

**POWER OF ATTORNEY AFTER REGISTRATION
OF DEVELOPMENT AGREEMENT**

- | | |
|--------------------------|----------------------------|
| ✓ SRI SWAPAN SADHUKHAN | ✓ SMT. JHARNA SADHUKHAN |
| ✓ SMT. SOMA SADHUKHAN | ✓ SMT. SUVASHREE SADHUKHAN |
| ✓ SRI. SUVAJIT SADHUKHAN | ✓ SRI DEBASIS DAS |
| ✓ SMT. BANDANA SARDAR | ✓ SRI. KHOKAN DAS |

.....EXECUTORS

AND

- **MAA TARA CONSTRUCTION**, represented by its
proprietor: **SMT. GANGA DEY**,

.....ATTORNEY

DRAFTED & PREPARED BY :

KAUSHIK DUTTA

LLM, Advocate

Enrolment No. WB-F/1532/1626 of 2014

Sealdah Civil Court, Kolkata- 14

Mobile No. : 6290181996

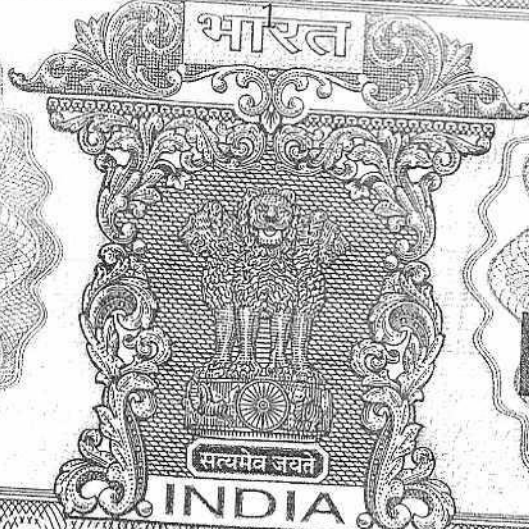
e-mail : kaushikdutta871@gmail.com

4667/2023

4654/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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13:30

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

30 MAR 2023

POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT

76

Sub to: K. Sultana. Adv.
 Address: Sealdah Court
 Date: - 6 FEB 2023
 L. S. M. High Court
 Amrita Senkar
 High Court, A.S



mn

Mr. Das.
 Lt Nami Gopal Das.

Surat Chatterjee Road
 Kol - 89

P.S Lake town
 P.O Lake town
 CC — Business

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 30 MAR 2023

KNOW ALL MEN BY THESE PRESENTS:- We

1. **SRI. SWAPAN SADHUKHAN**, PAN- DOCPS8345F, Aadhar No- 8093 6317 2773, Mobile No. 9836922876, Son of late Dinabandhu Sadhukhan, By faith- Hindu, by Occupation-Business, by Nationality-Indian,
2. **SMT. SOMA SADHUKHAN**, PAN-EMMPS1743C, Aadhar No. 9346 8765 1736, Mobile No.8017731501, wife of late Bijan Sadhukhan, daughter of Sanket Nayak, by faith -Hindu, by occupation-House wife, by Nationality-Indian,
3. **SRI. SUVAJIT SADHUKHAN**, PAN-MVTPS9400E, Aadhar No- 2205 9256 9007, Mobile No. 6291149356, Son of late Bijan Sadhukhan, by faith -Hindu, by occupation-Student, by Nationality-Indian

Both 1 , 2 & 3 are residing at 60/18B, Gouri Bari Lane, Police Station- Burtala, P.O. Shyambazar, Kolkata-700004.

4. **SMT. BANDANA SARDAR**, PAN-NWNPS4347Q, Aadhar No. 7457 5489 9453, Mobile No. 7003411562, wife of Sri. Swapan Sardar, daughter of late Dinabandu Sadhukhan, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at premises no.6A,Keval Krishna Sur Street, Police Station-Posta, P.O.Hatkhola, Kolkata-700005.

5. **SMT. JHARNA SADHUKHAN**, PAN-EQWPS3199L, Aadhar No. 3367 9088 9635, Mobile No. 9674913208, wife of Sri. Rabindra Nath Sadhukhan , daughter of late Dinabandhu Sadhukhan, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at Madhupandit Road, Police Station-Barrahpore, P.O. Talpukur, Kolkata-7000123.

6. **SMT. SUVASHREE SADHUKHAN**, PAN-FQNPS7212E, Aadhar No. 4516 6482 5057, Mobile No. 7439437023, wife of Sri. Avijit Sadhukhan, daughter of late Tapan Sadhukhan, by faith-Hindu, by occupation-service, by Nationality-Indian, residing at premises no 60/18B, Gouri Bari Lane , Police Station-Burtala, P.O. Shyambazar, Kolkata-700004.

7. **SRI. DEBASIS DAS**, PAN-BFBPD2620C, Aadhaar No. 7778 9290 1244, Mobile No. : 6584974500, Son of Khokan Das, by faith-Hindu, by occupation-Service, by Nationality- Indian, residing at Bhattacharya Para Road, B.D. Sopan, Police Station-Khardah, P.O. Khardah, Kolkata-700116

8. **SRI. KHOKAN DAS**, PAN- BHWPD8586J, Aadhar No. 7850 6242 7785, Mobile No. 9339061003, son of late Dulal Chandra Das, by faith-Hindu, by occupation-Service, by Nationality- Indian, residing at Bhattacharya Para Road, B.D. Sopan, Police Station—Khardah, P.O. Khardah, Kolkata-700116, do hereby state as follows:-

WHEREAS Amullya Charan Sadhukhan since deceased was the sole and absolute owner in respect of premises no 60/18, Gouri Bari Lane, police Station-Burtala, under ward no-15 of Kolkata Municipal Corporation, within the Town of Kolkata, Kolkata-700004, comprising an area of 2(Two) Cottahs 8(Eight) Chittaks of land be the same a little more or less together with a two storied building there on herein after referred to as the **SAID PREMISES**.

AND WHEREAS said **Amullya Charan Sadhukhan** died intestate leaving behind his two sons **Nabagopal Sadhukhan** and **Dinabandu Sadhukhan** as his only legal heirs and representatives and we have inherited the **SAID PREMISES in equal share ½ each.**

AND WHEREAS due to inconvenience of joint possession said **Nabagopal Sadhukhan** and **Dinabandu Sadhukhan** amicably partitioned the **SAID PREMISES** by metes and bounds dividing **LOT-A** and **LOT-B** by virtue of a registered deed of partition being deed no. 4223 for the year 1957, which was executed and registered on 22/11/1957, recorded in Book no-1, Volume no. 128, pages 95 to 101 of the Sub-Registrar of Assurances, Calcutta. In which **Nabagopal Sadhukhan** was the **FIRST PARTY** and **Dinabandu Sadhukhan** was the **SECOND PARTY.**

AND WHEREAS by virtue of that amicable partition **Dinabandu Sadhukhan** the predecessor of the owners **mentioned in GA Schedule LOT-B mentioned in that partition deed** comprising an area of more or less 1 (One) cottah 7 (Seven) chittahs 36 (Thirty six) Sq. ft. of land together with partly two storied building there on of premises no. 60/18, Gouri Bari Lane, Police Station-Burtala, under ward no. 15 of Kolkata Municipal Corporation, within the Town of

Kolkata, Kolkata-700004, and had been possessing the same by mutating his name with the Kolkata Municipal corporation and **LOT-B** portion renumbered as premises no. 60/18B, Gouri Bari Lane, police Station-Burtala, under ward no-15 of Kolkata Municipal Corporation, within the Town of Kolkata, Kolkata-700004, which is morefully and particularly described in the **FIRST SCHEDULE** here under written and herein after referred to as the **SAID PROPERTY**.

AND WHEREAS there after *Dinabandu Sadhukhan* died intestate on 24/5/1985 leaving behind his wife *Rasmoni Sadhukhan*, five sons *Tapan Sadhukhan, Ratan Sadhukhan, Sovan Sadhukhan, Swapan Sadhukhan, Executor No.1* and *Bijan Sadhukhan*, and three daughter *Anjana das, Bandana Sardar Executor No.4 herein* and *Jharna Sadhukhan Executor No. 5 herein* and we have inherited the **SAID PROPERTY** in equally $1/9^{\text{th}}$ share each.

AND WHEREAS there after *Ratan Sadhukhan* died intestate as bachelor on 25/11/1996 leaving behind his mother *Rashmoni Sadhukhan* as his only legal heirs and according to Hindu succession Act. 1956 his mother inherited the entire $1/9^{\text{th}}$ **undivided share** of the **SAID PROPERTY** left by *Ratan Sadhukhan*.

AND WHEREAS there after *Rashmoni Sadhukhan* died intestate on 21/12/1996 leaving behind her four sons *Tapan Sadhukhan, Sovan Sadhukhan, Swapan Sadhukhan, Executor no.1 herein* and *Bijan Sadhukhan*, and three daughters *Anjana Das, Bandana Sardar Executor No.4 herein* and *Jharna Sadhukhan Executor No.5 herein* and we have jointly inherited undivided 2/9th share of the SAID PROPERTY left by *Rashmoni Sadhukhan* and our share of the SAID PROPERTY becomes 1/7th share each.

AND WHEREAS there after *Tapan Sadhukhan* died intestate on 13/1/1997 leaving behind his wife *Rama Sadhukhan* and one daughter *Suvashree Sadhukhan executor no-6 herein* and we have inherited undivided 1/7th share of the SAID PREMISES left by *Tapan Sadhukhan*.

AND WHEREAS there after *Rama Sadhukhan* died intestate on 8/6/2015 leaving behind her only daughter *Suvashree Sadhukhan* and *Suvashree Sadhukhan executor no-6 herein* becomes 1/7th share of the SAID PREMISES.

AND WHEREAS there after *Sovan Sadhukhan* died intestate as bachelor on 16/1/2005 leaving behind his two brothers *Swapan Sadhukhan* Executor No.-1 herein and *Bijan Sadhukhan*, and three sisters *Anjana Das*, *Bandana Sardar* Executor no-4 herein and *Jharna Sadhukhan* executor no. 5 herein and we have jointly inherited 1/7th share of the SAID PREMISES left by *Sovan Sadhukhan*.

AND WHEREAS there after *Anjana Das* died intestate on 25/1/2010 leaving behind her husband *Khokan Das* Executor no. 8 herein and one son *Debasis Das* Executor no.7 herein and we have inherited undivided 6/35th share of the SAID PREMISES left by *Anjana Das*.

AND WHEREAS there after *Bijan Sadhukhan* died intestate on 15/11/2021 leaving his wife *Soma Sadhukhan* Executor No.2 and one son *Suvajit Sadhukhan* Executor no- 2 & 3 herein and we have jointly inherited the undivided share left by *Bijan Sadhukhan*.

AND WHEREAS by virtue of inheritance we became the sole and absolute owners in respect of the SAID PREMISES and have been

occupying the same by mutating our names with the Kolkata Municipal Corporation being **Asseessee no. 110150501362.**

THAT We desired to Develop the said premises by construction a Multistoried Building thereon and entered in to a development agreement with **MAA TARA CONSTRUCTION**, a Proprietorship Firm represented by its sole proprietor **SMT. GANGA DEY**, PAN-EOKPS0943J, Aadhar No.7791 7139 7553, Mobile No. 9748407652, wife of Sri. Swapan Dey, daughter of late Binod Bihari Sen , by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 3, Ratan Neogi Lane, Police Station-Maniktala, P.O. : Sahityaparisad, Kolkata-700004 being deed no. 190404086 for the year 2023, which was executed and registered on 20.03.2023, recorded in Book no. 1, Volume no. , pages to of the A.R.A-IV at Kolkata.

Now it is necessary and expedient for us to appoint **MAA TARA CONSTRUCTION**, *" represented by its Proprietor"*. **SMT. GANGA DEY**, PAN-EOKPS0943J, Aadhar No.7791 7139 7553, Mobile No. 9748407652, wife of Sri. Swapan Dey, daughter of late Binod Bihari Sen, by faith-Hindu, by occupation-Business, by Nationality-Indian,

residing at 3, Ratan Neogi Lane, Police Station-Maniktala, P.O. : Sahityaparisad, Kolkata-700004 *to look after all affairs of the proposed Multi-storeyed Building.*

NOW KNOW by these presents We do hereby nominated and appoint **MAA TARA CONSTRUCTION**, a Proprietorship firm represented by its Propritor **SMT. GANGA DEY**, PAN- EOKPS0943J Aadhar No.7791 7139 7553, Mobile No. 9748407652, Wife of Sri Swapan Dey, by faith-Hindu, by occupation-Business , by Nationality - Indian, residing at premises no. 3, Ratan Neogi Lane, Police Station-Maniktala, P.O. : Sahityaparisad, Kolkata-700004 *for us and on our behalf to do execute all or any of the following acts, deeds, things that is to say:-*

1. **To** demand, sue for enforce payments or recover, receive and give proper receipts and discharges for all moneys, goods, etc.
2. **To** institute, commence, prosecute carry on or defend or resist all suits and other action and proceedings or be added as a party or be non- suited or withdraw the same concerning our

said premises or any part thereof or concerning anything in which we may be a party in any court in civil, criminal or Revenue or Revisional Jurisdiction including special jurisdiction of High court at Calcutta under Article 226 of the Constitution of India or under any other provisions of law in India, before Income Tax and Wealth Tax Authorities and to sign and verify all plaint, written statements, accounts inventories to accept service of all summons, notices and other Judicial processes to execute and judgement decree or order and to appoint and engage any Advocate and to sign Vakalatnama or other authority to act and plead.

3. **To** settle adjust compound compromise or submit to arbitration all actions suits accounts claims and disputes between tenants and other person or persons to compound or compromise the same.
4. **To** execute carry into effect and perform all agreements and contracts entered into with any person and to erect building on the said premises as own act and deed and/or to cancel and /or repudiate the same without making us liable for any loss or damages by reason thereof.

5. To concur in doing any one or more of the acts, deeds and things herein before mentioned in conjunction with any other person or persons without making us liable for any loss or damages on that account under any circumstances.
6. To pay for and discharge all rates and taxes to ensure mutation our names with the Kolkata Municipal Corporation and to place Building Plan with Kolkata Municipal Corporation for having sanction Building Plan.
7. **And** Generally to do execute and perform any other act or acts deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be done executed and performed in relation to our said premises or affairs ancillary or incidental thereto as fully and effectually as we could do the same if we were personally present.
8. **And** to put their signature on any other papers regarding the said premises on our behalf.

9. To produce Building Plan for sanction before the Kolkata Municipal Corporation and to sign on it on our behalf and also to sign on all other ancillary documents which shall be required for having sanctioned Building plan from Kolkata Municipal Corporation for construction of a multi-storeyed Building on the said premises and to collect the same and to amalgamate the said premises with attached premises .
10. To execute agreement, take advance and to give proper receipt thereof and to present deed of conveyance with proportionate share of land before the Register or sub- Register in respect of the Developer's allocation only.
11. To pay all the expenses for mutation and cost of sanction building plan with Kolkata municipal Corporation and also to pay all the outstanding taxes to that effect.

And we hereby agree and undertake ratify and confirm all and whatsoever our Attorney, under the Power in that behalf herein before contained, shall lawfully do execute or perform in exercise of the power authorities and liberties hereby conferred upon and by virtue of this deed.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land comprising an area of more or less 1(One) Kata 7 (Seven) Chittaks 36 (Thirty six) Sq. ft. together with *partly Two Storied Building near about 70 years old* and dilapidated building measuring an area of more or less **500** (Five hundred) Sq. ft. **Ground floor** and **600** (Six hundred) Sq.ft. **first floor total 1100** (Eleven hundred) Sq.ft. of premises no. 60/18B, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, under ward no.15 of Kolkata Municipal Corporation, Kolkata-700004, **Assessee no.110150501362.**

Butted and Bounded in the manner following that is to say:-

- **ON THE NORTH BY** : Pre. No.60/19A, Gouri Bari Lane.
- **ON THE SOUTH BY** : Premises No.60/17, Gouri Bari Lane.
- **ON THE EAST BY** : 5' ft common passage there after 60/18A, Gouribari Lane.
- **ON THE WEST BY** : 3 No. Nandan Bagan street.

**SECOND SCHEDULE ABOVE REFERRED TO
OWNERS ALLOCATION**

Shall mean proportionately 50% of the constructed area of the proposed multistoried building as per sanctioned area on the FIRST SCHEDULE.

**THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

shall mean remaining construction area of the multi-storeyed building on First Schedule property.

IN WITNESS WHEREOF WE SRI SWAPAN SADHUKHAN, SMT. SOMA SADHUKHAN, SRI. SUVAJIT SADHUKHAN, SMT. BANDANA SARDAR, SMT. JHARNA SADHUKHAN, SMT.SUVASHREE SADHUKHAN , SRI DEBASIS DAS, SRI. KHOKAN DAS, set and subscribed our respect hands and seals on the 30th day of MARCH, 2023 in presence of witnesses:

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:-**

1. Name and address:

Arun Das,
22 Sorat Chatterjee Road
Kolkata - 89

2. Name and address:

Kaushik Dutta
Adv

Debasis Das
Bandana Sardar
Tharna Sadhukhan
Suvasree Sadhukhan
Khalan Das
Suryjit Sadhukhan
Soma Sadhukhan
EXECUTORS

Maas Tara Construction
Ranga Dey
Proprietor

Signature of ATTORNEY
Is Attested by us.

Sompradip Dutta

Bandana Sardar
Tharna Sadhukhan
Suvasree Sadhukhan
Suryjit Sadhukhan
Khalan Das
Soma Sadhukhan
Debasis Das

DRAFTED & PREPARED BY:

Kaushik Dutta

KAUSHIK DUTTA












LLM, Advocate

Enrolment No. WB-F/1532/1626 of 2014

Sealdah Civil Court, Kolkata- 14












Mobile No. : 6290181996

e-mail : kaushikdutta871@gmail.com

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	Left Hand					
	Right Hand					












Name : *Surajit Sadhukhan*

Signature : *Surajit Sadhukhan*

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	Left Hand					
	Right Hand					





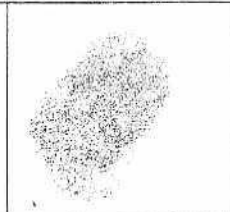






Name : *Soma Sadhukhan*

Signature : *Soma Sadhukhan*

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	Left Hand					
	Right Hand					












Name : *Surajit Sadhukhan*

Signature : *Surajit Sadhukhan*

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	Left Hand					
	Right Hand					





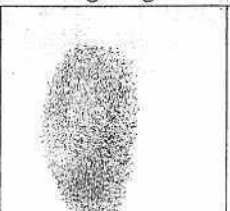


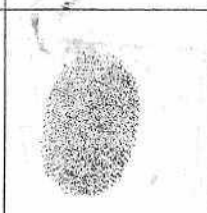

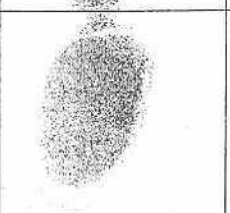

Name : *Bandana Sardar*

Signature : *Bandana Sardar*

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	Left Hand					
	Right Hand					

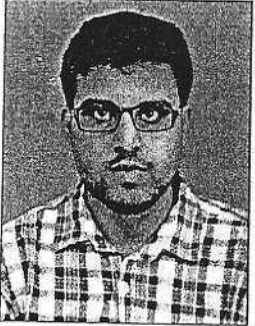










Name : *Tharna Sadhukhan*

Signature : *Tharna Sadhukhan*

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	Right Hand					




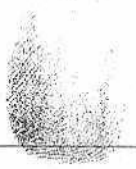







Name : *Suvashree Sadhukhan*

Signature : *Suvashree Sadhukhan*

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Name : *Debasis Das*

Signature : *Debasis Das*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand 				
	Right Hand 				

Name : *Shantanu Das*

Signature : *Shantanu Das*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
					
					

Name :

Signature :

Rangoo Dey

Proprietor

Major Information of the Deed

Deed No :	I-1904-04654/2023	Date of Registration	30/03/2023
Query No / Year	1904-8000780531/2023	Office where deed is registered	
Query Date	23/03/2023 2:06:17 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Samir Dutta Birati, Kalabagan, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN 700051, Mobile No. : 7980658667, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 52,16,805/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190404086/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






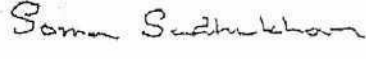


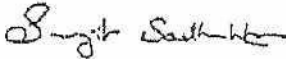
District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gouri Bari Lane, , Pre No: 60/18B, , Ward No: 015 Pin Code : 700004









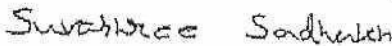



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 7 Chatak 36 Sq Ft		47,71,305/-	Width of Appro Road: 5 Ft., , Project Name
Grand Total :					0 /-	47,71,305 /-	

Structure Details :



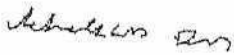
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	0/-	4,45,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type Pucca, Extent of Completion: Complete</p>					
Total :		1100 sq ft	0 /-	4,45,500 /-	

Principal Details :

S: No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Swapan Sadhukhan Son of Late Dinabandhu Sadhukhan Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	Photo  30/03/2023	Finger Print  LTI 30/03/2023	Signature  30/03/2023
60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DOxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				
2	Name Smt Soma Sadhukhan Wife of Late Bijan Sadhukhan Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	Photo  30/03/2023	Finger Print  LTI 30/03/2023	Signature  30/03/2023
60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: EMxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				
3	Name Shri Suvajit Sadhukhan Son of Late Bijan Sadhukhan Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	Photo  30/03/2023	Finger Print  LTI 30/03/2023	Signature  30/03/2023
60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: MVxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Bandana Sardar Wife of Shri Swapan Sardar Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023
6A, Kebal Krishna Sur Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: NWxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Jharna Sadhukhan Wife of Shri Rabindra Nath Sadhukhan Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023
Madhupandit Road, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India; PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, No.:: EQxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Smt Suvashree Sadhukhan Wife of Shri Avijit Sadhukhan Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023
60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FQxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Shri Debasis Das Son of Shri Khokan Das Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023

Bhattacharya Para Road, B.D. Sopan, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:
 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Serv
 Citizen of: India, PAN No.:: BFxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual
 Executed by: Self, Date of Execution: 30/03/2023
 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office



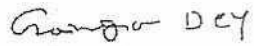


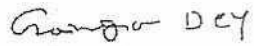


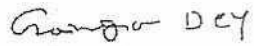
8	Name	Photo	Finger Print	Signature
	Shri Khokan Das Son of Late Dulal Chandra Das Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
		30/03/2023	LTI 30/03/2023	30/03/2023

Bhattacharya Para Road, B. D. Sopan,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:
 North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation
 Service, Citizen of: India, PAN No.:: BHxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status
 :Individual, Executed by: Self, Date of Execution: 30/03/2023
 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Maa Tara Construction 3, Ratan Neogi Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Manicktola, District:-Kolkata, West Bengal, I PIN:- 700004 , PAN No.:: EOxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed b Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Ganga Dey (Presentant) Wife of Shri Swapan Dey Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 30 2023 3:21PM</td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> </tr> </tbody> </table> <p>3, Ratan Neogi Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: EOxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative Maa Tara Construction (as Sole Proprietor)</p>	Name	Photo	Finger Print	Signature	Smt Ganga Dey (Presentant) Wife of Shri Swapan Dey Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office					Mar 30 2023 3:21PM	LTI 30/03/2023	30/03/2023
Name	Photo	Finger Print	Signature										
Smt Ganga Dey (Presentant) Wife of Shri Swapan Dey Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office													
	Mar 30 2023 3:21PM	LTI 30/03/2023	30/03/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Arun Das Son of Late Nani Gopal Das 22, Sarat Chatterjee Road, City:- Kolkata, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India. PIN:- 700089			
	30/03/2023	30/03/2023	30/03/2023

Identifier Of Shri Swapan Sadhukhan, Smt Soma Sadhukhan, Shri Suvajit Sadhukhan, Smt Bandana Sardar, Smt Jharna Sadhukhan, Smt Suvashree Sadhukhan, Shri Debasis Das, Smt Ganga Dey, Shri Khokan Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Sadhukhan	Maa Tara Construction-0.306797 Dec
2	Smt Soma Sadhukhan	Maa Tara Construction-0.306797 Dec
3	Shri Suvajit Sadhukhan	Maa Tara Construction-0.306797 Dec
4	Smt Bandana Sardar	Maa Tara Construction-0.306797 Dec
5	Smt Jharna Sadhukhan	Maa Tara Construction-0.306797 Dec
6	Smt Suvashree Sadhukhan	Maa Tara Construction-0.306797 Dec
7	Shri Debasis Das	Maa Tara Construction-0.306797 Dec
8	Shri Khokan Das	Maa Tara Construction-0.306797 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Sadhukhan	Maa Tara Construction-137.50000000 Sq Ft
2	Smt Soma Sadhukhan	Maa Tara Construction-137.50000000 Sq Ft
3	Shri Suvajit Sadhukhan	Maa Tara Construction-137.50000000 Sq Ft
4	Smt Bandana Sardar	Maa Tara Construction-137.50000000 Sq Ft
5	Smt Jharna Sadhukhan	Maa Tara Construction-137.50000000 Sq Ft
6	Smt Suvashree Sadhukhan	Maa Tara Construction-137.50000000 Sq Ft
7	Shri Debasis Das	Maa Tara Construction-137.50000000 Sq Ft
8	Shri Khokan Das	Maa Tara Construction-137.50000000 Sq Ft

Endorsement For Deed Number : I - 190404654 / 2023

07 23-03-2023

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 52,16,805/-

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

On 30-03-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:30 hrs on 30-03-2023, at the Office of the A.R.A. - IV KOLKATA by Smt Ganga

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

Execution is admitted on 30/03/2023 by 1. Shri Swapan Sadhukhan, Son of Late Dinabandhu Sadhukhan, 60/18 Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 2. Smt Soma Sadhukhan, Wife of Late Bijan Sadhukhan, 60/18 Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 3. Shri Suvajit Sadhukhan, Son of Late Bijan Sadhukhan, 60/18 Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Student, 4. Smt Bandana Sardar, Wife of Shri Swapan Sardar, 6A, Kebab Krishna Sur Street, P.O: Hatkhola, Thana: Posta, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 5. Smt Jharna Sadhukhan, Wife of Shri Rabindra Nath Sadhukhan, Madhupandit Road, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 6. Smt Suvashree Sadhukhan, Wife of Shri Avijit Sadhukhan, 60/18B, Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 7. Shri Debasis Das, Son of Shri Khokan Das, Bhattacharya Para Road, B.D. Sopan, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service, 8. Shri Khokan Das, Son of Late Dulal Chandra Das, Bhattacharya Para Road, B. D. Sopan,, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service

Identified by Shri Arun Das, , , Son of Late Nani Gopal Das, 22, Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business

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

Execution is admitted on 30-03-2023 by Smt Ganga Dey, Sole Proprietor, Maa Tara Construction, 3, Ratan Neog Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Shri Arun Das, , , Son of Late Nani Gopal Das, 22, Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-
Registration Fees paid by Cash Rs 11.00/-

• **Payment of Stamp Duty**

• Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00

• Description of Stamp

1. Stamp: Type: Impressed, Serial no 76058, Amount: Rs.50.00/-, Date of Purchase: 06/02/2023, Vendor name: A Sarkar



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 240594 to 240624
being No 190404654 for the year 2023.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.31 17:26:51 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhōpadhyay) 2023/03/31 05:26:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)