominate, constitute and appoint **TARAK DUTTA (HUF), (PAN AADHT6767N)**, having its Principal Office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. Regent Park, Kolkata- 700040, District: South 24 Parganas represented by its Karta, **SRI TARAK DUTTA (PAN AEWPD1534L, Aadhaar No.9125 8347 5731, Mobile No.9830507362)**, son of Late Kalipada Dutta, by faith - Hindu, by profession- Business, by Nationality - Indian, residing at 150D, Regent Colony, Police Station - Jadavpur now Regent Park, KMC Ward No.97, P.O. Regent Park, Kolkata - 700040, District - South 24 Parganas, State - West Bengal; as my true & lawful attorney to do all following acts, deeds, matters and things, in my name, and on my behalf to do or execute all or any of the following acts, deeds or things stated below.

Now by virtue of this Power of Attorney my said nominated and lawful attorney shall do or execute all or any of the following acts, deeds or things in my name and on my behalf, keeping my allocations safe and reserved as per Second Schedule of said Development Agreement dated 18.12.24 ; viz.

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1. To hold, defend, possess, manage and maintain my said premises and to construct the new multi-storeyed building/s upon the said premises described in "**First Schedule**" as per sanction plan sanctioned by Kolkata Municipal Corporation (KMC) by Building Permit No 2024100070 Dt- 08/07/2024 and responsibility in terms of the registered Development Agreement dated 18.12.2024, Being no. !7038... for the Year 2024 (hereinafter referred to as the "**said Development Agreement**")
2. To erect boundary walls in and around of the said premises for sanction and protection.
3. To sign, present, appear and apply for and to obtain sanction of the building Plan/s, structural plans, layout, revised plan, C.C., regularized completion Plan etc whatever required for construction of said building on the "**First Schedule**" premises (said Premises) from the Kolkata Municipal Corporation and/ or any other department, building department, water, C.E.S.C., drainage department etc and other appropriate departments of State Govt. or local authorities and to sign and execute any such papers correspondences, documents, instruments, pay fees, duties, charges that may be required in this regard.
4. To sign and submit all applications, maps, other plans, structural plan, drainage plan, revised plans, specification with proper fees for proposed building and obtain the same thereof upon sanction in respect of any new plan and/ or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the

*Tapas Kumar Das*

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formalities and obligations as may be required or necessary from time to time.

5. To pay fees to obtain sanction and other records permission and/ or consents from the necessary authorities as shall be necessary or required for modification, alteration and/or sanction of the plan and/ or any utility serving and/ or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.
6. To appoint and engage any Engineer, Architect/L.B.S. and to conduct and supervise all the construction works of the proposed new building over the schedule property and to pay him or them necessary fees and remuneration as and when my said attorney shall deem fit and proper on my behalf.
7. To make, look after, supervise the management and demolition of old structure, construction of the proposed buildings and/ or structure according to the Sanctioned building plan/s to be sanctioned by the competent authority in respect of the said premises as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on our behalf all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
8. To appear and represent us before the Kolkata Municipal Corporation, law departments, building Tribunal and other authorities concerned regarding any notice received or served on the Owners in respect of the said premises and to make

*Tapas Kumar Das*

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representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on my behalf before the authorities concerned.

9. To appear and represent us before all departments of the Kolkata Municipal Corporation (K.M.C.), Kolkata Metropolitan Development Authority, Survey, Fire brigade (Services) Dept. West Bengal, Borough Office, B.L. & L.R.O, Kolkata Police, K.I.T, U.L.C. C.E.S.C and any local authority to get consent, approval, NOC, sanction etc in connection with the construction in said Premises and to sign and execute all the papers and documents wherever necessary.
10. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/ or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans, and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.
11. To appear and represent us before the Competent Authority in connection with the Land Ceiling clearance (Urban Land Ceiling) fishery, P.M.U. Dept. if required in respect of the said premises and to sign and execute all the deeds, forms, papers and documents in this regards.
12. To sign and execute all the forms, papers and documents for obtaining no objection, record, mutation, assessment from the Kolkata Municipal Corporation, KMDA, ULC, Survey KIT, Fire Brigade and other authorities and to pay fees therein in respect of

*Tapan Kumar Das*

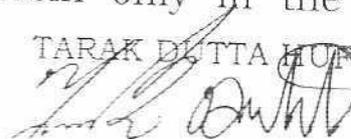
TARAK DUTTA HNF  
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the said "**First Schedule**" Premises in my name.

13. To negotiate with the all disputes during Construction, Development and to sign all negotiations, agreements, papers and any documents for and on my behalf for the development work.
14. To present, sign and execute all deeds, declarations, papers and documents relating to mutation and tax assessment, G.R. of the said premises if required after ratification of all formalities before the Kolkata Municipal Corporation, B. L. & L.R.O. and in their record and in the record of other authorities, if required.
15. To sign, execute, appear and represent Principals before any Notary Public, Registrar of Assurances- Kolkata, District Sub-Registrar, Additional District Sub-Registrar or any other officer or officers at Alipore, South 24 Parganas, West Bengal or before any other Authority having proper jurisdiction and to present for registration and admits execution of all Sale Agreements, Indenture/ Deeds, Conveyances, Declarations, Affidavits, other Agreements, lease, documents and instruments executed and signed by the said Attorneys in any manner concerning the said premises or any part or portion thereof and in respect of Developer's Allocation's Flats/ units/ spaces described in "**Third Schedule**" herein only with undivided proportionate share of land and admit execution thereof save and reserving the Owner/ Principal allocation in "**Second Schedule**". The Attorney shall do all these acts for the "**THIRD SCHEDULE**" only.
16. To enter into all agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's Allocation as described in "**Third Schedule**" herein only in the said new

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building as per terms of my Development Agreement and subsequent supplementary agreement which will be executed after the sanctioned plan together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

17. To sign and execute any other necessary deed, documents, Declaration, Indenture, Agreements for Sale, Deed of Conveyances or Deed of Sale of Developer's allocation only in respect of the sale, transfer, assignment of the Developer's Allocation's Flats/ units/ spaces etc described in "**Third Schedule**" herein only in the said proposed new building as per terms of the said Development Agreement dated 18.12.2024 together with undivided proportionate share of the land of the said premises and to present the same for registration before the any Registering Authority as stated herein and to admit the executions thereof.

18. To receive consideration money or moneys, advance money, price whether in advance or full or booking money from time to time or at a time from the intending Purchaser or Purchasers/ buyers and their financial institutions, banks etc in respect of the sale and transfer of Developer's Allocation's Flats/ units/ areas/ Spaces etc with proportionate share of land thereof as described in "**Third Schedule**" herein only in the said proposed building in terms of the said Development Agreement, dated 18.12.2024 and to admit acknowledge the same and to issue/grant proper receipt and discharge thereof.

19. To deliver khas and vacant peaceful possession of the



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Developer's Allocations Flats/ units/ spaces as described in "**Third Schedule**" herein only to the intending/ nominated Purchaser/Purchasers, buyer/ buyers, representatives etc reserving Principal/s or Owner/'s Allocation as described in "**Second Schedule**" in the said proposed new building. The Attorney will not sale or hand over of the Owner's allocations as described in the 2<sup>nd</sup> Schedule in the said proposed new Building.

20. To charge by way of equitable mortgage for the sale of said newly constructed flats for the intended flat purchasers in respect of the Developer's Allocation as described in "**Third Schedule**" herein only in the said proposed building with any bank, post offices, financial institution or persons to take loan etc and to make the Principal herein free from all encumbrances and liabilities whatsoever in respect of Developer's Allocation.
21. To sign execute and submit all declarations statements applications and affirm affidavits, if permissible in law, only in respect of the development of the said Premises/ property as may be necessary or required from time to time.
22. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments for the instant project and others as occasion shall require.
23. To sign affirm and verify plaint, objections, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper relating to the development of my said premises/ property only or pleadings including applications under Article 226 of the Constitution of India or in any suit action or proceedings relating

*Tapas Kumar Das*

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to the said premises or any part thereof.

**24. GENERALLY TO DO AND PERFORM** all acts deeds matters and necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as I could in my person do.

**25. TO DO ALL ACTS, DEEDS, MATTERS and THINGS** which may be necessary do for rendering these Presents valid and effectual to all intents and purpose according to laws and customs of India and particularly in West Bengal.

**26. I, HEREBY DECLARE** that this Power of Attorney is given in favour of the said Attorney and accordingly the said attorney shall be entitled to exercise the Powers conferred upon him lawfully which will be lawful only.

**27. AND** I agree to ratify and confirm whatsoever the said Attorney shall do in the Premises and any parts and portions thereof, as described hereinabove by virtue of this Presents lawfully.

**FIRST SCHEDULE (PREMISES)**

**ALL THAT** the piece or parcel of homestead land admeasuring 8 (Eight) Cottahs 7 (Seven) Chittacks 20 (Twenty) Sq. ft., a bit more or less together with partly two storied and partly single storied brick built building standing thereon totally admeasuring 4000 Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 4/20, Chanditola Lane, Police Station Regent Park, Kolkata

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700040, (formerly being a part of Municipal Holding No. 4, Chanditola Lane, being Plot Nos. 83A and 84A of said Gokul Kunja, Pargana Khaspur, Collector's Touzi No. 151, J.L. No. 42, Mouza Shibpur, formerly Police Station Tollygunge, formerly within the limits of Tollygunge Municipality), within the limits of the Kolkata Municipal Corporation Ward No. 97 under Assessee No. 21-097-03-0032-6, District Registration Office at Alipore, District South 24 Parganas butted and bounded in the manner as follows:

ON THE NORTH : By the Premises No. 4/25, Chanditola Lane

ON THE SOUTH : By the Premises No. 4/60, Chanditola Lane

ON THE EAST : By the K.M.C. Road named Chanditola Lane

ON THE WEST : By Premises Nos. 4/23, 4/75, 4/50, 4/58  
& 4/64, Chanditola Lane

**SECOND SCHEDULE ABOVE REFERRED TO: -**

**(Land Owner's Allocation)**

**All That** 60% of the total Built-Up area 2639 Sq.Ft. X 4 = 10,556 Sq.Ft. of the G+4 storied building i.e. 6,333.60 Sq.Ft. which stands for Entire 1<sup>st</sup> Floor, Flat no. 1A, 1B & 1C i.e. 2639 Sq.Ft., on the Third Floor Flat No. 3A & 3C i.e. 1,982 Sq.Ft. on the and on the Fourt Floor Flat No. 4C & 4B i.e. 1,655 Sq.Ft. and 6 numbers of Car parking on the Ground floor as per the building sanction plan now after giving all that proportionate share to the owner i.e. 6,276 Sq.Ft. the owner still has to get 57.60 Sq.Ft. more which means

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that the developer paid the owner the price for 57.60 Sq.Ft. as per market value i.e.  $57.60 \times 7000 = 4,03,200/-$  (Rupees Four lakh Three Thousand Two hundred) only for the new G+4 storied as per the building sanction plan, together with the proportionate undivided impartible share and/or interest in the land comprised in the Said Premises and right over the common areas, roof, facilities, amenities and installations in the Said Building, hereinafter referred to as the "**Owner's Allocation**" of the said proposed new G+ Four storied building to be constructed on the said land / Premises in accordance with the scheme or plan approved by the K.M.C in the said Building, together with undivided, un-demarcated, proportionate share of the land underneath the said building in the said premises, roof right and undivided proportionate share in the common parts, amenities and facilities and all easement rights thereto in accordance with the provisions hereinbefore contained and the said allocation at K.M.C. Premises No. . 4/20, Chanditola Lane, Police Station Regent Park, Kolkata 700040, within the limits of the Kolkata Municipal Corporation Ward No. 97, Dist. - South 24 Parganas, within the territorial limits of the Kolkata Municipal Corporation.

**THIRD SCHEDULE ABOVE REFERRED TO: -**

(Developer's Allocation)

**All That** 40% of the total Built-Up area 2639 Sq.Ft.  $\times 4 = 10,556$  Sq.Ft. of the G+4 storied building i.e. 4,222.40 Sq.Ft. which stands for Entire Second floor i.e. Flat No. 2A, 2B & 2C i.e. 2,639 Sq.Ft. on the Third Floor Flat No. 3B i.e. 657 Sq.Ft. and on the Fourth

*Tapas Kumar Das*

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Floor Flat No. 4A i.e. 984 Sq.Ft. and 5 numbers of Car parking on the Ground floor of the proposed G+4 storied building to be constructed on the said land / Premises in accordance with the scheme or plan approved by the K.M.C excepting and reserving the Owner's Allocation as per Second Schedule hereinbefore written in the said Building, together with undivided, undemarcated, proportionate share of the land underneath the said building in the said premises, roof right and undivided proportionate share in the common parts, amenities and facilities and all easement rights thereto in accordance with the provisions hereinbefore contained and the said allocation at K.M.C. Premises No. 4/20, Chanditala Lane, P. S.-Regent Park , P. O.- Regent Estate, Kolkata-700040, within the limits of the Kolkata Municipal Corporation Ward No. 97, District - South 24 Parganas, within the territorial limits of the Kolkata Municipal Corporation.

*Tapas Kumar Das*

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IN WITNESS WHEREOF, I, the **Owner/ Principal** of this Power of Attorney respectively have hereunto set and subscribed our hands on this <sup>18th</sup>..... Day of December, 2024

**SIGNED, SEALED & DELIVERED**

by the **Owner/ Principal and accepted**

by **Attorney** at Kolkata in the presence of -

Witnesses-

1. ASIM SINHA  
S/o late Ajit K Sinha  
Vill- Maata, Po-Kalikageriv  
PS- Debra  
Dist- Panchajanya Medinipur  
PIN- 721136

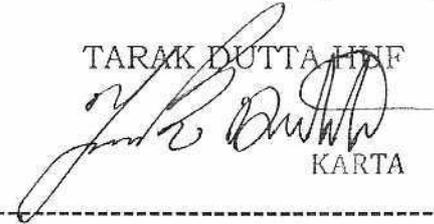
2. Shila Konnagar.  
C/o- Subal Biswas.  
Add- 57/2K, Nehru colony  
M.S.C. Bose Road  
KOL- 700040.



Signature of the Owner/ Principal

Accepted by me,

TARAK DUTTA HNF



KARTA

Signature of the Attorney

Drafted as per instructions of principal/parties by me :

BIJOY SANKAR BASU  
ADVOCATE  
High Court Calcutta  
Enrl No: F805/308 of 1976

## SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO	<u>Little Finger</u>	<u>Ring Finger</u>	<u>Middle Finger</u>	<u>First Finger</u>	<u>Thumb</u>
					
	<u>Thumb</u>	<u>First Finger</u>	<u>Middle Finger</u>	<u>Ring Finger</u>	<u>Little Finger</u>
					
Signature	<i>Tapan Kumar Das</i>				

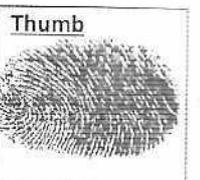
PHOTO	<u>Little Finger</u>	<u>Ring Finger</u>	<u>Middle Finger</u>	<u>First Finger</u>	<u>Thumb</u>
					
	<u>Thumb</u>	<u>First Finger</u>	<u>Middle Finger</u>	<u>Ring Finger</u>	<u>Little Finger</u>
					
Signature	<i>TARAK DUTTA</i>				

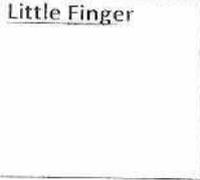
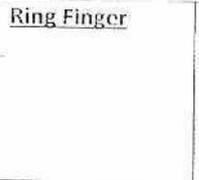
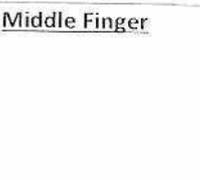
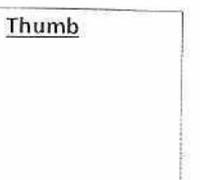
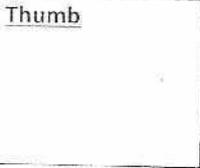
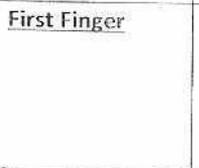
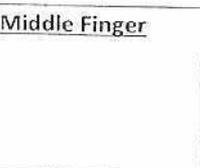
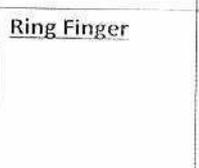
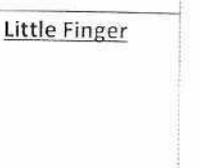
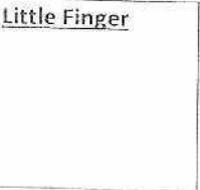
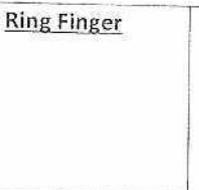
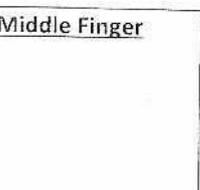
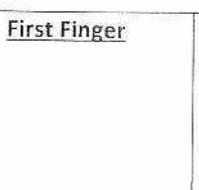
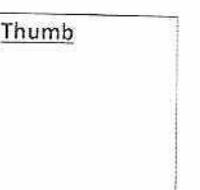
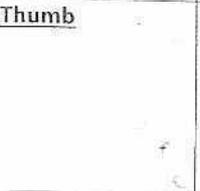
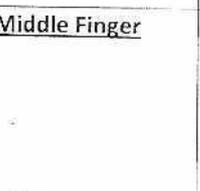
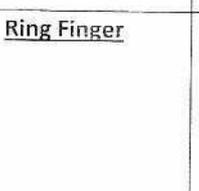
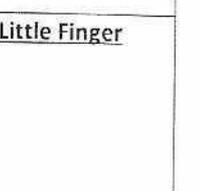
PHOTO	<u>Little Finger</u>	<u>Ring Finger</u>	<u>Middle Finger</u>	<u>First Finger</u>	<u>Thumb</u>
					
	<u>Thumb</u>	<u>First Finger</u>	<u>Middle Finger</u>	<u>Ring Finger</u>	<u>Little Finger</u>
					
Signature					

PHOTO	<u>Little Finger</u>	<u>Ring Finger</u>	<u>Middle Finger</u>	<u>First Finger</u>	<u>Thumb</u>
					
	<u>Thumb</u>	<u>First Finger</u>	<u>Middle Finger</u>	<u>Ring Finger</u>	<u>Little Finger</u>
					
Signature					

### Major Information of the Deed

Deed No :	I-1602-17045/2024	Date of Registration	18/12/2024
Query No / Year	1602-8003213006/2024	Office where deed is registered	
Query Date	18/12/2024 12:11:43 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Chatterjee Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836105452, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,36,60,326/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [[Deed No/Year]:- 160217038/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Lane, , Premises No: 4/20, , Ward No: 097 Pin Code : 700040

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	8 Katha 7 Chatak 20 Sq Ft		1,06,60,326/-	Property is on Road , Project Name :
<b>Grand Total :</b>				13.9677Dec	0 /-	106,60,326 /-	

### Structure Details :

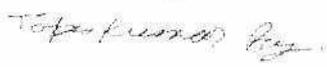
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Fl.	0/-	30,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

<b>Total :</b>	4000 sq ft	0 /-	30,00,000 /-	
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**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TAPAS KUMAR ROY</b> Son of Late HARIPRASANNA ROY Executed by: Self, Date of Execution: 18/12/2024 , Admitted by: Self, Date of Admission: 18/12/2024 ,Place : Office	 18/12/2024	 Captured LTI 18/12/2024	 18/12/2024
RABINDRANAGAR, City:- , P.O:- MIDNAPORE, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ADxxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/12/2024 , Admitted by: Self, Date of Admission: 18/12/2024 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TARAK DUTTA HUF</b> 76/B NETAJI SUBHAS CHANDRA BOSE ROAD, City:- , P.O - REGENT PARK, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided, Status Organizational, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	<b>Mr TARAK DUTTA</b> (Presentant) Son of Late KAI IPADA DUTTA Date of Execution:- 18/12/2024 , Admitted by: Self, Date of Admission: 18/12/2024, Place of Admission of Execution: Office	 Dec 18 2024 12:30PM	 Captured LTI 18/12/2024	 18/12/2024
150D, REGENT COLONY, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARAK DUTTA HUF (as KARTA)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Shyamal Chatterjee</b> Son of Late S K Chatterjee 1/977 Bijoy Garh, City:-, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032		 Captured	
	18/12/2024	18/12/2024	18/12/2024

Identifier Of Mr TAPAS KUMAR ROY, Mr TARAK DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR ROY	TARAK DUTTA HUF-13.9677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
2	Mr TAPAS KUMAR ROY	TARAK DUTTA HUF-4000.00000000 Sq Ft

Endorsement For Deed Number : I - 160217045 / 2024

On 18-12-2024

**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 12:24 hrs on 18-12-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr TARAK DUTTA .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,36,60,326/-

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

Execution is admitted on 18/12/2024 by Mr TAPAS KUMAR ROY, Son of Late HARIPRASANNA ROY, RABINDRANAGAR, P.O: MIDNAPORE, Thana: Kolwali Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Identified by Mr Shyamal Chatterjee, , , Son of Late S K Chatterjee, 1/9/7 Bijoy Garh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-12-2024 by Mr TARAK DUTTA, KARTA, TARAK DUTTA HUF, 76/B, NETAJI SUBHAS CHANDRA BOSE ROAD, City:-, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Shyamal Chatterjee, , , Son of Late S K Chatterjee, 1/9/7 Bijoy Garh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- .H = Rs 28.00/- .M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1 Stamp: Type: Impressed, Serial no 098244, Amount: Rs.100.00/-, Date of Purchase: 30/11/2024, Vendor name: JAYDLEP CHATTERJEE



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 1602-2024, Page from 557576 to 557598  
being No 160217045 for the year 2024.



Digitally signed by Suman Basu  
Date: 2024.12.20 12:10:34 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 20/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

West Bengal.