

6142/2021

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5466/21



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 229353

4003-8-1076468

III

Additional Assur

30 JUN 2021

Certified that the Document is admitted to Register and the part of the document is admitted to this document and the part of the document is admitted to this document

[Handwritten Signature]

Additional Registrar of Assurance-III, West Bengal

DEVELOPMENT POWER OF ATTORNEY

AFTER EXECUTION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, MR. SANJEEV KUMAR RATHI, Pan No. - ADOPR2408L, Aadhaar No. - 3769 0079 5818, Son of Mahesh Chand Rathi, by faith - Hindu, by occupation - Business, residing at House No. 641, Near Huda Market, Sector - 37, Amarnagar, District - Faridabad, State - Haryana, Pin Code - 121003, Indian Citizen, do hereby SEND GREETINGS:-

DOLPHIN

Tulika Roy
Partner

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WHEREAS The Landlord became the sole and absolutely owner of ALL THAT one piece and parcel of bastu land admeasuring an area about 5 (Five) Cottahs 1 (One) Chittack 16 (Sixteen) Sq. Ft. under R. S. Dag Nos. 3772 & 3773 corresponding to L. R. Dag No. - 3773 and R. S. Khatian Nos. - 454 & 1480 corresponding to L. R. Khatian No. - 1309 togetherwith Two storied pucca above 20 years old building total admeasuring 350.49 Square Meter equals to 3772.65 (Three Thousand Seven Hundred Seventy Two Point Sixty Five) Square Feet [3565.44 (Three Thousand Five Hundred Sixty Five Point Forty Four) Square Feet in the two floors and 207.21 (Two Hundred Seven Point Twenty One) Square Feet in the Mezzanine Floor] covered area more or less with Tiles flooring and without lift facility out of which on the Ground Floor covered area is 165.62 Square Meter equals to 1782.72 (One Thousand Seven Hundred Eighty Two Point Seventy Two) Sq. Ft. more or less, on the First Floor covered area is 165.62 Square Meter equals to 1782.72 Sq. Ft. (One Thousand Seven Hundred Eighty Two Point Seventy Two) more or less and on the Mezzanine Floor covered area is 19.25 Square Meter equals to 207.21 (Two Hundred Seven Point Twenty One) Sq. Ft. more or less, lying and situated at Mouza - Sahapur, J. L. No. - 8, Touzi No.- 93 & 101, Re. Sa. No. - 179, Zone Name: Premises Located on James Long Sarani, within the ambit of KOLKATA MUNICIPAL CORPORATION under Ward No. 120, Assessee No.- 41-120-09-04751 at premises No. 21A/1, Roy Bahadur Road, postal address 22/5, Roy Bahadur Road, Kolkata - 700034, P.S. - Behala, under the jurisdiction of A. D. S. R. Alipore, District South 24 Parganas along with all easement rights attached thereto.

AND WHEREAS the present Owner having uninterrupted possession over the property exercising all acts of administration of the Estate and now finding it extremely difficult to maintain and develop the property due to lack of experience and fund and as such the Owners are looking for an experienced developer for the purpose of developing the property by raising the multi storied building.

DOLPHIN

Tulika Roy

Partner

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AND WHEREAS I the executant/principal herein am very much desirous to construct a multistoried building on the aforesaid land and property, approached the developer **M/S "DOLPHIN"**, Pan No. AASFD1848B, having its registered office at 335, Diamond Harbour Road, Post Office & Police Station - Behala, Kolkata - 700 034, Dist. - South 24 Parganas, represented by **SMT. TULIKA ROY**, PAN NO. - AMHPR8340P, Aadhaar No. 5220 1304 8854, aged about - 41 years, Wife of Sri Sourit Roy, Daughter of Adhir Krishna Paul, by faith - Hindu, by occupation - Business, residing at F-334, Second Floor, Vikaspuri, Police Station & Post Office - Vikaspuri, Pin Code - 110018, Dist. - West Delhi, Delhi, Indian Citizen as the Attorney herein to make construction of a new multistoried building at its own cost.

AND WHEREAS I have entered into a Registered Development Agreement with the said developer, the Attorney herein to make construction of a new multistoried building on the First Scheduled land described hereunder written under some terms and conditions and the said Development Agreement has been executed on 30th day of **JUNE**, 2021 and registered in the office of the A. R. A. - III, Kolkata and has been recorded in Book No. - I, being Deed No. **1903 05452** for the year 2021.

AND WHEREAS as per aforesaid Development Agreement, I have allocated portion in the proposed building as Owners' Allocation which is more fully and particularly described in the Second Schedule hereunder written as well as the Developer has also allocated portion in the proposed building as Developers' Allocation which is more fully and particularly described in the Third Schedule hereunder written and the Developer is entitled to collect the entire money from the sale of the Developers' Allocation which shall be sold to the interested party from whom the Developer shall collect the entire cost of construction as well as cost of land with its profit and remuneration in connection with the said proposed flats etc. on the Developers' Allocation without any objection from me and my heirs, executors, administrators, representatives and assigns, whatsoever.

DOLPHIN

Tulika Roy
Partner

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AND WHEREAS I do hereby nominate, constitute and appoint the said **M/S "DOLPHIN"** having its registered office at 335, Diamond Harbour Road, Post Office & Police Station - Behala, Kolkata - 700 034, Dist. - South 24 Parganas, represented by **SMT. TULIKA ROY**, PAN NO. - AMHPR8340P, Aadhaar No. 5220 1304 8854, aged about - 41 years, Wife of Sri Sourit Roy, Daughter of Adhir Krishna Paul, by faith - Hindu, by occupation - Business, residing at F-334, Second Floor, Vikaspuri, Police Station & Post Office - Vikaspuri, Pin Code - 110018, Dist. - West Delhi, Delhi, Indian Citizen, as my true and lawful Attorney in my name and on my behalf to execute and perform all the following acts, deeds, matters and things with respect of the said property hereunder written.

1. To enter into my said property and every part thereof and to manage, maintain and administer my said property and the new building or buildings to be constructed thereon and every part thereof.
2. To apply for, sign, execute and submit any or all deeds, documents, papers and applications on my behalf for sanction of building plan or plans and/or other inputs and facilities required to be obtained from any appropriate bodies and/or authorities including the building department and other concerned department of KOLKATA MUNICIPAL CORPORATION.
3. To demolish the existing structure lying at schedule property or at the said premises and to do soil testing, excavation and all other works at my said property or at the said premises for development of my said property by constructing building or buildings thereon.
4. To appear and represent me for all concern and to produce, give inspection and file all deeds, papers and documents before all Courts of Law, Tribunals, Revenue Offices, all other offices and authorities including Income Tax, Sales Tax, Wealth Tax, all the departments of KOLKATA MUNICIPAL CORPORATION, Fire Brigade, CESC/ Distribution Company, Land Acquisition Department or any other appropriate authority or

DOLPHIN

Tulika Roy.
Partner/

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authorities and/or sign and execute any registered documents required by KOLKATA MUNICIPAL CORPORATION.

5. To apply for, sign, execute and submit all or any application on my behalf for sanction of building plan and/or other inputs and facilities required from the appropriate bodies and/or authorities.

6. To apply for and obtain electricity, water, gas, sewerage, fire, police and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the KOLKATA MUNICIPAL CORPORATION and/or other competent authorities.

7. To appear and represent me before all and any of the department of KOLKATA MUNICIPAL CORPORATION including Building Department, Drainage department, Water Supply Department, Assessment and Collection, fire, police departments, lighting department and others for filing and/or depositing any application, papers, deeds and documents either in original or in duplicate and true copy of it and also to withdraw the same form any concerned departments and to receive any order, advice, certificate and instruction from any department of KOLKATA MUNICIPAL CORPORATION.

DOLPHIN

Tulika Roy.
Partner

8. To appoint and/or engage any civil engineer or engineers, Licensed Building Surveyors, skilled and unskilled labour for development of the said property and/or the said premises and to discharge and/or terminate his or her or their appointment.

9. To pay all or any of the taxes, impositions, levies and outstanding in respect of my said property to all or any of the concerned authorities, including KOLKATA MUNICIPAL CORPORATION and to receive and/or collect any receipt and/or certificate for the same and also to sign and execute all or any of the deeds, documents and papers for that purpose.

10. To warn off and prohibit and if necessary, proceed against in due form of law, against all or any trespassers on the premises or any part

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thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance as well as to negotiate with any existing tenant at the said property for all concern.

11. To institute, commence and file all suits and other actions and legal proceedings in any Court of Law either Civil, Criminal or Revenue or of any other nature in its original, Revisional or Appellate jurisdiction including special jurisdiction of the High Court under Article 226 and 227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities and Vakalatnama and other authorities and also to act, to plead, to sign and verify all plaints, written statement, verifications, petitions, objections and other pleadings and also to present any memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce judgments and to lodge execution proceedings arising out of the decree and order and also to refer for Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of any or all deeds, papers, documents and payments of any money or moneys from any Court, Office or authority or from the opposite party either in execution of decree or order or otherwise my said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

12. To appoint engage Advocates, Solicitors or Counsels, on my behalf, whenever my said Attorneys shall think fit and proper to do so and to discharge and/or terminate his or her or their appointment.

13. To apply for and obtain all permissions and clearances required for construction and completion of new building or buildings in accordance with the building Plan to be sanctioned by KOLKATA MUNICIPAL CORPORATION and for the said purpose to do all acts and make all payments and sign all papers as be required.

DOLPHIN

Tulika Roy
Partner

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14. To apply for and obtain ^{Page 7} all such certificates and other

14. To apply for and obtain all such certificates and other permissions and/or clearances, including, certificates and/or permissions under the Urban Land (Ceiling and Regulation) Act, 1976, Completion Certificate and/or Occupancy Certificates from KOLKATA MUNICIPAL CORPORATION or other law relating to land as may be required for construction of the said building at my said property.

15. To receive from any intending purchaser or purchasers any money that would be paid by them to my said Attorney as consideration money or part thereof for the sale and/or dispose of any flats, units, car parking spaces and other constructed spaces of the proposed building to be constructed at my said property, which comes under Developers' Allocation, as per the aforesaid development Agreement, as well as any subsequent amendment, modifications and rectifications thereof, as Developers' consideration for entering into this Joint Venture project and to give and grant valid receipt to such person or persons for the purpose thereof.

16. To sign and execute all agreement for sale, deed of conveyance and/or any other deeds, documents and papers in favour of any intending purchaser or purchasers in respect of any flats, units, car parking spaces and other constructed spaces of the proposed building to be constructed at the said property, which comes under Developers' Allocation as per the aforesaid development Agreement, as well as any subsequent amendment, modifications and rectifications thereof and to receive the consideration money for the same and admit and execute the same on my behalf and also to present those agreements, deeds of conveyance, papers, writings and documents for registration before any appropriate and/or competent Registering Officer or Authority having jurisdiction and to have them registered according to law and also to do all other acts, deeds and things as may be required for the registration of those deeds, documents and papers and to obtain return of the said registered deeds, documents and papers from the registry office which my said Attorney shall consider necessary for the transferring and/or conveying the said property or portion thereof to the

DOLPHIN
Tulika Roy
Partner

A. Singh
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intending purchaser or purchasers which comes under Developers' allocation as per the said Development Agreement.

17. To ask for, demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property and/or disposal of the same from any person or persons, company or association, authority or authorities, firm, Government or Semi-Government concern or concerns including any statutory, KOLKATA MUNICIPAL CORPORATION, local or public body for the purpose thereof. This power of attorney is irrevocable in nature and shall remain in force until the developer is disposing of his entire allocation.

Be it specifically stated that I, the landowner, am the absolute owner of the land free from all encumbrances and have the right to sell, convey and transfer the right, title and interest of the property by appointing such attorney to do the acts in my name and on my behalf and the schedule mentioned property is not situated within the Notified Area, Cantonment Area, leasehold property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local authority/competent authority / Govt. Authority for transferring the land/flat in question/no violation of the Section 22/A of Indian Registration Act, 1908 and if restrictions prevails, in that event principal will be held responsible for that.

Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and No interest or right of the attorney is created on the property which is the subject matter of this power of attorney.

AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of my said property mentioned hereunder.

AND I do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by my said Attorney which

DOLPHIN

Tulika Roy.

Partner/I

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shall be constructed as acts, deeds, matters, steps, petitions, applications and things, done by me to all intends and purposes which I could do personally if I would there personally present.

The Attorney Holder can sign and execute all agreement for sale, deed of conveyance and/or any other deeds, documents and papers in favour of any intending purchaser or purchasers in respect of any flats, units, car parking spaces and other constructed spaces of the proposed building to be constructed at the said property, which comes under Owner's Allocation as per the aforesaid development Agreement, as well as any subsequent amendment, modifications and rectifications thereof and to receive the consideration money for the same and admit and execute the same on my behalf and also to present those agreements, deeds of conveyance, papers, writings and documents for registration before any appropriate and/or competent Registering Officer or Authority having jurisdiction and to have them registered according to law and also to do all other acts, deeds and things as may be required for the registration of those deeds, documents and papers and to obtain return of the said registered deeds, documents and papers from the registry office which my said Attorney shall consider necessary for the transferring and/or conveying the said property or portion thereof to the intending purchaser or purchasers which comes under Developers' allocation as per the said Development Agreement. And for this purpose all sale proceeds and/or any other sum received by the said Attorney in respect of the Owner's Allocation will be deposited on the Bank Account of the Principal and all expenses incurred by the attorney will be borne by the principal.

SCHEDULE "A" ABOVE REFERREED TO:

(Description of Entire Existing Property)

ALL THAT one piece and parcel of bastu land admeasuring an area about **5 (Five) Cottahs 1 (One) Chittack 16 (Sixteen) Sq. Ft.** under R. S. Dag Nos. 3772 & 3773 corresponding to **L. R. Dag No. - 3773** and R. S. Khatian Nos. - 454 & 1480 corresponding to **L. R. Khatian No. - 1309** togetherwith Two

DOLPHIN

Tulika Roy

Partner/f

T. S. Roy

storied pucca above 20 years old building total admeasuring 350.49 Square Meter equals to **3772.65 (Three Thousand Seven Hundred Seventy Two Point Sixty Five) Square Feet [3565.44 (Three Thousand Five Hundred Sixty Five Point Forty Four) Square Feet** in the two floors and **207.21 (Two Hundred Seven Point Twenty One) Square Feet** in the **Mezzanine Floor]** covered area more or less with Tiles flooring and without lift facility out of which on the Ground Floor covered area is 165.62 Square Meter equals to **1782.72 (One Thousand Seven Hundred Eighty Two Point Seventy Two) Sq. Ft.** more or less, on the First Floor covered area is 165.62 Square Meter equals to **1782.72 Sq. Ft. (One Thousand Seven Hundred Eighty Two Point Seventy Two)** more or less and on the **Mezzanine Floor** covered area is 19.25 Square Meter equals to **207.21 (Two Hundred Seven Point Twenty One) Sq. Ft.** more or less, lying and situated at Mouza - Sahapur, J. L. No. - 8, Touzi No.- 93 & 101, Re. Sa. No. - 179, Zone Name: Premises Located on James Long Sarani, within the ambit of **KOLKATA MUNICIPAL CORPORATION** under **Ward No. 120**, Assessee No.- **41-120-09-04751** at premises No. **21A/1, Roy Bahadur Road**, postal address 22/5, Roy Bahadur Road, Kolkata - 700034, P.S. - **Behala**, under the jurisdiction of A. D. S. R. Alipore, **District South 24 Parganas** along with all easement rights attached thereto. A plan or map annexed herewith bordered red delineated the entire property which is to be treated as a part and parcel of these presents, Total Land & structure is butted and bounded by:-

- ON THE NORTH:** By House of Hari Mohan Bhattacharyya.
ON THE SOUTH: By House of Makham Lal Bandopadhyay & Saila Chattopadhyay.
ON THE EAST: By House of Nivarani Chattopadhyay & Habul Das.
ON THE WEST: By 46 feet wide James Long Sarani (KMC Road).

THE 'B' SCHEDULE ABOVE REFERRED TO:

(OWNERS' ALLOCATION)

The Owner will get entire Second floor and entire Third floor consisting of several self-contained flats of the newly constructed building.

DOLPHIN

Tulika Roy
Partner

P. Singh
MCA

THE SCHEDULE 'C' ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

Except the Owners' allocation as described in the Schedule 'B' above other portion of the constructed area of the proposed building shall be the allocation of Developer.

IN WITNESS WHEREOF we the parties hereto have hereunto set and subscribed our respective hands and seals this 30th day of June, 2021 in presence of the witness hereinafter mentioned.

WITNESSES:


1. *Quilit Mondal*
337/3A, Diamond Harbour
Road No. 700026,
Behala P.S, South 24 P.S.
Behala P.O.



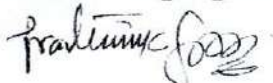
Signature of the Principal/Executant

2. *Tanay Day*
Prantick Ghosh
Ph: 743144 (w. B)

DOLHIN



































Signature of the Attorney

Drafted & prepared by:



PRANTICK GHOSH
Advocate
High Court at Calcutta
Enrolment No. (WB/345/2003)

PAGE NO
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants					
	 <i>Tee</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
	 <i>Sun</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TULIKA ROY
ADHIR KRISHNA PAUL
03/08/1980
Permanent Account Number
AMHPR8340P



Tulika Roy
Signature

Tulika Roy

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईटीएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



भारत सरकार
GOVERNMENT OF INDIA



तुलिका राय
Tulika Roy
जन्म तिथि/ DOB: 03/08/1980
महिला / FEMALE



5220 1304 8854

आधार - आम आदमी का अधिकार

Tulika Roy.



नागरिकता विधि अधिनियम प्राधिकरण
CITIZENSHIP AUTHORITY OF INDIA

पता:
अर्धांगिनी: सौरित राय, एफ-334,
सेकेंड फ्लोर, विकासपुरी, विकास
पुरी, पश्चिम दिल्ली,
दिल्ली - 110018

Address:
W/O: Sourit Roy, F-334, Second
Floor, Vikaspuri, Vikas Puri,
West Delhi,
Delhi - 110018



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार
Government of India



Avijit Mondal

DOB: 26/03/1973

Male

7677 3573 8639



मेरा आधार, मेरी पहचान

Avijit Mondal
Avijit Mondal



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O: Gobinda Chandra
Mondal. 337/3A, DIAMOND
HARBOUR ROAD, Behala,
Kolkata. Behala, West Bengal,
700034

7677 3573 8639



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www.uidai.gov.in

Avijit Mondal
Avijit Mondal



SANJEEV RATHI

SANJEEV KUMAR RATHI

Sanjeev Kumar Rathi



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ आधार देश भर में मान्य है।

■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

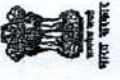
■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

पता: श्री जीव कुमार राठी, एच. नं. 641, नियर हुडा मार्केट, सेक्टर - 37, अमरनगर, फरीदाबाद, हरियाणा, 121003

Address: S/O: Mahesh Chand Rathi, H. No. 641, Near Huda Market, Sector - 37, Amarnagar, Faridabad, Haryana, 121003

3769 0079 5818



भारत सरकार

Unique Identification Authority of India

नामांकन क्रम / Enrollment No.: 1088/08195/01874

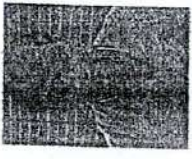
To
 संजीव कुमार राठी
 Sanjeev Kumar Rathi
 S/O: Mahesh Chand Rathi
 H. No. 641 Near Huda Market
 Sector - 37
 Amarnagar
 Amarnagar
 Faridabad Faridabad
 Haryana 121003
 9871898177



आपका आधार क्रमांक / Your Aadhaar No. :

3769 0079 5818

मेरा आधार, मेरी पहचान



संजीव कुमार राठी
 Sanjeev Kumar Rathi
 जन्म तिथि / DOB : 07/11/1976
 पुरुष / Male



3769 0079 5818

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AASFD1848B



नाम / Name
DOLPHIN

निगमन / गठन की तारीख
Date of Incorporation / Formation
05/02/2021

09032021

Tulika Roy.
Partner

Major Information of the Deed

Deed No :	I-1903-05466/2021	Date of Registration	30/06/2021
Query No / Year	1903-8001076468/2021	Office where deed is registered	
Query Date	30/06/2021 6:59:34 PM	1903-8001076468/2021	
Applicant Name, Address & Other Details	PRANTICK GHOSH Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9230848212, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,20,00,000/-	Rs. 2,20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190305452/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roy Bahadur Road, Road Zone : (Premises Located on J.L.Sarani --) , Mouza: Sahapur, Premises No: 21A/1, , Ward No: 120 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3773	LR-1309	Bastu	5 Katha 1 Chatak 16 Sq Ft	1,65,00,000/-	1,65,00,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.3898Dec	165,00,000 /-	165,00,000 /-	

Structure Details :



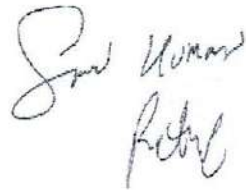
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3565.44 Sq Ft.	47,50,000/-	47,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1782.72 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1782.72 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 18 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3565.44 sq ft	47,50,000 /-	47,50,000 /-	

Apartment Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 21A/1, Ward No: 120, Road: Roy Bahadur Road, Pin Code : 700034

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Premises Located on J.L.Sarani --),	LR - 3773	LR - 1309	Area of Mezzanine Floor: 207.21	7,50,000/-	7,50,000/-	, Apartment Type: Mezzanine Floor Residential Use , Floor Type: Tiles, Age of Flat: 18 Year, Approach Road Width: 46 Ft. , New Flat ,Status of Completion : Completed, Plan sanctioned Date :18/09/1997




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJEEV KUMAR RATHI Son of Mr MAHESH CHAND RATHI Executed by: Self, Date of Execution: 30/06/2021 ; Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office			
	30/06/2021		LTI 30/06/2021	30/06/2021
House No. 641, Near Huda Market, Sector - 37, City:- , P.O:- AMARNAGAR, P.S:-FARIDABAD CENTRAL, District:-Faridabad, Haryana, India, PIN:- 121003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8L, Aadhaar No: 37xxxxxxxx5818, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office				


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DOLPHIN 335, DIAMOND HARBOUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs TULIKA ROY (Presentant) Wife of Mr SOURIT ROY Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office	 Jun 30 2021 7:09PM	 LTI 30/06/2021	 30/06/2021
F-334, Second Floor, Vikaspuri, City:- , P.O:- VIKASPURI, P.S:-VIKASPURI, District:-West, Delhi, India, PIN:- 110018, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxx0P, Aadhaar No: 52xxxxxxxx8854 Status : Representative, Representative of : DOLPHIN (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Mondal Son of Mr Gobinda Chandra Mondal 337/3A, Diamond Harbour Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	 30/06/2021	 30/06/2021	 30/06/2021
Identifier Of Mr SANJEEV KUMAR RATHI, Mrs TULIKA ROY			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJEEV KUMAR RATHI	DOLPHIN-207.210000 Sq Ft

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJEEV KUMAR RATHI	DOLPHIN-8.38979 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJEEV KUMAR RATHI	DOLPHIN-3565.44000000 Sq Ft

On 30-06-2021

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 19:05 hrs on 30-06-2021, at the Office of the A.R.A. - III KOLKATA by Mrs TULIKA ROY

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 2,20,00,000/-

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

Execution is admitted on 30/06/2021 by Mr SANJEEV KUMAR RATHI, Son of Mr MAHESH CHAND RATHI, House No. 641, Near Huda Market, Sector - 37, P.O: AMARNAGAR, Thana: FARIDABAD CENTRAL, , Faridabad, HARYANA, India, PIN - 121003, by caste Hindu, by Profession Business

Indetified by Mr Avijit Mondal, , Son of Mr Gobinda Chandra Mondal, 337/3A, Diamond Harbour Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

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

Execution is admitted on 30-06-2021 by Mrs TULIKA ROY, PARTNER, DOLPHIN, 335, DIAMOND HARBOUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Avijit Mondal, , Son of Mr Gobinda Chandra Mondal, 337/3A, Diamond Harbour Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 28569, Amount: Rs.100/-, Date of Purchase: 15/01/2021, Vendor name: Mousumi Ghosh



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

