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21

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 302942

Q NO. (8) 25144/2021.

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

*[Signature]*  
Additional Registrar  
of Assurances-I, Kolkata



- 5 JAN 2021

POWER OF ATTORNEY

TO ALL TO WHOM, THESE PRESENTS SHALL COME, I, Dhyan Chand Gaba alias DHAN CHAND GABA (PAN : AHHPG8791N, AADHAAR No. 807642589543), son of late Tala Ram Gaba, residing at premises No. 41, Block - C, Bangur Avenue, Police Station Lake Town, Post Office Bangur Avenue, Kolkata-700055, by nationality Indian, by occupation Business herein called the EXECUTANT, doth hereby SEND GREETINGS:

*[Signature]*

25 JAN 2020

946473

Rs.....Date.....

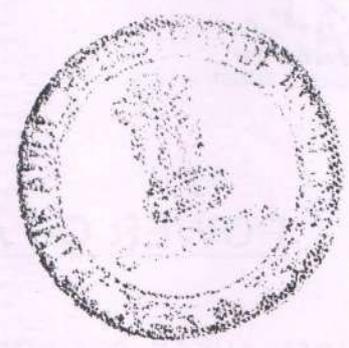
Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 001



8

Ranjit Hati.  
s/o - Ramakanta Hati  
vill - Bisubara, P.O. - Sandhali.  
P.S. - Agra, Dist. - Purba Midnapur  
Bin no. - 721443, Service

AD. GENERAL  
KOLKATA  
5 JAN 2021

WHEREAS:

A. I am the full and absolute owners of contiguous pieces and parcels of Bastu and Danga lands, admeasuring 18 cottahs 2 chittaks 19 square feet equivalent to 30 sataks or decimal of land situate within Madhyamgram Municipality which are meant to be amalgamated into a single Municipal Holding Number more fully described under the schedule hereunder written hereinafter referred to as the said Premises.

B. I have executed and registered an Agreement for Development of the said premises dated 05.01.2021 in favour of M/s. Prakash Builders Private Limited (PAN : AABCP9479N), who has agreed to be the developer of the said premises on the basis of the sharing of the areas and other terms and conditions recorded therein. Such Agreement for Development has duly been registered at Registrar of Assurance, Kolkata in Book No. I, Being No. 082 For the year 2021 and the same is herein referred to as the said Development Agreement.

C. Under and in terms of the said Development Agreement I am obliged to execute and register an appropriate Power of Attorney in favour of the authorized signatory of the Developer in order to facilitate sanction, or extension and/or modification of the Plan for construction and related acts, deeds and thing as also for sale and transfer of the Developer's Allocation as well as the Owners' Allocation by the Developer and to perfect the title of the transferees for which purposes as stated herein, I am granting the several powers and authorities to the Developer and/or its authorized signatory as stated hereinafter.

D. That apart from the sanction of plan various permissions and clearances may be required to be applied for and obtained for which purposes also this Power of Attorney is needed to be given for and on my behalf.

E. Thus, I am desirous of appointing Sri Vishal Sureka, a authorized signatory of M/s. Prakash Builders Private Limited as my true and lawful Attorney for and on my behalf to carry out perform, execute, do, exercise the various acts deeds things powers and authorities as contained hereinafter.

*Vishal Sureka*

*12/10/2021*

NOW KNOW WE ALL and these presents witnesseth that I, **DHYAN CHAND GABA** alias **Dhan Chand Gaba**, the Executant above named do hereby nominate constitute and appoint **Sri Vishal Sureka** [PAN : ALMPS8656F & AADHAAR NO. 996198278632], son of Sri Vishwanath Sureka, aged about 39 years, by nationality Indian, by faith Hindu, by occupation Business, residing at premises No. 6, Hastings Park Road, Alipore, Post Office Alipore, Police Station Alipore, Kolkata-700027, as my true and lawful Attorney for an on my behalf to carry out, perform, execute, exercise and do any of the following act, deeds, things, powers and/or authorities that is to say:

1. To hold, possess, secure the custody and control of the said premises for the purpose of development and construction and to ward off any trespasser or encroacher.
2. To carry out survey and measurement, soil testing, etc. and to construct boundary walls, fencing, etc.
3. To appoint security guards and to display notices, boards, and to construct temporary sheds.
4. To obtain various facilities and utilities, viz., water, drainage, electricity road connectivity, paths, passages, clearing the grounds, shifting of trees, etc.
5. To appoint Architects and to prepare the plan for sanction, to pay the fees for sanction, revalidation, renewal, extension, modification of plan for construction and deposit the same.
6. For the said purposes to apply for and obtain various clearances and permission as may be required for sanction of the Building Permit and to apply for and obtain sanction from the concerned municipal authority or authorities.
7. To apply for and obtain permission and clearances inter alia from Municipality, ULC, PWD, KMDA, KIT, Aviation Authority, Police, Gas

Light and Fire Departments, Pollution, U.L.C, Electricity Board, Aviation Authority and Zila Parishad as may be found necessary in our name and behalf.

8. To appear and represent us before the necessary departments, authorities, agencies and file applications, undertakings and/or affidavits inter-alia before, PWD, KMDA, Fire, Police, Pollution, ULC, CESC, WBSEB, Aviation Metro Rail, WBHIRA etc.
9. To sign, execute, affirm, file and/or submit all papers, applications, deeds, documents, instruments, affidavits, forms, declarations, road stacking permit, temporary or permanent gas, sewerage, water, drainage connections, lift licence or transformer, to the concerned authorities in connection with the above.
10. To negotiate with the owners of any adjoining plot of land for amalgamation with the said premises for development of such extended premises and to execute and register all the necessary deeds or documents for the same.
11. To execute and register boundary declaration and/or Deed of Gift of strip land to municipal or any other authority etc for sanction of plan if necessary.
12. To sign execute deliver register and affirm all the requisite letters, correspondence, application, undertakings, affidavits in connection with sanction and construction activities.
13. To apply for and obtain rectification, up gradation of the BLLRO Records, Municipal records, mutation conversion of land user including rectification in the name of recorded owner.
14. To pay the arrears of municipal tax, revenue, penalty etc., on my behalf in terms of the Registered Development Agreement.

15. To pay and incur the sanction fee, regularization fee and/or penalty and to receive back any excess amount, if any.
16. To apply for obtain perfection in amalgamation if found necessary or to apply for obtain amalgamation.
17. To apply for and obtain any partial or full occupancy and/or completion certificate.
18. To verify, affirm, file, submit any application, plaint, petition, written statement, written objection, Rejoinder in connection with any case or proceedings before any Tribunal Authority, Court or Department and to depose and file documents or exhibits as if I am personally present.
19. To file, initiate, defend, compromise, settle, become non-suited in any suit or proceedings whether civil or criminal and to file any writ, appeal etc., to the Court or Tribunal of competent jurisdiction.
20. To sign execute and deliver Vakalatnama or Power in favour of any Advocate or Pleader.
21. To enter into correspondence, answer notices, show cause or queries for the purpose of protection of title and purposes aforesaid.
22. To sign execute and deliver any agreement, consent, or no objection if any required by the developer for obtaining any project loan or by any intending purchaser for obtaining any home loan from any Bank or Financial Institution provided the Attorney shall not cause any liability upon the owner or the owner's allocation in doing so.
23. To apply for and obtain and/or give consents for the purpose of the developer registering this project under the West Bengal Housing Industry Regulation Act., if necessary.
24. To enter into agreement for sale or transfer of the all and various saleable spaces at the said premises including flats, apartments,

shops, commercial spaces, car parking spaces pertaining to developer's allocation ~~as well as pertaining to owner's allocation.~~

- Nishu Khanna*  
ONLY
25. To sign, execute and deliver any such Agreement for sale or transfer and/or any Deed of Conveyance or Sale Deed for sale or transfer of the Developer's Allocation or any subsequently transferred Flat/Units to the account of the developer or any part or portion thereof with or without car parking spaces to the account of the developer and to present the same for registration before the Registering Authority and to admit the execution thereof for and on my behalf.
  26. To receive, collect, appropriate and retain the part or full sale proceeds out of sale transfer or disposal of saleable spaces and grant valid receipts and discharges.
  27. To sign and permit intending purchasers to obtain home loan and to deliver possession to the intending Transferees or Purchasers.
  28. To demarcate and identify the areas, portions, of the new building to be deemed as common.
  29. To carry out maintenance and administration of the new building and/or complex and to collect and disburse the common area maintenance charges till an Association of Flat Purchasers informed.
  30. To do all other acts deeds and things for and on my behalf as may be found necessary or expedient and particularly to perfect and complete the sale and transfer of the spaces or any part thereof.

**AND GENERALLY** to carry out, do and perform all acts which are necessary or incidental to the above.

And this Power of Attorney will be continued and carry forwarded by my legal heirs till the completion of the project and the complete transfers of the saleable portions by the developer.

And I agree to ratify and confirm whatsoever my Attorney shall do or cause to be done.

**THE SCHEDULE ABOVE REFERRED TO:**

**(The Scheduled Property)**

**ALL THAT** the piece and parcel of land admeasuring 18 cottahs 2 chittaks 19 square feet approximately more or less comprised as follows.

**PART-I**

**ALL THAT** piece and parcel of Bastu and Danga land measuring about 7 cotthas equivalent to 12 decimals [8 decimals in L.R. Dag No. 1580 & 4 decimals in L.R. Dag No. 1680] forming part of R.S. Dag Nos. 799 & 800 under R.S. Khatian Nos. 67 & 755 corresponding to L.R. Dag Nos. 1580 & 1680 under L.R. Khatian No. 894, J. L. No. 46, R.S. No. 3, Touzi No. 146 in Mouza Sahara under Police Station Airport in the District North 24-Parganas, under Municipal Ward No. 28 within the limits of Madhyamgram Municipality, Additional District Sub-Registration office Bidhannagar, Salt Lake and butted and bounded as follows:

**R.S.DAG NO. 799(L.R. DAG No. 1580)**

ON THE NORTH : in part of Dag No. 799.  
ON THE SOUTH : R. S. Dag No. 822.  
ON THE EAST : Part of Dag No. 800.  
ON THE WEST : Dag No. 799.

**R.S. DAG NO. 800 (L.R. DAG No. 1680)**

ON THE NORTH : Dag No. 800.  
ON THE SOUTH : Dag No. 819 and 822.  
ON THE EAST : Dag No. 800 (P).  
ON THE WEST : Part of Dag No. 799 .

PART -II

ALL THAT piece and parcel of Bastu & Danga land measuring about 7 cotthas and 44 square feet equivalent to 12 decimals [6 + 6 decimals in L.R. Dag Nos. 1680 & 1681] forming part of R.S. Dag Nos. 801 & 800 under R.S. Khatian Nos. 409 & 755 corresponding to L.R. Dag Nos. 1680 & 1681 under L.R. Khatian No. 1409, J.L. No. 46, R.S. No. 3, Touzi No. 146 in Mouza Sahara under Police Station Airport in the District North 24-Parganas under Municipal Ward No. 28 within the limits of Madhyamgram Municipality, Additional District Sub-Registration Office Bidhannagar, Salt Lake and butted and bounded as follows:

ON THE NORTH : Part of Dag No. 800 and 801.  
 ON THE SOUTH : Dag 819  
 ON THE EAST : Jessore Road.  
 ON THE WEST : Dag No. 800 (P).

PART-III

ALL THAT piece and parcel of Bastu & Danga land measuring about 4 cotthas 1 chittacks and 20 square feet equivalent to 6 decimals [3 + 3 decimals L.R. Dag Nos. 1680 & 1681] in forming part of R.S. Dag Nos. 800 & 801 under R.S. Khatian Nos. 755 & 409 corresponding to L.R. Dag Nos. 1680 & 1681 under L.R. Khatian No. 2273, J.L. No. 46, R.S. No. 3, Touzi No. 146 in Mouza Sahara under Police Station Airport in the District North 24-Parganas , under Municipal Ward No. 28 within the limits of Madhyamgram Municipality, Additional District Sub-Registration Office Bidhannagar, Salt Lake and butted and bounded as follows:

ON THE NORTH : Dag Nos. 800 and 801.  
 ON THE SOUTH : Dag No. 819.  
 ON THE EAST : Jessore Road.  
 ON THE WEST : Dag No. 819.

The entire of the said property admeasuring 30 Decimal (18 Katha 2 chittack 19 SQ FT) more or less is shown in the plan attached hereto bordered in Red thereon.

IN WITNESS WHEREOF I, DHYAN CHAND GABA alias DHAN CHAND GABA being the Executant above named do hereby execute and deliver this Power of Attorney in favour of Sri Vishal Sureka, on this the 5<sup>th</sup> day of January, 2021 at Kolkata.

**EXECUTED AND DELIVERED**

By THE EXECUTANT at Kolkata.

In the presence of:

Witnesses:

1. Pinita Das  
12D, Ananda Palit Road  
Kolkata - 700014

2. Ranjit Hati  
10, dt Post-office street  
Kolkata - 700007.

Dhyanchand Gaba

(DHYAN CHAND GABA)  
EXECUTANT

Accepted by me

Vishal Sureka

(VISHAL SUREKA)  
POWER OF ATTORNEY HOLDER

Drafted by

C. K. Deora  
Advocate  
High Court, Calcutta  
Enrolment No. WB-697/1974

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DHYAN CHAND GABA

TALA RAM GABA

12/02/1952

Permanent Account Number

AHHPG8791N

Signature



*Handwritten signature*

*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTTISE,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें।  
आपका ध्यान देने योग्य है।  
पता नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614

PERMANENT ACCOUNT NUMBER  
**AAECP8479N**

NAME  
**PRAKASH BUILDERS PVT LTD**

DATE OF INCORPORATION/FORMATION  
**03-11-1987**

  
 COMMISSIONER OF INCOME TAX, W.B. XI

এই কার্ডটি যদি হারিয়ে যায় বা ক্ষয়-ক্ষতিগ্রস্ত হয়  
 তবে আবেদন করে নতুন কার্ডের জন্য আবেদন করা  
 হবে। (স্বাক্ষর ও সীলন সহ)  
 ফোন নম্বর - 700 069

In case this card is lost/damaged, kindly apply for a  
 new card to the issuing authority.  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta-700 069

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISHAL SUREKA  
VISHWA NATH SUREKA  
14/10/1981  
Permanent Account Number  
ALMPS8656F

भारत सरकार  
GOVT. OF INDIA



Signature

*Vishal Sureka*



ভারত সরকার  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00452/08296

To  
বিশাল সুরেকা  
Vishal Sureka  
6  
HASTINGS PARK ROAD  
Alipore H.O  
Kolkata West Bengal - 700027  
9831339351

Download Date: 15/09/2017

Generate Date: 06/09/2017



Validity: unknown

আপনার অনন্য পরিচয় / Your Aadhaar No. :

**9961 9827 8632**

আমার আধার, আমার পরিচয়

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ ককন
- 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 সারা দেশে মান্য।
- 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



বিশাল সুরেকা  
Vishal Sureka  
জন্মতারিখ/DOB: 14/10/1981  
পুরুষ/ MALE



**9961 9827 8632**

আমার আধার, আমার পরিচয়

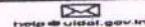


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address:  
6, HASTINGS PARK ROAD,  
Alipore H.O, Kolkata,  
West Bengal - 700027

ঠিকানা:  
৬, হেস্টিংস পার্ক রোড, আলিপুর,  
কোলকাতা,  
পশ্চিমবঙ্গ - 700027

**9961 9827 8632**



*Vishal Sureka*



Government of India



রঞ্জিত হাতি  
RANJIT HATI  
পিতা : রামকান্ত হাতি  
Father : Ramakanta Hati

জন্মতারিখ/DOB: 02/05/1987  
পুরুষ / Male

4175 0018 7415



আধার - সাধারণ মানুষের অধিকার

Ranjit Hati



আধার

ঠিকানা: পাঁচরোল, দিলখড়া, পাঁচরোল  
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

ভারতীয় পরিচয় প্রমাণ প্রাধিকরণ  
Unique Identification Authority of India

Address: PANCHROL,  
Bilbara, Panchrol, East  
Midnapore, West Bengal,  
721447

4175 0018 7415

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাকৃত্তির আই ডি / Enrollment No.: 1111/34225/00809

To  
ধ্যান চন্দ গাৰা  
Dhayan Chand Gaba  
41 BLOCK C BANGUR AVENUE  
South Dum Dum (M)  
Bangur Avenue  
North 24 Parganas  
West Bengal 700055

27/08/2014  
165005145



ML650051457FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8076 4258 9543**

আধার - সাধাৰণ মানুষের অধিকার



ভারত সরকার  
Government of India



ধ্যান চন্দ গাৰা  
Dhayan Chand Gaba  
পিতা : টালা রাম গাৰা  
Father : TALA RAM GABA  
জন্মতারিখ / DOB : 12/02/1952  
পুৰুষ / Male



**8076 4258 9543**

আধার - সাধাৰণ মানুষের অধিকার

১৭-৫-১২/১৫

**SPECIMEN FORM FOR TEN FINGERPRINTS**



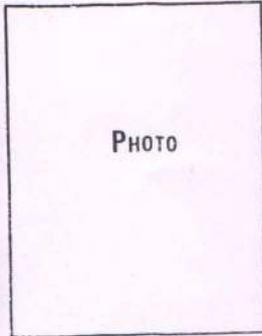
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Dhyan Chand Daba* (DHYAN CHAND DABA)



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

Signature *Michael Shum* -



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

Signature \_\_\_\_\_

## Major Information of the Deed

Deed No :	I-1901-00090/2021	Date of Registration	05/01/2021
Query No / Year	1901-8000025144/2021	Office where deed is registered	
Query Date	05/01/2021 2:19:54 PM	1901-8000025144/2021	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051166711, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 7,30,27,260/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 87/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190100082/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

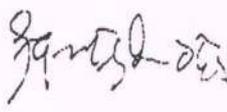
District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Jessore Road, Mouza: Sahara, , Ward No: 028 Pin Code : 700133

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1580	LR-894	Bastu	Bastu	8 Dec		1,93,93,936/-	Property is on Road , Project Name :
L2	LR-1680	LR-894	Bastu	Bastu	4 Dec		96,96,968/-	Property is on Road , Project Name :
L3	LR-1680	LR-1409	Bastu	Bastu	6 Dec		1,45,45,452/-	Property is on Road , Project Name :
L4	LR-1681	LR-1409	Bastu	Bastu	6 Dec		1,45,45,452/-	Property is on Road , Project Name :
L5	LR-1680	LR-2273	Bastu	Bastu	3 Dec		72,72,726/-	Property is on Road , Project Name :
L6	LR-1681	LR-2273	Bastu	Bastu	3 Dec		72,72,726/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>30Dec</b>	<b>0 /-</b>	<b>727,27,260 /-</b>	
	<b>Grand Total :</b>				<b>30Dec</b>	<b>0 /-</b>	<b>727,27,260 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	1000 Sq Ft.	0/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>0 /-</b>	<b>3,00,000 /-</b>	

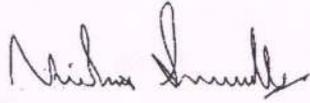
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>DHYAN CHAND GABA,</b> <b>(Alias: Dhan Chand Gaba)</b> <b>(Presentant)</b> Son of Late Tala Ram Gaba Executed by: Self, Date of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Office			
		05/01/2021	LTI 05/01/2021	05/01/2021
41, Bangur Avenue, Block – C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Pargana: West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Dat of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Office				

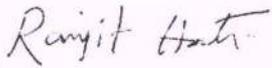
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRAKASH BUILDERS PVT LTD</b> P/3, New CIT Road, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Vishal Sureka</b> Son of Shri Vishwanath Sureka Date of Execution - 05/01/2021, , Admitted by: Self, Date of Admission: 05/01/2021, Place of Admission of Execution: Office	 <small>Jan 5 2021 3:39PM</small>	 <small>LTI 05/01/2021</small>	 <small>05/01/2021</small>
6, Hastings Park Road, 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, , PAN No.: ALxxxxxx6F,Aadhaar No Not Provided Status : Representative, Representative of : PRAKASH BUILDERS PVT LTD (as AUTHORISED SIGNATARY)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RANJIT HATI</b> Son of Mr RAMAKANTA HATI BILLBARA, P.O:- PANCHROL, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN - 721447	 <small>05/01/2021</small>	 <small>05/01/2021</small>	 <small>05/01/2021</small>
Identifier Of DHYAN CHAND GABA, Shri Vishal Sureka			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	DHYAN CHAND GABA	PRAKASH BUILDERS PVT LTD-8 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	DHYAN CHAND GABA	PRAKASH BUILDERS PVT LTD-4 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	DHYAN CHAND GABA	PRAKASH BUILDERS PVT LTD-6 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	DHYAN CHAND GABA	PRAKASH BUILDERS PVT LTD-6 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	DHYAN CHAND GABA	PRAKASH BUILDERS PVT LTD-3 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	DHYAN CHAND GABA	PRAKASH BUILDERS PVT LTD-3 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	DHYAN CHAND GABA	PRAKASH BUILDERS PVT LTD-1000.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Jessore Road, Mouza: Sahara, , Ward No: 028 Pin Code : 700133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1580, LR Khatian No:- 894	Owner: ধ্যানচাঁদ গাওয়া, Gurdian: তালারাম , Address: নিজ , Classification: বাস্তু, Area: 0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1680, LR Khatian No:- 894	Owner: ধ্যানচাঁদ গাওয়া, Gurdian: তালারাম , Address: নিজ , Classification: ডাঙ্গা, Area: 0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1680, LR Khatian No:- 1409	Owner: মনু গাওয়া, Gurdian: ধ্যানচাঁদ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.06000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1681, LR Khatian No:- 1409	Owner: মনু গাওয়া, Gurdian: ধ্যানচাঁদ , Address: নিজ , Classification: বাস্তু, Area: 0.06000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1680, LR Khatian No:- 2273	Owner: সুনিল গাওয়া, Gurdian: ধ্যানচাঁদ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1681, LR Khatian No:- 2273	Owner: সুনিল গাওয়া, Gurdian: ধ্যানচাঁদ , Address: নিজ , Classification: বাস্তু, Area: 0.03000000 Acre,	Owner Name not selected by applicant.

On 05-01-2021

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:02 hrs on 05-01-2021, at the Office of the A.R.A. - I KOLKATA by DHYAN CHAND GABA Alias Dhan Chand Gaba, Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,30,27,260/-

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

Execution is admitted on 05/01/2021 by DHYAN CHAND GABA, Alias Dhan Chand Gaba, Son of Late Tala Ram Gaba, 41, Bangur Avenue, Block - C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr RANJIT HATI, , , Son of Mr RAMAKANTA HATI, BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

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

Execution is admitted on 05-01-2021 by Shri Vishal Sureka, AUTHORISED SIGNATARY, PRAKASH BUILDERS PV LTD, P/3, New CIT Road, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700073

Indetified by Mr RANJIT HATI, , , Son of Mr RAMAKANTA HATI, BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 87/- ( E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 14/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 87/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 946473, Amount: Rs.100/-, Date of Purchase: 25/01/2020, Vendor name: I CHAKRABORTY



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 26997 to 27022

being No 190100090 for the year 2021.



Digitally signed by DEBASIS PATRA  
Date: 2021.01.22 11:01:36 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 2021/01/22 11:01:36 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)