

5913/2024

10815/2024



पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

AR 314959

16-03-24

29/07/24
8/1050725124

Verified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the best file for registration.

Additional Registrar of
Assurances-IV, Kolkata

25 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY I, **DIBYENDRA KRISHNA SARKAR (PAN AAAPS2431D)**, (Aadhaar No. **6852 8760 5570**), son of Late Dhirendra Krishna Sarkar, by faith Hindu, by occupation - retired, residing at Flat no 2A, 53 B Salimpur Road, Dhakuria, Kolkata-700 031, P.S. Kasba and P.O. Dhakuria, hereinafter referred to as the 'EXECUTANT/PRINCIPAL

SL.No
24625

Date
15,DEC,2023

Rs.

100/-

Name
Address

SAYAK CHAKRABARTY (Advocate)
CALCUTTA HIGH COURT,KOL-700001.

SMRITI BIKASH DAS
Govt.Licence Stamp Vendor
Alipore Police Court
Kolkata - 27

[Signature]



[Signature]

100/-

100/-

[Signature]



[Signature]



Stamp Registrar
Alipore Police Court, KOLKATA
26 APR 2024

do hereby nominate, constitute and appoint, **M/S. Prasad Skyscraper LLP (PAN AAXFP8359G)** duly represented by its Partners Mr. Rameswar Prasad (PAN: AGDPP2821K) (Aadhaar No. 889216909232) son of Late Ganesh Prasad and Smt. Rachna Prasad (PAN ALHPP4173B) & (AADHAR No.5073 2630 3439) wife of Shri Rameswar Prasad both citizens of India by faith Hindu by occupation business residing at 24/1B Alipore Road P. O. & P. S. Alipore Kolkata – 700 027 hereinafter called the “ATTORNEY” as my true and lawful attorney, to act jointly and severally in my name and on my behalf to do the acts, deeds and things as enumerated below for me in respect of the total property as described in the schedule below;

WHEREAS That one Mohini Mohan Roy was the sole owner of premises No.20, Puddapukur Road in Bhawanipore having purchased it by a registered Deed dated 2nd Jaistha 1302 B.S. as per Bengali Calendar and recorded in Book no I, Volume no 11, pages 258 to 261 and Being no 951 for the year 1895.

AND WHEREAS That after the death of the said Mohini Mohan Roy the said premises No. 20, Puddapukur Road along with various other properties left by the said deceased were the subject matter of a partition Suit being Title Suit No.8 of 1901 before the 2nd Subordinate Judge of Alipore, 24 Parganas (South) amongst his sons and other persons interested in his estate.

AND WHEREAS That in terms of the order passed in the said Suit No.8 of 1901 before the 2nd Subordinate Judge of Alipore, 24 Parganas the premises No. 20, Puddapukur Road was allotted solely and exclusively to the share of the said Mohini Mohan Roy (since deceased) morefully and particularly to Peary Mohan Roy son of Mohini Mohan Roy.

AND WHEREAS That the said Peary Mohan Roy was a minor at the time and incapable of acting independently, thus, on the 05th May 1929 the estate of

26 APR 2024



✓

A.D.S.R. at Alipore in Book No.-I, Volume No. 40 from page No.290 to 292 being deed No. 1632 for the year 1937.

AND WHEREAS The said Renu Probha Sarkar wife of Babu Harendra Krishna Sarkar out of her natural love and affection for her grandson Dibyendra Krishna Sarkar son of Dhirendra Krishna Sarkar, gifted and transferred both her property collectively the said plot No.9/1 measuring about 2 (two) cottahs 13 (thirteen) Chittak 27 (twenty-seven) sq.ft. be the same little less or more and also the plot No.9/2 measuring about 4 (four) cottahs 3 (three) Chittak 42 (forty-two) sq.ft. a little less or more being portion of 20, Padmapukur Road, in Thana Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia Holding No.169 District 24 Parganas, by virtue of an Deed of Settlement dated 23rd May 1983 executed in favour of Dibyendra Krishna Sarkar and the same was registered in the office of Sub-Registrar at Alipore and recorded in the Book No.1, Volume No.72, pages No.48 to 56 being deed no. 2968 for the year 1983.

AND WHEREAS That in terms of the said gift of the aforesaid property said Dibyendra Krishna Sarkar, became the absolute owner and was in peaceful and uninterrupted possession of the said Plot No.9/2 and pursuant thereto got it mutated and recorded his name in the records of Kolkata Municipal Corporation. By virtue, thereof the said Dibyendra Krishna Sarkar became absolute owner of the said land comprised in the plot No.9/2 measuring about 4 (four) cottahs 3 (three) Chittak 42 (forty-two) sq.ft. be the same a little less or more both being portions of 20, Padmapukur Road, in Thana Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia Holding No.169 District 24 Parganas. Thereafter the said property was mutated through Kolkata Municipal Corporation and renumbered as premises No. 9/2, Madhab Chatterjee Lane vide Kolkata Municipal Corporation Assessee no 110702400314.



✓



AND WHEREAS The Kharuria Wards Estate Khulna had also conveyed transferred and assured the plot No.9 measuring about 4 (four) cottahs 3 (three) Chittak (be the same a little less or more being portion of 20, Padmapukur Road, in Thana Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia Holding No.169 in the District 24 Parganas in favour of Babu Harendra Krishna Sarkar.

AND WHEREAS That Babu Harendra Krishna Sarkar died intestate on 03rd March 1978 leaving behind him his wife and his four sons, and one daughter namely, (i) Renu Probha Sarkar, (ii) Birendra Krishna Sarkar, (iii) Dhirendra Krishna Sarkar (iii) Samarendra Krishna Sarkar, (iv) Ranendra Krishna Sarkar and (v) Ila Baul who jointly became entitled to equal share in the said plot No.9 measuring about 4 (four) cottahs 3 (three) Chittak be the same a little less or more being portion of 20, Padmapukur Road, in Thana Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia Holding No.169 District 24 Parganas, renumbered as Premises No.9, Madhab Chatterjee Lanc.

AND WHEREAS That subsequent upon the death of Babu Harendra Krishna Sarkar on 03rd March 1978 his legal heirs being (i) Renu Probha Sarkar, (ii) Birendra Krishna Sarkar, (iii) Dhirendra Krishna Sarkar (iii) Samarendra Krishna Sarkar, (iv) Ranendra Krishna Sarkar and (v) Ila Baul who jointly and amicably entered and executed into a Partition deed dated 04th day of July 1972 and divided and demarcated their shares by metes and bounds and by virtue of the same Birendra Krishna Sarkar and Dhirendra Krishna Sarkar became entitled to in equal share in the said plot No.9 measuring about 4 (four) cottahs 3 (three) Chittak be the same a little less or more being portion of 20, Padmapukur Road, in Thana Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia Holding No.169 District 24 Parganas, renumbered as Premises No.9, Madhab Chatterjee Lane. The said Deed of Partition dated 04th day of July 1972 was registered



✓

at the office of the Registrar at Alipore and recorded under Book -I, Volume 59, Pages 173 to 178 and Being no 2806 for the year 1972.

AND WHEREAS The said Birendra Krishna Sarkar while owning and possessing his undivided share in the said land hereditament tenements and premises as absolute owner died intestate on 18.08.1979 being survived by his wife Shefali Sarkar as his legal successors who inherited his share in his place under the provision of Hindu Succession Act, 1956.

AND WHEREAS The said Sefali Sarkar and Dharendra Krishna Sarkar out of their natural love and affection for Dibyendra Krishna Sarkar son of Dharendra Krishna Sarkar executed a Deed of Settlement dated 10th day of July 1985 whereby and where under the said Sefali Sarkar and Dharendra Krishna Sarkar gifted/settled their respective share in the said plot No.9 measuring about 4 (four) cottahs 3 (three) Chittak a little less or more, being portion of 20, Padmapukur Road, in Thana Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia Holding No.169 District 24 Parganas, renumbered as Premises No.9, Madhab Chatterjee Lane unto and in favor of Dibyendra Krishna Sarkar son of Dharendra Krishna Sarkar. The said Deed of Settlement dated 10th day of July 1985 was not registered with any of the registrar offices in Kolkata.

AND WHEREAS That since execution of the said unregistered Settlement Deed the said Dibyendra Krishna Sarkar, was in undisputed possession of the said Property and has been exercising all rights of ownership and pursuant thereto got Premises No.9, Madhab Chatterjee Lane mutated and recorded his name in the records of Kolkata Municipal Corporation vide Municipal Assessee no 110702400296.

AND WHEREAS the said Dibyendra Krishna Sarkar applied for the Letters of Administration to the estate of Dharendra Krishna Sarkar, since deceased before the Hon'ble High Court at Calcutta by PLA No.144/2022, to be



2

granted in his favour and whereby he was appointed the administrator of the estate of the said deceased Dhirendra Krishna Sarkar on 15th day December 2022 and the grant was issued on 12th October 2023.

AND WHEREAS the said Dibyendra Krishna Sarkar also applied for the Letters of Administration to the estate of Sefali Sarkar, since deceased before the Hon'ble High Court at Calcutta by PLA No.244/2022, to be granted in his favour and whereby he was appointed the administrator of the estate of the said deceased Sefali Sarkar on 16th day February 2023 and the grant was issued on 12th October 2023.

AND WHEREAS Thus as stated hereinabove the said Dibyendra Krishna Sarkar became sole owner of premises NO. 9 and 9/2, Madhab Chatterjee Lane, P.S. Bhawanipore, P.O. Bhawanipore the subject matter of this Power of Attorney, and is exercising all rights of ownership and possession and pursuant thereto got its mutated and recorded his name in the records of Kolkata Municipal Corporation and had been paying taxes thereupon.

AND WHEREAS the said Dibyendra Krishna Sarkar, the executant herein got both the premises NO. 9 Madhab Chatterjee Lane and premises NO. 9/2, Madhab Chatterjee Lane amalgamated on 24th November 2023 and the amalgamated premises has been renumbered as premises NO. 9 Madhab Chatterjee Lane, Kolkata-700020 under Assessee No.110702400296 in the records of Kolkata Municipal Corporation.

AND WHEREAS the Owner Dibyendra Krishna Sarkar, the executant herein being desirous to develop ALL THAT the piece and parcel of Bastu Freehold Land lying and situate at Premises No.9, Madhab Chatterjee Lane (erstwhile premises No.9 and 9/2) measuring about 8 (eight) cottahs 6 (six) Chittak and 42 (forty-two) square-feet little less or more, under Police Station - Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia, Kolkata- Kolkata-700020 District 24 Parganas, under the Kolkata Municipal

26 APR 2024



P

Corporation having Assessee No.110702400296, within the jurisdiction of the District Sub-Registrar, Alipore for the sake of brevity hereinafter referred to as the "said Land/Property/Premises" morefully and particularly described in the Schedule-I hereinunder written, for commercial exploitation resolved to develop the said property through a reputed Promoter/Developer company having sound financial and infrastructural competency and credibility in the field of developing of land and/or premises in the city.

AND WHEREAS The Owner has approached and requested to the Developer herein, being one of the well-known reputed real estate developer and promoter in the city, to undertake the development of the said land/premises/property on joint venture basis and the developer having accepted to take on such development project under the terms, conditions, stipulations, covenants and consideration herein after appearing.

AND WHEREAS the said Owner Dibyendra Krishna Sarkar, the executant herein, has entered into Development Agreement dated 12th April 2023 with M/S. PRASAD SKYSCRAPPER LLP (Developer) of premises No.16, Sudder Street, P. O. and P.S. New Market, Kolkata - 700 016, represented by its Director Mr. Rameswar Prasad (PAN : AGDPP2821K) son of Sri Ganesh Prasad by faith Hindu by occupation business residing at 24/1B Alipore Road, P. O. and P. S. Alipore Kolkata - 700 027, for development of the said property and the said Development Agreement has been registered with the office of A.R.A-IV, Kolkata and recorded in Book I, Volume 1904-2023, Pages 320570 to 320613 Being no. 190406213 for the year 2023.

AND WHEREAS as per the terms of the aforesaid Development Agreement dated 12th April 2023 it has been agreed that a Power of Attorney shall be issued by the Owner Dibyendra Krishna Sarkar in favour of the Developer for empowering the Developer to develop the said property, to do and execute all acts, deeds and things necessary to carry out the said agreement and to apply for and obtain all sanctions/licenses/No Objection



9

26 APR 2024

Certificates from appropriate Authority and to execute all such legal agreements, indentures for sale or transfer or deal with for and on behalf of the owner concerning the Developer's Allocation of 55% developed property together with undivided, impartible, proportionate share of the land, without prejudicing the right and/or Owner's allocation in the said property as per the terms of the said Development Agreement and further empowering the Developer to obtain the Bank/ Project Loan in respect to the development project and further empowering the Developer to issue No Objection Certificates for bank loans in favour of the prospective purchasers.

NOW KNOW YE BY THESE PRESENTS THAT the Owner Dibyendra Krishna Sarkar hereby nominates constitutes and appoints M/S. Prasad Skyscraper LLP (PAN AAXFP8359G) (the Developer), a Limited Liability Partnership under the LLP Act 2008, having its registered office at 16 Sudder Street, Kolkata – 700 016 P. S. New Market, P. O. New Market duly represented by its Partners Sri Rameswar Prasad (PAN No: AGDPP2821K) (Aadhaar No. 889216909232) son of Sri Ganesh Prasad, and Smt. Rachna Prasad (PAN ALHPP4173B) & (AADHAR No.5073 2630 3439) wife of Shri Rameswar Prasad both citizens of India by faith Hindu by occupation business residing at 24/1B Alipore Road P. O. & P. S. Alipore Kolkata – 700 027 to be our true and lawful attorney whose signature is appended below (hereafter called 'the Attorney') to jointly and severally act in the name and on behalf of the owner and to do, exercise perform, execute all or any of the several acts, deeds, powers, authorities, matters and things, that is to say :

1. To take absolute possession of the said Property, to hold, defend possession thereof, manage and maintain the said property till the project for development is fully completed in terms and conditions contained in the said development agreement and in accordance with the power and authorities conferred to the Developer for construction and completion of the New Building or buildings;

26 APR 2024



✓

2. To carry out the process of development/ promotion of the said property by constructing a multi-storied building / buildings with commercial/ residential/ semi commercial flats/units/office space, parking space etc.;
3. To do all things necessary to be prepare and obtain a sanctioned Building Plan from the Kolkata Municipal Corporation under Building Rules and Regulations, for construction of the Multi-Storied Building ANS ALSO prepare and/or get prepared the Building Plan and/or any modification or alteration thereof for construction of building /buildings at the said property or any part thereof in terms of the said Development Agreement;
4. To construct, erect and complete the building in accordance with the sanction plan, together with all internal and external service amenities, fittings and fixtures as per details and specification common to all units of the building, with such modification and changes as may be recommended and suggested by Architect
5. To undertake soil test, survey and other necessary formalities at the said property mandatory for the development process;
6. To apply for and obtain all necessary permissions, clearances, no objections for the development of the said Property for demolition of all or any existing pucca or kacha structure or structures standing thereon and take down and/or demolish all or any of the existing buildings and structures at the said property and to construct new building or buildings thereat in accordance with the Building Plan;
7. To apply for and obtain all necessary permissions, clearances, no objections from various departments/ authorities/ government bodies such as Urban Land Ceiling, Revenue Offices, KIT, survey department,



2



KMC, SWID, Airport Authority of India, sewage department, fire department, microwave clearance authority BSNL, Pollution department, forest departments any other central and state government/ semi government departments/authorities/bodies etc., for the development of the said Property for construction of new building/buildings at the said Property as be sanctioned by relevant authorities and permissible under the Building Regulations prescribed;

8. To apply for and obtain connections for electricity, gas, water and/or sewerage, telephone and any other utilities for the new building to be constructed at the said property AND ALSO to apply for and obtain temporary electricity and water connection for construction of the new building;
9. To represent the Owners in all legal proceedings in connection with the said property and development thereof in any of the courts of law, municipal offices, office of competent authority under the law of urban land ceiling, revenue offices, KIT or any other relevant Department or Authority and make all such representations as may be necessary or expedient for giving effect to the said development agreement;
10. To pay and deposit sanction fees and all other charges that may be demanded by the concerned departments and/or authorities for sanction of building plan and for construction of new building/s;
11. To appoint officials, architects, surveyors, contractors and/or such other person as may be necessary for effectively carrying out the work of development of the said property;
12. To obtain refund of the excess amount if any paid to different departments, government bodies, authorities for the purpose of



✓

26 APR 2024

sanction, No-Objection Certificates etc. in respect of the said property and/or for the purposes related thereto;

13. To arrange the financial inputs if required for development for necessary infrastructure and market the project to the prospective buyers/purchasers;
14. To negotiate and enter into and execute agreements for sale, leasing out, letting out and/or transfer of area under the Developer's Allocation in the new building or any part or portion thereof in favour of any person/s on such terms as are considered expedient by the Developer;
15. To receive part and/or full consideration under all such agreement for sale/lease/transfer made by the Developer with respect to the Developer's allocation, without any hinderance whatsoever;
16. To sign all necessary and relevant documents for purpose of project loans/advance/mortgage/ Bank Loans from any Bank or financial institution as may be required for felicitating the development process;
17. To give No Objection Certificate and/or consent for mortgage by the prospective purchasers/lessees in favour of banks/financial institutions in respect of units agreed to be purchased/acquired by them and forming part of area under Developer's as per the terms of the said Development Agreement;
18. To enter into, execute, modify, cancel, alter, and to present for registration agreements for Sale and Transfer, Lease, Letting out, Mortgage and all other papers, documents, contracts, agreements, declaration, affidavits, application, returns, confirmations, consents and/or other documents as may in any way be required to be so done relating to and/or concerning the area under the Developer's Allocation



9

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

26 APR 2024

and to receive all consideration, rents, service charges, taxes and/or other amounts thereunder and grant valid receipts and discharge for the same.

19. To represent the Owner as its authorized signatory and/or representative before the Registrar of Assurances, Notary Public, Statutory and Revenue Authority and/or any other concerned authority and sign and execute on behalf of Dibyendra Krishna Sarkar all required documents and/or indentures relating to the area under Developer's Allocation;
20. To prepare, sign, declare, affirm and file declarations, Indentures, Deeds, Agreements, statements, applications and/or returns and/or other documents and writings and papers in any way connected herewith or for all or any of the aforesaid purposes before any appropriate authority or authorities having jurisdiction and as may be required under any law for the time being in force;
21. To represent Dibyendra Krishna Sarkar in all legal proceedings relating to the said property whether before Court of Law or Statutory Authorities, to appoint, and retain Advocates, to sign and execute vakalatnama or any other form of written authorization in their favour and to revoke such appointments and to appoint and retain others as occasion shall require in connection with or for the purpose of development of the said property, to sign and verify all pleadings, petitions, applications, affidavits, statements and other papers and documents as may be required in connection with the said legal proceedings relating to the said property and development thereof.

And generally to do, execute and perform all or any further acts, deeds, matters or things whatsoever in terms with the said Development Agreement, which in the opinion of the said Attorney ought to be done,



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
26 APR 2024

executed and performed in relation to the work of development of the said Property or affairs ancillary or incidental thereto as fully and effectually as Dibyendra Krishna Sarkar himself could do.

And Dibyendra Krishna Sarkar hereby agrees to ratify and confirm all acts deeds and things which the said attorney may lawfully do or cause to be done in terms of Development Agreement.

AND this power of Attorney is always revocable in nature at will of any of the parties.

SCHEDULE
AS REFERRED TO ABOVE
(DESCRIPTION OF THE SAID LAND)

ALL THAT the piece and parcel of Bastu Freehold Land lying and situated at Premises No.9, Madhab Chatterjee Lane (erstwhile premises No.9 and 9/2) measuring about 8 (eight) cottahs 6 (six) Chittak and 42 (forty-two) square feet little less or more, under Police Station - Bhawanipore, Dihi Panchanan gram Division VI, Mouza East Chakraberia, Kolkata- Kolkata-700020 District 24 Parganas, under the Kolkata Municipal Corporation having Assessee No.110702400296, within the jurisdiction of the District Sub-Registrar, Alipore, which is butted and bounded as follows:

ON THE NORTH : by 8 Madhab Chatterjee Lane;

ON THE SOUTH : by 9/1, 9/3A & 9/3B Madhab Chatterjee Lane,

ON THE EAST : by 9/1 Madhab Chatterjee Lane and Madhab Chatterjee Lane;

ON THE WEST : by Chakraberia Road.



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

26 APR 2024

IN WITNESSES WHEREOF I the Principal hereto have signed or put my signature or set my hand and seal on 26th day of April Two Thousand Twenty-Four.

SIGNED, SEALED AND DELIVERED
BY THE PRINCIPAL ABOVE NAMED
IN PRESENCE OF:

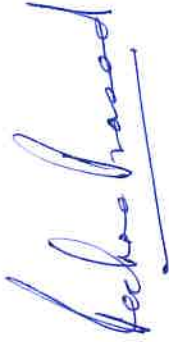
1. Taganta Bhattacharyya
16, Sudder Street, Kol-16.



EXECUTANT / PRINCIPAL

2. Shweta Ghosh

16, Sudder Street, Kol-16




(Power accepted and confirmed)

ATTORNEY HOLDER

Drafted by me



Sayak Chakrabarty

Advocate

High Court at Calcutta

F/1837/2009



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

26 APR 2024



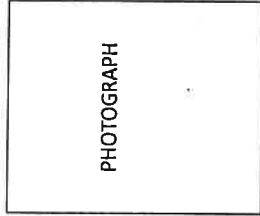
Dibyendra Krishna Sarkar



Rameswar Prasad



Rachna Prasad



PHOTOGRAPH

SPECIMEN FORM FOR TEN FINGERPRINTS

	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

7



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
26 APR 2024

Major Information of the Deed

Deed No :	I-1904-10815/2024	Date of Registration	25/07/2024
Query No / Year	1904-8001050725/2024	Office where deed is registered	
Query Date	25/04/2024 5:41:20 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Asit Manna 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9432452296, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 3,00,39,706/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a), M(b), I)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190406213/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madhab Chatterjee Lane, , Premises No: 9/2, , Ward No: 070 Pin Code : 700020

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 3 Chatak 42 Sq Ft		1,51,23,745/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madhab Chatterjee Lane, , Premises No: 9, , Ward No: 070 Pin Code : 700020

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		4 Katha 3 Chatak		1,49,15,961/-	Property is on Road , Project Name :
Grand Total :					13.915Dec	0 /-	300,39,706 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Mr Dibyendra Krishna Sarkar Son of Late Dhirendra Krishna Sarkar Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office		 Captured	
	538, Salimpur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: aaxxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Prasad Skyscrapers LLP 16, Sudder Street, City:- , P.O:- New Market, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-2XX9 , PAN No.:: aaxxxxxx9g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Mr Rameswar Prasad (Presentant) Son of Late Ganesh Prasad Date of Execution - 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office		 Captured	
	24/1B, Alipore Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: agxxxxx1k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Prasad Skyscrapers LLP (as Partner)			

2

Name	Photo	Finger Print	Signature
Mrs Rachna Prasad Wife of Mr Rameswar Prasad Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office		 Captured 26/04/2024 LTI	 26/04/2024
, 24/1B, Alipore Road, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ALxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Prasad Skyscrapers LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Asit Manna Son of Mr A K Manna 6, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured 26/04/2024	 26/04/2024
Identifier Of Mr Dibyendra Krishna Sarkar, Mr Rameswar Prasad, Mrs Rachna Prasad			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dibyendra Krishna Sarkar	Prasad Skyscrapers LLP-7.00563 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dibyendra Krishna Sarkar	Prasad Skyscrapers LLP-6.90938 Dec

Endorsement For Deed Number : I - 190410815 / 2024

On 26-04-2024

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

Presented for registration at 16:03 hrs on 26-04-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Rameswar Prasad ,.

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 3,00,39,706/-

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

Execution is admitted on 26/04/2024 by Mr Dibyendra Krishna Sarkar, Son of Late Dharendra Krishna Sarkar, 538, Salimpur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person

Indetified by Mr Asit Manna, , , Son of Mr A K Manna, 6, 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 Service

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

Execution is admitted on 26-04-2024 by Mr Rameswar Prasad, Partner, Prasad Skyscrapers LLP, 16, Sudder Street, City:- , P.O:- New Market, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Asit Manna, , , Son of Mr A K Manna, 6, 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 Service

Execution is admitted on 26-04-2024 by Mrs Rachna Prasad, Partner, Prasad Skyscrapers LLP, 16, Sudder Street, City:- , P.O:- New Market, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Asit Manna, , , Son of Mr A K Manna, 6, 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 Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 24625, Amount: Rs.100.00/-, Date of Purchase: 15/12/2023, Vendor name: S B DAS


Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 25-07-2024

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.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2024, Page from 597446 to 597470
being No 190410815 for the year 2024.



mm
Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.07.31 18:59:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 31/07/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.