

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

➤ **SRI. SANTANU SADHUKHAN**

.....EXECUTOR

AND

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

.....ATTORNEY

DRAFTED & PREPARED BY :

KAUSHIK DUTTA
LLM

Advocate.

Sealdah Civil Court
Kolkata- 14

Mobile No. 6290181996
e-mail : kaushik.dutta.871@gmail.com

10.028/2023

10166/2023

भारतीय रिजिस्ट्रार जनरल

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 18685

8/1828758/23

12/15 19/7

Additional Registrar of Assurances-IV, Kolkata

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

Additional Registrar of Assurances-IV, Kolkata

19 JUL 2023

POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT
AGREEMENT

579345

27 MAR 2023

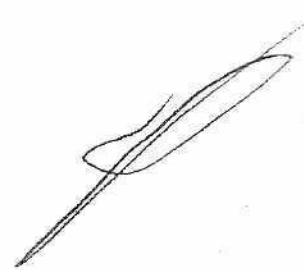
27 MAR 2023

NAME.....
 A.....
 Rs.....

27 MAR 2023

S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

K. Dutta Adv.
Sardar Court



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own Das.
10 Nani Gopal Das,
2 Sarat Chatterjee Rd.
Kol-89

ADDITIONAL REGISTRAR
 ASSURANCES - IV, KOLKATA

19 JUL 2023

P.O Lake TOWN
P.S Lake TOWN

J.C. Business

KNOW ALL MEN BY THESE PRESENTS :- I

SRI SANTANU SADHUKHAN, PAN- AQUPS5912P, Aadhaar No- 4121 5596 5519, Mobile No. 9800622555, Son of late Goutam Sadhukhan, by faith- Hindu, by occupation- Service, residing at 60/18A , Gouri Bari Lane, Police Station –Burtolla, Kolkata -700 004, herein after referred to as the OWNER 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 they have inherited the **SAID PREMISES** $\frac{1}{2}$ 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. 4224 for the year 1947, which was executed and registered on 22/11/1957, recorded in Book no.-1, Volume no. 128, pages 102 to 110 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 Nabagopal Sadhukhan the predecessor of the owner got KHA-scheduled LOT-A property comprising an area of more or less 13(Thirteen) chittahs 10 (Ten) 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-A portion renumbered as premises no. 60/18A, 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 PREMISES**.

AND WHEREAS there after **Nabagopal Sadhukhan** died intestate on 26/11/1987 leaving behind his wife **Kamala Sadhukhan**, one son **Goutam Sadhukhan**, and one daughter **Swapna Sadhukhan @ Swapna Pramanick**, and they have inherited the **SAID PROPERTY** in equally $1/3^{\text{rd}}$ share each.

AND WHEREAS there after **Kamala Sadhukhan** died intestate on 22/8/1999 leaving behind her one son **Goutam Sadhukhan** and one daughter **Swapna Pramanick** and they have jointly inherited **undivided $1/2$ share** of the **SAID PREMISES**.

AND WHEREAS there after **Goutam Sadhukhan** died intestate on 8/12/2012 leaving behind his wife **Sabita Sadhukhan** and one son **Santanu Sadhukhan** the owner herein and one daughter **Sujata Mazumdar** they have inherited **undivided $1/2$ share** of the **SAID PREMISES** left by **Goutam Sadhukhan**.

AND WHEREAS there after **Sabita Sadhukhan** and **Sujata Mazumdar** *gifted* their *Undivided 1/3rd share* in favour of the Owner by virtue of a **Deed Of Gift** being no.15356 for the year 2014 which was executed and registered on 16/12/2014 , recorded in Book No.1, CD Volume No.77 , Pages from 176 to 189 of the A.R.A.-II at Kolkata.

AND WHEREAS **Swapna Pramanick** *gifted her Undivided ½ share* in favour of the Owner by virtue of a *Deed Of Gift* being no.15357 for the year 2014 which was executed and registered on 16/12/2014 , recorded in Book No.1, CD Volume No.77, Pages from 190 to 203 of the A.R.A.-II at Kolkata.

AND WHEREAS the owner by virtue of inheritance and by virtue of Deed of Gift became the sole and absolute owner in respect of **ALL THAT** piece and parcel of land comprising an area of more or less 13 (Thirteen) Chittaks 10 (Ten) Sq. ft. together with *partly Two Storied Building near about 70 years old* and dilapidated building measuring an area of more or less 400 (Four hundred) Sq. ft. **Ground floor** and 250 (Two hundred fifty) Sq.ft. **first floor total 650** (Six hundred fifty) Sq.ft. of premises no. 60/18A, Gouribari Lane, police station-

Burtola, A.R.A. at Kolkata, under ward no.15 of Kolkata Municipal Corporation, Kolkata-700004, being Assessee no.110150501350 herein after referred to as the **SAID PREMISES** and have been occupying the same by mutating my name with the Kolkata Municipal Corporation .

"The Developer has already entered into two (2) Development Agreement with adjacent premises being No. 60/18B and 60/19, Gouribari Lane, Kolkata 700004 with intention to amalgamate the said premises with premises of the Principal being No. 60/18A, Gouri Bari Lane, Kolkata 700004 and the proposed G+4 storied building will be constructed on the said amalgamated plots of land."

THAT I have 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, Aadhaar 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. 190407316 for the year 2023, which was executed on 31/3/2023 and registered on 24/5/2023, recorded in Book no. 1, Volume no. 1904-2023, pages 360063 to 360112 of the A.R.A-IV at Kolkata.

Ganga-Dei

Now it is necessary and expedient for me to appoint MAA TARA CONSTRUCTION, " represented by its Proprietor" SMT. GANGA DEY, PAN-EOKPS0943J, Aadhaar 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 I do hereby nominated and appoint MAA TARA CONSTRUCTION, a Proprietorship firm represented by its Proprieter SMT. GANGA DEY, PAN- EOKPS0943J Aadhaar 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 me and on my behalf to do execute all or any of the following acts, deeds, things that is to say:-.*

1. **To** promote/develop a five (**Ground plus four**) storied building on the said land measuring area fifteen (15) chitts ten (10) square feet be the same a little more or less at Premises No. 60/18A, Gouri Bari Lane, Kolkata - 700 004, being **Assessee No. 110150501350** within Ward No.15 of Kolkata Municipal Corporation, Police Station Manicktala in the District of South 24Parganas as fully set-forth in the First Schedule here under written or on the amalgamated plots being amalgamated premises Nos. 60/18B, 60/18A and 60/19, Gouribari Lane, Kolkata 700004.
2. **To** agree upon and to enter into any agreement or agreements for sale of the said ownership flats or other units or portions comprised of Developer's allocation of the proposed **G+4 storied building** as set-forth in the Third Schedule hereunder written or to cancel or repudiate the same together with undivided proportionate share or interest in the land and common areas and facilities of the building and premises save and except the said fully completed Owner's

Allocation of the proposed building as set-forth in the Schedule -B hereunder together with undivided proportionate share in the land and common areas to be constructed on the said plot of land in terms of agreement dated 31st day of March, 2023. -

3. To execute and register all such conveyances, sale deeds, lease, agreement to sell and any other agreement with the intending purchaser/ purchasers for selling out the flat/flats or any portion of the Promoter/ Developer's Allocation of the proposed *five (G+4) storied buildings* along with undivided proportionate share or interest in the land pertaining to Promoter/ Developer's Allocation mentioned in the Third Schedule of the said agreement dated 31st day of March, 2023 and to sign those Sale Deeds, Conveyances, Agreements, Documents and all such papers, receipts, bills etc. and to receive money either in cash or in cheque, Bank Drafts, Demand Drafts, Banker's Cheque, Pay Orders etc. from the intending purchaser or purchasers in respect of part or full consideration of the Developer's Allocation and to grant necessary receipts and acknowledgement/ acknowledgements and to deliver possession of the flats, car parking spaces and other portions of the buildings and premises save and except the Owner's Allocation of the proposed building;

4. **To** receive from the intending or prospective purchasers or Lessee/s of any advance of any money either in cheque or cash against the portions of the building of the Developer's Allocation set-forth in Third Schedule (save and except the Land Owners' Allocation as fully described in the Schedule Second schedule hereunder) and also to take full and final payment of such advance by cheque or cash from any purchaser/Purchasers.
5. **To** sign and execute all other instruments and assurances which is considered necessary to any Govt. (Central and State) and also allow the Attorney to agree to such covenants and conditions as may be required for the development said multi-storied building.
6. **To** make such correspondence with the said intending purchaser /purchasers and serve notice/notices, take such legal steps against those intending purchaser/purchasers as and when they shall fell necessary to receive all papers, letters, notices etc. to sign Vokalatnama/ Vakalatnamas and to file suit/suits against any of the intending purchaser/purchasers of the flat/flats of the proposed *five (G+4) storied buildings*, to depose in the suit/suits that will be filed by him and to execute, decree and to realise benefits and profits in accordance with the said decree/decrees to prefer appeal/appeals,

against all such decree/ decrees to serve notice/notices to the intending purchaser/ purchasers of the proposed *five (G+4) storied buildings* and to present all deed of agreement/ agreements in respects of Developer's Allocation before Registrar/Sub-Registrar for admission and registration and to sign the receipts, notices etc.

7. To settle and/or fix the sale price of the flat and/or any other portion of the Promoter/Developer's allocation of the said proposed *five (G+4) storied buildings* along with proportionate share or interest in the land or lateral accordance with his own will and calculation (save and except the Owner's Allocation) as described in the second Schedule hereunder.
8. To prepare and apply for sanction of the building plan to the Kolkata Municipal Corporation and or any other authority or authorities necessary for construction of the said *five (G+4) storied building* in the said land and property and to sign all such plan and or revised plans and all papers in connection thereto on our behalf and to submit the same to the Kolkata Municipal Corporation or other authorities for sanction and to observe and perform all the formalities and obligations in connection with the sanction of the said plan and or revised building plans and to receive the sanctioned

and/or revised building plans from the Kolkata Municipal Corporation with the consent of the Land-Owners and other authorities upon giving proper acknowledgements and/or receipts for the same and to appear and represent our before the Kolkata Municipal Corporation, Calcutta Improvement Trust, K.M.D.A., Fire Brigade and all other Government and Semi-Govt. or Statutory Authorities.

9. To apply to the CESC or Kolkata Municipal Corporation and other appropriate authorities for electric connections, sanitary connections, water supply connection, drainage and sewerage connections, temporary or permanent for the said *five (G+4) storied building* with garages or car parking spaces, units, shops and other portions in the said property on such terms and conditions as our said Attorney shall think fit and proper.
10. **And** Generally to do execute and perform any other act or acts deeds matter or thing whatsoever which in the opinion of my said Attorney ought to be done executed and performed in relation to my said premises.

11. **And** to put her signature on any other papers deed/ deeds regarding the said premises on my behalf including amalgamation with contiguous premises .

12. **To** produce Building Plan for sanction before the Kolkata Municipal Corporation and to sign on it on my 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 .

13. **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.

14. **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 I 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 13 (Thirteen) Chittaks 10 (Ten) Sq. ft. together with **partly Two Storied Building near about 70 years old** and dilapidated building measuring an area of more or less 400 (Four hundred) Sq. ft. **Ground floor** and 250 (Two hundred fifty) Sq.ft. **first floor, total 650** (Six hundred fifty) Sq.ft. of premises no. 60/18A, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, under ward no.15 of Kolkata Municipal Corporation, Kolkata-700004, **Assessee no. 110150501350.**

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** : 20' ft. Gouribari Lane,
- **ON THE WEST BY** : Pre. No.60/18B, Gouri Bari Lane,

**SECOND SCHEDULE ABOVE REFERRED TO
OWNERS ALLOCATION.**

- (a) One self contained flat on the Second Floor (Road side south facing) measuring an area of more or less **500 sq.ft** . Covered area.
- (b) One self contained flat on the Third Floor (Road side south facing) measuring an area of more or less **1000 sq.ft**. Covered area.
- (c) One open garage.

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

shall mean remaining Sanction area on First Schedule property which is morefully described in the Third Schedule hereunder.

IN WITNESS WHEREOF I SRI SANTANU SADHUKHAN, set and subscribed my respect hands and seals on the 30th day of APRIL, 2023 in presence of witnesses:

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

1. Name and address:

Sum Das.
22 Sarat Chatterjee Road
K01-89

S. Sadhan Das

EXECUTOR

2. Name and address:

Lalita Sinha
62/15-C G-23 Lane, C-4

Tranga Dey
Proprietor

Signature of ATTORNEY
Is Attested by me.

DRAFTED & PREPARED BY:

Kaushik Dutta

S. Sadhan Das

EXECUTOR.

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 : SANTANU SADHUKHAN

Signature : S. Sadhukhan

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

Name : Ganga Dey

Signature : Ganga Dey

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

Name :

Signature :

Major Information of the Deed

Deed No :	I-1904-10166/2023	Date of Registration	19/07/2023
Query No / Year	1904-8001828758/2023	Office where deed is registered	
Query Date	18/07/2023 5:11:23 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAMIR DUTTA BIRATI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700051 Mobile No : 7980658667, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 32,08,500/-		
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]:- 190407316/2023 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, , Premises No: 60/18A, , Ward No: 015 Pin Code : 700004

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1			Bastu		13 Chatak 10 Sq Ft		29,45,250/-	Width of Appro Road: 20 Ft., Project Name :
Grand Total :					1.3635Dec	0/-	29,45,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	0/-	2,63,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		650 sq ft	0 /-	2,63,250 /-	



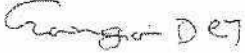
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Santanu Sadhukhan Son of Late Goutam Sadhukhan Executed by: Self, Date of Execution: 30/04/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	 <small>19/07/2023</small>	 <small>LTI 19/07/2023</small>	 <small>19/07/2023</small>
60/18A, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/04/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,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:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: EOxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Ganga Dey (Presentant) Daughter of Late Binod Bihari Sen Date of Execution - 30/04/2023 , Admitted by: Self, Date of Admission: 19/07/2023, Place of Adm ission of Execution: Office	 <small>Jul 19 2023 2:02PM</small>	 <small>LTI 19/07/2023</small>	 <small>19/07/2023</small>
3, Ratan Neogi Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Maniktala, 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 of Maa Tara Construction (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARUN DAS Son of Mr 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			
	19/07/2023	19/07/2023	19/07/2023

Identifier Of Shri Santanu Sadhukhan, Smt Ganga Dey

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Santanu Sadhukhan	Maa Tara Construction-1.36354 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Santanu Sadhukhan	Maa Tara Construction-650.00000000 Sq Ft

On 18-07-2023

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 32.08,500/-

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

On 19-07-2023

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 12:15 hrs on 19-07-2023, at the Office of the A.R.A. - IV KOLKATA by Smt Ganga Dey

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

Execution is admitted on 19/07/2023 by Shri Santanu Sadhukhan, Son of Late Goutam Sadhukhan, 60/18A, Gouri B Lane, P.O: Shyambazar, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service

Identified by Mr ARUN DAS, , Son of Mr 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 19-07-2023 by Smt Ganga Dey, Sole Proprietor, Maa Tara Construction, 3, Ratan Neogi Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr ARUN DAS, , Son of Mr 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/-) and 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

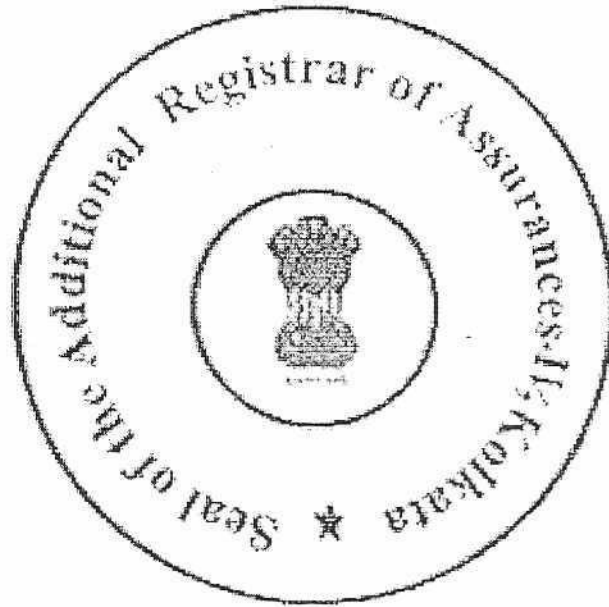
1. Stamp: Type: Impressed, Serial no 519343, Amount: Rs.50.00/-, Date of Purchase: 27/03/2023, Vendor name: S CHATTERJEE

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 489657 to 489681
being No 190410166 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.07.27 15:52:34 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/07/27 03:52:34 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

Dated : 30th day of April, 2023

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

➤ SRI. SANTANU SADHUKHAN

.....EXECUTOR

AND

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

.....ATTORNEY

DRAFTED & PREPARED BY :

**KAUSHIK DUTTA
LLM**

Advocate.

Sealdah Civil Court

Kolkata- 14

Mobile No. 6290181996

e-mail : kaushik.dutta.871@gmail.com