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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
IV.

AB 530695

1904
10/6/8/19

Additional Registrar of
Assurances-IV, Kolkata

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

6 MAY 2019

Additional Registrar
of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,

(1) SRI UTPAL BHATTACHARYYA (PAN AEDPB8604C) and

(2) SRI HIMANSU BHATTACHARYYA (PAN ABZPB8838R),

Nos.1 & 2 sons of Late Bimal Chandra Bhattacharyya, by faith :

Hindu, by occupation : Landholders, by nationality : Indian and

both are of 30, Kabir Road, Police Station : Tollygunge, Kolkata :

700026, hereinafter jointly referred to as the "PRINCIPALS".

Utpal Bhattacharyya
Himansu Bhattacharyya

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-:: SEND GREETINGS ::-

WHEREAS we, the Principals herein being the joint Owners in equal half share each in respect of ALL THAT piece and parcel of land measuring 9 Cottahs 12 Chittacks 14 Square Feet be that a little more or less along with the old dilapidated structure and/or Building standing thereon being the rear portion of the Premises No.14A Nepal Bhattacharjee Street, Kolkata 700026 P.S. Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83 and having Assessee No.11-083-25-0150-5 of Kolkata Municipal Corporation (SCHEDULE Property) entered into a registered Development Agreement on 6th day of May, 2019 ("DEVELOPMENT AGREEMENT") with M/S. CALCUTTA SHELTER (PAN AANFC6913D), being a Partnership Firm having its registered Office at 36/1A, Bosepukur Road, Police Station : Kasba, Kolkata : 700042 and represented by its Partners (1) SRI GAUTAM BANERJEE (PAN AEHPB1254N), son of Sri Kashinath Banerjee of 1C, Nepal Bhattacharjee Street, Kolkata : 700026, (2) SRI DEBOJIT CHAKROBORTY (PAN ACRPC0276B), son of Late Shyam Sundar Chakraborty of 7A Nepal Bhattacharjee Street, Kolkata : 700026, (3) SRI AMLAN GUPTA (PAN

W.P. Bhattacharjee

Sanjiv Datta

AENPG1292B), son of late Kanailal Gupta of 4/1F, Jahura Bazar Lane, Kolkata : 700042, (4) **SRI SUMITABHA DUTTA** (PAN ADNPD6231A), son of Sri Gobinda Chandra Dutta of 47, Alipore Road, Kolkata : 700027 and (5) **SRI TAPAN KUMAR HALDER** (PAN AAQPH1973B), son of Late Dhrubeshwar Halder of 50C, Iswar Ganguly Street, Kolkata : 700026, for development of **SCHEDULE** Property, after demolishing the present existing structure standing thereon, morefully and particularly described in the **SCHEDULE** hereunder written, which was duly registered on ^{6th} day of May, 2019 in the Office of the Additional Registrar of Assurances - ~~IV~~^T at Kolkata vide Book No....., Being No. ⁴⁶⁷⁵..... for the year 2019 as per terms and conditions clearly set forth therein.

AND WHEREAS under Clause : 7(j) of the said Development Agreement dated ..., we, being the Owners of the **SCHEDULE** Property, have our obligation to execute and register a General Power of Attorney in favour of the Developer (i.e. its nominee Partners) to do and perform all acts, deeds, matters and things required to be done by us as Owners in respect of the development and construction of the new Building at the **SCHEDULE** Property to enable the said Developer to proceed

Uttal - Shakti Chandra

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with the Building development project smoothly and without any obstructions.

AND WHEREAS in due discharge of our such obligation, we are hereby desirous to appoint our Agent and/or Constituted Attorney in this behalf as mentioned hereinafter.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint (1) **SRI GAUTAM BANERJEE**, son of Sri Kashinath Banerjee, by creed : Hindu, Indian by National, by occupation: Business, residing at 1C, Nepal Bhattacharjee Street, Police Station: Kalighat, Kolkata : 700026 and (2) **SRI AMLAN GUPTA**, son of Late Kanailal Gupta by creed : Hindu, Indian by National, by occupation: Business residing at 4/1F, Jahura Bazar Lane, Police Station: Kasba, Kolkata 700042, being Partners of "**CALCUTTA SHELTER**", having its principal place of business at 36/1A, Bosepukur Road, Police Station : Kasba, Kolkata : 700042, as our true and lawful Attorney/Agent in our names and on our behalf to do and execute and perform or caused to be done and executed and performed, jointly and/or severally all or any of the following acts, deeds and things :-

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1. To retain and defend possession of the SCHEDULE Property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the SCHEDULE Property and every part thereof only as Agent of the Principals from the date of execution of this document till completion of the Developer's obligations under the Development Agreement.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or on account of the SCHEDULE Property or any portion thereof or any undivided share or shares therein and to take such measures including taking out insurance against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance during and till the completion of the Building development project.
3. To apply for the re-assessment and review regarding any assessment or imposition of levy over and in respect of the said property.

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4. To obtain permission or approval from the Kolkata Municipal Corporation, Planning Authorities and other authorities as may be required for the development and construction of the new Building in accordance with the Development Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
5. To sign letters, correspondences and documents and to receive all papers, documents, maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges therefor.
6. To apply to the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 or other authorities for obtaining necessary permission/sanction for the purpose of making construction on the said property or any part thereof.
7. For any of the aforesaid purposes to sign and execute all applications to the appropriate Government Departments

W. H. Chatterjee

Chatterjee

and other competent authorities for necessary licenses, permission and consents for construction of Building or buildings on the SCHEDULE Property or any part thereof.

8. To enforce any covenant/any agreement, declaration, deed or any other document relating to the SCHEDULE Property or any part thereof and to enforce every right to that effect.
9. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to prepare plans for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or buildings or structures on the said property or any portion or portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required as our constituted Attorney.
10. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign all papers and documents in

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Sanjay Kumar

relation with getting electric connection and meter from the C.E.S.C. Authority or any other requirements for the new Building to be constructed on **SCHEDULE** Property including installation of lift and to enter into any agreement or agreements with any party or parties for the same.

11. To apply for and obtain connection for water, sewerage, drainage, electricity, gas and other connections and to apply for and avail all other facilities which may be required for the development of the **SCHEDULE** Property. To sign and execute all other deeds and document required to get the said connection from the concerned authorities, which the Developer shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** Property.
12. To apply for and obtain refund of any amount which may be receivable or due to us from the Kolkata Municipal Corporation, CESC Ltd. and other bodies or persons in respect of the said Building or buildings in our name and to give and grant effectual receipts and discharges therefor and to deposit such sum in our account.

UTP-Discharge

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13. To represent us before the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and other authorities including the Kolkata Municipal Corporation and for that purpose to appoint and engage Advocates and other agent and to execute necessary Vakalatnarnas and authorities in their favour and to make payment of their fees, costs and charges.
14. To build upon and exploit commercially the **SCHEDULE** Property by making construction of a new Ground Plus at least Three storied/Straight Four Storied Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any contractor/sub-contractor for construction work of Building thereon and to cancel the same and engage new contractor to be done by him or at his own discretion as if we may do the same personally.
16. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution

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and/or registration of any Deed in respect of the SCHEDULE Property in terms of the Development Agreement or other documents concerning the SCHEDULE Property and also to appear before concerned authorities and sign and submit all papers and documents of transfer concerning the SCHEDULE Property and make representations to the concerned authorities for getting such certificate and/or permissions.

17. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the purchaser/s for the Developer's Allocation specifically mentioned in the Development Agreement.
18. To enter into agreements for sale, in respect, only of the Developer's Allocation along with or without the corresponding undivided share in the new building, on such terms and conditions as the Developer may think fit and proper and to have the same registered with the concerned registration office.

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19. To make over the peaceful vacant possession of the **SCHEDULE** A Property or any portion thereof falling within the Developer's Allocation along with the apartment and/or Flat as may be constructed thereon to the purchaser/(s) and/or its nominee/(s) and/or assign/(s) on such terms, conditions and consideration as our said Constituted Attorney shall think fit and proper, only after making over possession of Owner's Allocation as per Development Agreement to us.
20. Only after making over possession of Owner's Allocation as per the Development Agreement to us, our said Constituted Attorney or Attorneys shall have the right and authority to execute and register any Deed of Sale or Deed of Conveyance or Deed of Transfer in respect of the Flat/s and/or units falling within the meaning of Developer's Allocation as per Development Agreement and to present any such Deed of Conveyance or Conveyances or Deed of Sale or Deed of Transfer for registration before any Sub - Registrar or Registrar or Registrar of Assurances having authority for and to have the same registered and to admit the execution thereof and to receive any

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consideration under the said Deed of Conveyance or Deed of Sale or Deed of Transfer on our behalf by giving the appropriate receipt thereof in favour of its purchaser/ purchasers and/or its nominee or nominees on such terms, conditions and consideration as our said Constituted Attorney shall think fit and proper **PROVIDED FURTHER** our said Constituted Attorney or Attorneys shall not be entitled to deal with or dispose of any of the Flat, units or car parking space in the said project falling within the Owner's Allocation.

21. To represent us before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T., W.B.F.S. and. other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.

22. To sign and execute all other. deeds and documents required to apply for and get the water and

W.B.F.S. - Bhojpur

Conveyance

drainage/sewerage connection from the Kolkata Municipal Corporation and electric connection from CESC which shall be considered necessary and as may be required to complete the proposed Building at the SCHEDULE A Property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required during the construction period.

23. To prepare, sign, execute, submit, enter into, modify, cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper, documents, deeds, contract, agreement, applications, consent and other documents as may in any way be required before the competent authority to be or any of the powers herein contained including sale, permission of the Developer's Allocation in the said SCHEDULE property and every or any part thereof and the termination of all contracts, rights of occupancy/user and/or enjoyment by any person or persons whatsoever, the SCHEDULE mentioned property and also in connection with observing fulfilling and performing all the

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Sanjay Datta

terms conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement.

24. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the **SCHEDULE** Property in which we now or may hereinafter be interested or connected and also if our Attorney thinks fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue Authority including the District Court or any other courts as the case may be.
25. To sign, declare, verify and affirm plaint, written statements, petitions, Affidavit, Vakalatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concerning with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the **SCHEDULE** Property or connected with any of the matters aforesaid and to represent us in

W.P. - Shalishan

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suit/proceedings before any court of law or any other Office, Authority, Government, Semi Government or others.

26. To appear and represent us before all Authorities, make commitments and give undertaking as may be required for all or any of the purpose hereinabove mentioned in connection with the development of the SCHEDULE Property.
27. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the tax assessment, drainage/sewerage connection, water connection and obtaining completion certificate or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.
28. To apply for and obtain occupation and completion certificate in respect of the New Building or parts thereof from the Planning Authorities after completion thereof.
29. To negotiate terms and to sell the space/spaces/ Flats/ parking from Developer's Allocation with proportionate share of land in the new Building premises SCHEDULE

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Property to any purchaser/s at such price which the said Attorney in his absolute discretion thinks proper.

30. To enter into any agreement or agreements with any party or parties or with the intending purchaser/s for sale or sales of space or garage spaces with super structure or Flats from the Developer's Allocation along with proportionate share of land and/or cancel the same with the intending purchaser/s.
31. To sign and execute all other deeds, instruments and assurance which the Developer shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the SCHEDULE Property and for fully and effectually conveying the said proportionate share of land, Flat/s together with the easements right of the common passage in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.
32. By virtue of this Power of Attorney the Developer shall not have any right to sell and/or create any encumbrance over the Owners' Allocation or any part thereof.

Wt. - Bhatnagar

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33. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed, fulfilled and performed according to the said Development Agreement, which was duly registered in the Office of the ARA-IV CAL and registered in Book No. I..., Volume No. X..., Pages X... to X..., Being No. 4675... for the 2019.
34. This Power of Attorney shall be valid, binding and effective during the subsistence of the said Development Agreement dated 22/04/19 and in the event the said Development Agreement stands terminated and/or cancelled and/or repudiated for any reason whatsoever, the power assigned to our Constituted Attorneys shall automatically cease to have any effect and shall stand cancelled.
35. The said Constituted Attorney and/or Attorneys shall be at liberty to get the Building construction project approved by any Bank either nationalized or otherwise of its choice or any other financial institutions to enable the purchasers of the Flats and/or units as may be comprised within the said new Building to get housing loan for

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buying the said Flats and/or units if necessary without encumbering or creating any charge over the Owners' Allocation mentioned in the Development Agreement, which charge, if any, created by any document shall be null and void abinitio.

AND GENERALLY to do all acts, deeds and things concerning the **SCHEDULE** property or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

THIS POWER OF ATTORNEY being collateral document of the Development Agreement, whatsoever acts, deeds and things concerning the **SCHEDULE** Property to be done by the Attorney shall be deemed to be done on behalf of us and our said Attorney be bound by such acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded upon violation or breach of Agreement on the part of the Developer/Attorney.

WE do hereby agree to ratify and confirm that whatever other act or acts our said Constituted Attorney(s) shall lawfully do,

W. P. S. - Bhattacharya

Sanjay Kumar

:: 19 ::

execute or perform or cause to be done, executed or performed in connection with the development of the SCHEDULE Property under and by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT the piece and parcel of land measuring 9 Cottahs 12 Chittacks 14 Square Feet as per deed but physically measuring 8Cottahs 10Chittacks38sqft be that a little more or less along with the old dilapidated structure and/ or Building standing thereon being the rear portion of the Premises No.14A Nepal Bhattacharjee Street, Kolkata : 700026 P.S. Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83and having Assessee No.110832501505 of Kolkata Municipal Corporation and butted and bounded by:

- ON THE EAST :** Part of Premises No.15, Nepal Bhattacharjee Street, Kolkata : 700026.
- ON THE WEST :** Premises No.Dharmadas Model School of Kolkata Municipal Corporation having Premises No.13A, Nepal Bhattacharjee Street, Kolkata 700026.
- ON THE SOUTH :** Premises No.5C, Dharmadas Row, Kolkata : 700026
- ON THE NORTH :** Part of Premises No.15, Nepal Bhattacharjee Street, Kolkata : 700026.

W.P.A. - Bhattacharjee

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed his respective hands and signature on the 22nd day of April, 2019 (Two Thousand Nineteen).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

W.P. Bhattacharyya

Himansu Bhattacharya.

WITNESSES :-

1. A. N. Mukherjee
15/3 H. - M. M.
Lane, Kolkata.
Phone - 711156

Signature of the **EXECUTANTS**

2. Subhankar
65/5E, Baghbari
UOI-700003

CALCUTTA SHELTER
Gautam Banerjee
Partner
(GAUTAM BANERJEE)

Drafted by ^{me} us :-
as per declaration
by the parties.

K. C. Mukherjee
Advocate

Alipore Judges' Court, Kol : 27.

High Court, Calcutta
Computer Typed by :- W.B. 9.6.19.3

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

Accepted by the **ATTORNEY**

CALCUTTA SHELTER
Ankur Gupta
Partner
(ANKUR GUPTA)

SPECIMEN FORM FOR TEN FINGERPRINTS



Wes - Bhattacharya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Himanshu Chakrabarty

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ranjan Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ankur Gupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1904-04690/2019	Date of Registration	06/05/2019
Query No / Year	1904-1000109638/2019	Office where deed is registered	
Query Date	06/05/2019 12:53:17 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	G Banerjee 7a, Nepal Bhattacharjee St, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9999998888, Status : Advocate		
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. 2/-	Rs. 3,12,18,888/-		
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]:- 190404675/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nepal Bhattacharjee Street, Road Zone : (Sadananda Road Crossing -- Dharmadas Bhattacharjee Abaitanik Primary School) , Premises No: 14 A , Ward No: 083 Pin Code : 700026






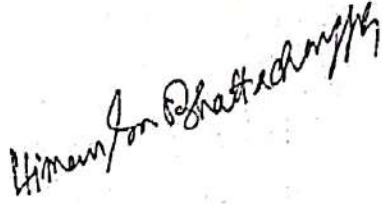
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	9 Katha 12 Chatak 14 Sq Ft	1/-	2,98,31,388/-	Property is on Road
Grand Total :				16.1196Dec	1 /-	298,31,388 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	13,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	13,87,500 /-	

Major Information of the Deed :- I-1904-04690/2019-06/05/2019

Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri UTPAL BHATTACHARYYA Son of Late BIMAL CHANDRA BHATTACHARYYA Executed by: Self, Date of Execution: 22/04/2019 , Admitted by: Self, Date of Admission: 06/05/2019 ,Place : Office	 06/05/2019	 LTI 06/05/2019	 06/05/2019
30 KABIR ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEDPB8604C, Status :Individual, Executed by: Self, Date of Execution: 22/04/2019 , Admitted by: Self, Date of Admission: 06/05/2019 ,Place : Office				
2	Shri HIMANSU BHATTACHARYYA Son of Late BIMAL CHANDRA BHATTACHARYYA Executed by: Self, Date of Execution: 22/04/2019 , Admitted by: Self, Date of Admission: 06/05/2019 ,Place : Office	 06/05/2019	 LTI 06/05/2019	 06/05/2019
30 KABIR ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADZPB8838R, Status :Individual, Executed by: Self, Date of Execution: 22/04/2019 , Admitted by: Self, Date of Admission: 06/05/2019 ,Place : Office				

Attorney Details :



SI No	Name,Address,Photo,Finger print and Signature			
1	CALCUTTA SHELTER 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.: AANFC6913D, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-1904-04690/2019-06/05/2019

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GOUTAM BANERJEE (Presentant) Son of Shri KASHINATH BANERJEE Date of Execution - 22/04/2019, , Admitted by: Self, Date of Admission: 06/05/2019, Place of Admission of Execution: Office	 May 6 2019 2:49PM	 LTI 06/05/2019	 06/05/2019
	1 C NEPAL BHATTERJEE STREET, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEHPB1254N Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)			
2	Name	Photo	Finger Print	Signature
	Shri AMLAN GUPTA Son of Late KANAILAL GUPTA Date of Execution - 22/04/2019, , Admitted by: Self, Date of Admission: 06/05/2019, Place of Admission of Execution: Office	 May 6 2019 2:50PM	 LTI 06/05/2019	 06/05/2019
	4/1F JAHURA BAZAR LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AENPG1292B Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANISH MUKHERJEE Son of Late B MUKHERJEE 10/3, HARI MOHAN MUKHERJEE LANE, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106	 06/05/2019	 06/05/2019	 06/05/2019
Identifier Of Shri UTPAL BHATTACHARYYA, Shri HIMANSU BHATTACHARYYA, Shri GOUTAM BANERJEE, Shri AMLAN GUPTA			

Major Information of the Deed :- I-1904-04690/2019-06/05/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri UTPAL BHATTACHARYYA	CALCUTTA SHELTER-8.05979 Dec
2	Shri HIMANSU BHATTACHARYYA	CALCUTTA SHELTER-8.05979 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri UTPAL BHATTACHARYYA	CALCUTTA SHELTER-1000.00000000 Sq Ft
2	Shri HIMANSU BHATTACHARYYA	CALCUTTA SHELTER-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 190404690 / 2019

On 06-05-2019

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 14:34 hrs on 06-05-2019, at the Office of the A.R.A. - IV KOLKATA by Shri GOUTAM BANERJEE ,.

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 3,12,18,888/-

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

Execution is admitted on 06/05/2019 by 1. Shri UTPAL BHATTACHARYYA, Son of Late BIMAL CHANDRA BHATTACHARYYA, 30 KABIR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business, 2. Shri HIMANSU BHATTACHARYYA, Son of Late BIMAL CHANDRA BHATTACHARYYA, 30 KABIR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

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

Execution is admitted on 06-05-2019 by Shri GOUTAM BANERJEE, PARTNERS, CALCUTTA SHELTER, 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

Execution is admitted on 06-05-2019 by Shri AMLAN GUPTA, PARTNERS, CALCUTTA SHELTER, 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr ANISH MUKHERJEE, , , Son of Late B MUKHERJEE, 10/3, HARI MOHAN MUKHERJEE LANE, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

Major Information of the Deed :- I-1904-04690/2019-06/05/2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32319, Amount: Rs.100/-, Date of Purchase: 30/01/2019, Vendor name: B K Saha



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

Major Information of the Deed :- I-1904-04690/2019-06/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 215684 to 215718
being No 190404690 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.05.16 17:39:26 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 16-05-2019 17:39:19
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)