

1198A/2022

4

10798/22



AE 505195

पश्चिम बंगाल WEST BENGAL

8/2513415/22

6-10 P. M.

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to
Registration and endorsement
are the part of the document

[Signature]
Additional Registrar
of Assurances II Kolkata

13 SEP 2022

DEVELOPMENT POWER OF ATTORNEY

We, **1. SUSANTA CHANDRA, PAN - ACKPC0623K (AADHAAR No. - 214279491578), (M- 9123774032)**, Son of Late Rana Kishore Chandra, by faith- Hindu, by occupation - Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, **2. PRASANTA CHANDRA, PAN - ACKPC0622J, (AADHAAR No. - 585625476955), (M- 8961185158)** son of Late Rana Kishore Chandra, by faith- Hindu, by occupation - Business, by

1760 9/9
250
200

নং - 3692

সন ও তারিখ - 15/1/21

ক্ষেত্রের নাম -

সাকিন -

স্ট্যাম্প মূল্য - 100/-

ভেডার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেডার - শ্রী হারান চন্দ্র সাধু

টি.ভি. নং - 11 JAN 2021

তারিখ - 400000

মোট স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বারাসাত

MD. NURUL HAQUE
Advocate
Enrolment No. WB/199/86
26K, Kustia Road, Kolkata-39



Zafar Ahmad Khan



40 000 2021

Bankim Sarker
90 - Kartik Sarker
Vill - Derook, P.O - Mamudpur
P.S - Nalhati, 24 P45 (W)
WB - 743166









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028002513415/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUSANTA CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014	Principal		4782 	Susanta Chandra 01/09/22
2	Mr PRASANTA CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014	Principal		4783 	Prasanta Chandra 9/9/22
3	Mr ZAFAR AHMED KHAN 33 BELGACHIA RD, City:- Not Specified, P.O:- BELGACHIA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Attorney [CENTRAL HOLDING PRIVATE LIMITED]		4778 	Zafar Ahmed Khan 9/9/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BANKIM SARKAR Son of KARTICK SARKAR DEVOCK, City:- Not Specified, P.O:- MAMUDPUR, P.S:- Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743166	Mr SUSANTA CHANDRA, Mr PRASANTA CHANDRA, Mr ZAFAR AHMED KHAN		4784 	 9/9/22

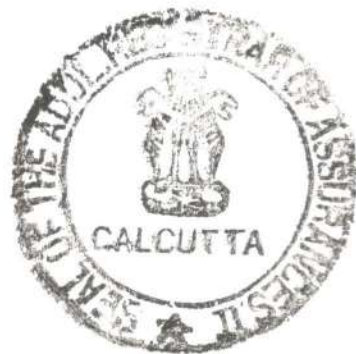
(Satyajit Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal

nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, hereinafter called and referred to as "the **OWNERS/PRINCIPALS**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include our respective heirs, heiress, executors, legal representatives and assigns) state and **SEND**

GREETINGS:

WHEREAS:

1. One Shyama Prosad Sil, son of Umesh Chandra Sil by way of registered Indenture of Sale dated 22.09.1971 duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 291, Pages 21 to 23 being No. 3762 for the year 1980 sold, conveyed and transferred two premises viz. ALL THAT undivided half share in the land measuring 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon which contains a number of shop rooms all let out to different tenants and togetherwith the structure standing on the Northern side of Bipin Behari Ganguly and is known and numbered as Municipal Premises No. 169/A, Bipin Behari Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and ALL THAT undivided half share in the land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses one on the Northern and another on the Eastern side of the aforesaid land, the entire block known and numbered as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street and which Municipal Premises is a part of the Holding No.



8
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 9 SEP 2022

96, Block No. II, in the North-Division of the town of Calcutta within Police Station - Muchipara and within jurisdiction of the Registrar of Assurances of the town of Calcutta in favour of Rana Kishore Chandra, since deceased.

2. The said Rana Kishore during his life by way of Court Sale made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction also purchased another undivided half share in the land measuring 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and undivided half share in the land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street both in the town of Calcutta within Police Station Munchipara.
3. In the event aforesaid two sale deeds said Rana Kishore Chandra became absolute owner and person in possession in respect of ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, togetherwith one brick build pucca three storied building and land measuring 16 Cottahs 3 Chhitaks of rent free land be the

same a little more or less togetherwith brick-built pucca two storied building standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, in total Land of the said two premises comes to measuring 21 Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon, hereinafter collectively referred to as the "said Premises" and morefully and particularly described in the First Schedule hereunder Written. It is pertinent to mention herein that although in the said Court Sale was made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction the total land area was mentioned as One Bigha One Cottah and One Chhittak equivalent to 21 Cottahs 1 Chhitaks but on perusal of the all deeds and documents the total land area is considered as 21 Cottahs only. But it is fact neither Court Sale or said Indenture of Sale dated 22.09.1971 no map was annexed with the said two documents, as such it was not possible to know actual physical measurement of the said Two Premises.

4. The said Rana Kishore Chandra being Hindu and governed by Dayabhaga School of Hindu while thus seized, possessed and sufficiently entitled to **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and

another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, died intestate on 13.10.1986 leaving behind his surviving his widow wife namely Smt. Bela Rani Chandra, his Four Sons namely Susanta Chandra, being the Owner No. 1 herein Prasanta Chandra, being the Owner No. 2 herein, Supravat Chandra and Subrata Chandra and two daughters namely Smt. Shibani Chandra and Smt. Indrani Chandra as his legal heirs and successors, who inherited the property left behind by said Rana Kishore Chandra.

5. In the event of thus happened said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra became absolute joint owners and persons in possession having each of them $1/7^{\text{th}}$ Share in the said landed property viz. ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street togetherwith structures standing thereon lying at

and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 and thereafter said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra applied for mutation and upon consideration of right, title, interest and possession the concerned authority of Kolkata Municipal Corporation mutated the names of said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra as owners in respect of Premises No. 169/A, B.B. Ganguly Street under Assessee No. 110480300786 and also Premises No. 169/B, B.B. Ganguly Street under Assessee No. 110480300798.

6. That said Smt. Shibani Chandra while thus seized, possessed and sufficiently entitled to 1/7th share in the ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin

Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively by way of two deeds of Gift dated 12.03.1987 being Deed Nos. 2760 for the year 1987 and 2777 for the year 1987 gifted, conveyed and transferred her 1/7th share in the **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 in favour of her two brothers Sri Susanta Chandra and Sri Prasanta Chandra.

7. In the event as aforesaid the said Susanta Chandra, being the Owner No. 1 herein and Prasanta Chandra, being the Owner No. 2 herein became the absolute joint owners and persons in possession in respect of 3/7th share in respect of the **ALL THAT** 4 Cottahs and

13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798.

8. By way of Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3229 for the year 2002, said Bela Rani Chandra gifted, conveyed and transferred ALL THAT undivided 1/7th share of interest right, title in the Shop Room measuring 225 Sq. Ft. lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.
9. By way of another Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and

recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3230 for the year 2002, said Supravat Chandra, Susanta Chandra, being Owner No. 1 herein, Shibani Chandra, Prasanta Chandra, being Owner No. 2 herein, Indrani Chandra nee Pal jointly gifted, conveyed and transferred ALL THAT undivided 5/7th share of interest right, title in the Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.

- 10.** In the event of said two gift deeds the said Subrata Chandra became absolute sole owner and person in possession in respect of said Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 (hereinafter referred to as the "said Shop Room") including 1/7th share in 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly

Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward no. 048, Kolkata - 700 012.

11. That the Owners herein while thus seized, possessed and sufficiently entitled to ALL THAT 3/7th share in said two premises viz. Premises No. 169/A, BipinBehari Ganguly Street and 3/7th share in premises No. Premises No. 169/B, Bipin Bihari Ganguly Street under the then Calcutta Municipality Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2097 for the year 2003 making said Shibani Chandra as confirming Party sold, conveyed and transferred **ALL THAT** undivided 1/7th share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, Calcutta Municipal Corporation Ward no. 67, Kolkata - 700 012 and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012 in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Said Bela Rani Chandra, Supravat Chandra and Indrani Chandra nee Pal

while thus jointly seized, possessed and sufficiently entitled to **ALL THAT** 3/7th share Premises No. 169/A, Bipin Behari Ganguly Street and 3/7th share in Premises No. 169/B, Bipin Bihari Ganguly Street lying under Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2096 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7th share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, Calcutta Municipal Corporation Ward no. 67, Kolkata - 700 012 and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein.

12. That said Subrata Chandra while thus seized, possessed and sufficiently entitled to **ALL THAT** 1/7th share including said Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Behari Ganguly Street and 1/7th share in the Premises No. 169/B, Bipin Bihari Ganguly Street under Assessee

No. 110480300786 and under Assessee No. 110480300798 respectively by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2098 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7th share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012 and 1/7th share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Thereafter said Subrata Chandra by way of Deed of Conveyance dated 07.05.2010 duly registered in the Office of the A.R.A.- II, Kolkata, being Deed No. 4415 for the year 2010 sold, conveyed and transferred ALL THAT One Shop Room measuring 225 Sq. Ft. Built Up Area a little more or less on the Ground Floor lying at Premises No. 169/A, B.B. Ganguly Street, Kolkata- 700 012 togetherwith proportionate share of land and common amenities in favour of Sri Binay Singh upon

consideration mentioned thereon. It is mentioned that clarified herein that although in the previous deeds and documents it has been found that the land measuring 4 Cottahs and 13 Chittaks lying at premises No. 169A, B.B. Ganguly Street but during execution and registration of the aforesaid three deeds being Deed Nos. 2096/2003, 2097/2003 and 2098/2003 upon the physical measurement it is found that land measuring about 6 Cottahs 2 Chhittaks lying in Premises No. 169A, B.B. Ganguly Street and Land measuring 16 Cottahs 3 Chhittaks lying in Premises No. 169B, B.B. Ganguly Street, i.e. in total landed area comes to **22 Cottah 5 Chhittaks** and as such said three deeds was executed and registered on the basis of the total physical landed area i.e. **22 Cottahs 5 Chhittaks** lying in said Premises Nos. 169A and 169B, B.B. Ganguly Street **except** shop room measuring **225 Sq. Ft.** Built Up Area equivalent **5 Chhitaks** of landed area at Municipal Premises No. 169A, Bipin Behari Ganguly Street.

A. In the event of thus happened owners herein became absolute joint Owners and persons in possession in respect of **ALL THAT 2/7th share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No. 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - I" of the Second Schedule and **2/7th share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build

pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No.- 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - II" of the Second Schedule in total **2/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, hereinafter collectively referred to as the "**said Property**" and morefully and particularly described in the Second Schedule hereunder Written, which property is the subject matter of this Power of Attorney and we are entitled to deal with the required affairs in respect of the said property.

AND WHEREAS by a Development Agreement dated 17.08.2022 we, the Owners/Principals jointly have entrusted upon **CENTRAL HOLDING PRIVATE LIMITED, PAN- AACCC0885G**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. + P.S.- Bow Bazar, Kolkata - 700 012, represented by one of its director, **ZAFAR AHMED KHAN, PAN- AIHPK8406F, (AADHAR NO.- 407207225546), (M- 9831023140)**, Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.-

Belgachia, P.S.- Tala, Kolkata- 700 037, therein called and referred to as the "Developer" the work of development to the property viz. **ALL THAT 2/7th share** in the 5 Cottahs and 13 Chittaks equivalent to **1 Cottah 10 Chhittaks 25 Sq. Ft.** of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and **2/7th share** in land measuring 16 Cottahs 3 Chhitaks **2/7th share** land measuring 16 Cottahs 3 Chhitaks equivalent to **4 Cottah 10 Chhitaks** of rent free land be the same a little more or less together with one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total **2/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or less **togetherwith structures standing thereon lying at and being** Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 on terms and conditions contained therein and which document has been registered in the office of Additional Registrar of Assurances - II, Kolkata, on 17.08.2022 and recorded in Book No. - I, Volume No. 1902-2022, Pages from 352027 to 352082, being No. - 190209786 for the year 2022.

AND WHEREAS by and under the said Development Agreement dated 17.08.2022, being No. - 190209786 for the year 2022 we have agreed to execute a general Power of Attorney in favour of the Developer to empower and authorize the Developer inter alia to perform execute and act for and on our behalf as hereunder mentioned all acts, deeds, and matters to the extent of Our said property, for due performance and completion of the terms and obligation under the said Development Agreement.

AND WHEREAS due to our constant work and busy schedule, it is not possible for ourselves to look after the day to day work of our aforesaid property and it has become expedient and necessary for us to appoint suitable constituted attorney to look after the affairs of the said property.

NOW KNOW WE AND THESE PRESENTS that in conformity with to the covenants mentioned in the said Development Agreement dated 17.08.2022, being No. - 190209786 for the year 2022 **We, 1. SUSANTA CHANDRA**, Son of Late Rana Kishore Chandra, by faith-Hindu, by occupation - Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, **2. PRASANTA CHANDRA**, son of Late Rana Kishore Chandra, by faith-Hindu, by occupation - Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, do hereby nominate, constitute and appoint **CENTRAL HOLDING PRIVATE LIMITED, PAN- AACCC0885G**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. + P.S.- Bow Bazar, Kolkata - 700 012, represented by one of its director, **ZAFAR AHMED KHAN, PAN-**

AIHPK8406F, (AADHAR NO.- 407207225546), Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037 as our lawful attorney in our names and on our behalf to do, inter alia, the following acts and deeds and things, relating to the Development Agreement of our said property viz. **ALL THAT 2/7th share** in the 5 Cottahs and 13 Chittaks equivalent to **1 Cottah 10 Chhittaks 25 Sq. Ft.** of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and **2/7th share** in land measuring 16 Cottahs 3 Chhitaks **2/7th share** land measuring 16 Cottahs 3 Chhitaks equivalent to **4 Cottah 10 Chhitaks** of rent free land be the same a little more or less together with one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total **2/7th share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 i.e. to say :-

1. To approach all concerned authorities under Urban Land Ceiling and Regulations Act, 1976, K.I.T., Land Acquisition Collector, Fire Brigade, Kolkata Municipal Corporation and all Government, Semi-Government authorities, private or public

body and corporation in respect of the said schedule property and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities of the said departments and also preferring appeals pursuant to any order of the competent authority/authorities in connection with the said schedule premises.

2. To carry on correspondence with all concerned authority/authorities in respect of the said schedule property.
3. To appear and represent us before all concerned authority/authorities whether it is government, semi/government or any statutory bodies as may be necessary in connection with the said schedule property, provided however the same does not jeopardize the interest of the Owners in any manner whatsoever.
4. To execute and register deeds and documents as would be required for the purpose of submitting plan for sanction and for getting sanction plan in respect of said premises including giving undertaking for removal of encroachment of any portion of the present building over the KMC land , if there be any and also for donating roadside portion of the premises to the KMC for getting more F.A.R. and/or extra height and/or floor , if the occasion arises .
5. To sign and execute and register Agreements for Sale or Deeds for Sale, Assignment, Lease or Transfer in any form in respect of developer's allocation reserved by and under the said Development Agreement dated 17.08.2022 at the schedule Property, fully described hereunder and receive earnest money

or full consideration money and grant valid receipts and to execute and register Deeds for Sale, Assignment, Lease or any other document in respect of the Developer's allocation at the said property described in the Second Schedule hereunder written and to represent us before the Registrar and receive consideration money and grant valid receipt and discharges. However, it is pertinent to mention here that the Developer can only execute and register the said Agreements for sale, sale deeds, Assignment, Lease or any other document in respect of the Developer's Allocation only after procurement of the sanctioned plan from Kolkata Municipal Corporation and after demarcating the respective shares of the owners and developer with accordance to the respective allocations of the owners and developer as mentioned in the said Development Agreement dated 17.08.2022.

6. To do all other acts, matters and things in respect of the said schedule premises including to represent before any department and/or court of law both judicial and quasi judicial in character.
7. To appoint solicitor, advocate, attorney or lawyer to appear and in any court of law or before any customs or Revenue or other office of any State Government or local authority in respect of the said schedule property and to revoke such appointments and to substitute any other in their place instead.

8. To sign, verify, execute, plaint, written statements, counter claims, appeals, revision, review, application affidavit, authorities and papers of every description that may be necessary in respect of the said schedule premises and to be signed verified and execute for the purpose of any suits actions, appeal and proceedings of any kind whatsoever, in connection with the said schedule property in any court of law or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or Revisional jurisdiction or judicial authority established by lawful authority and do all acts and appearances and application in any such court aforesaid in any such Court aforesaid in any suits whatever.

9. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any court in connection with the said schedule premises whether civil or criminal or before whether any Tribunal or to execute Vakalatnama, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings, including pleadings Under Article 226/227 of the Constitution of India in connection with the said schedule premises and also to present any Memorandum of Appeal, Inventory and to accept service of summons, notice and other Legal Processes and to all acts Deeds and things that may be necessary or requisite in connection therewith in terms of our said schedule premises.

10. To take or enter into any possession of the schedule premises and defend the said property and every part thereof, subject to the condition as stated in the Development Agreement.
11. To negotiate with the tenants or occupiers of the schedule premises or to initiate legal proceedings against them as may be necessary, before the appropriate forum.
12. To file and execute any decree that may be passed by any court against the tenants or any occupier of the schedule premises and to take possession of the decretal property on our behalf.
13. To sign and submit proposed building plan for sanction before the concerned authority of the K.M.C. to deal with all the affairs relating to sanction and modification/alteration of sanction of building plan, to deposit the sanction fees for such plan and to receive the sanctioned plan from the K.M.C.
14. To apply to the concerned authorities including KIT, KMDA, Fire Department, police authority, electricity authority, KMC for obtaining the necessary permissions, sanctions, and clearances as may be required for sanctioning the Building Plan and to pay the necessary fees thereto and to take delivery of the permission and/or sanction thereof and also to deal with all the affairs relating thereto.

15. To appoint and dismiss or discharge Architect qualified Engineers or Licensed Building Surveyor as required in connection with the development of the said property.

AND GENERALLY to do all lawful acts, deeds and things necessary for the above mentioned purpose.

AND WE DO HEREBY AGREE to ratify and confirm all such deeds or assurance done or executed or made by our said Attorney pursuant to the power hereby entrusted under or by virtue of this Power of Attorney.

THE FIRST SHCHEDULE ABOVE REFERRED TO:

(Said premises)

"PART -I"

ALL THAT 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing on Road. The said premises is clearly shown in the annexed site plan being delineated by **GREEN INK** border which site plan is part and parcel of this Deed which is butted and bounded as follows :-

On the North	: Premises No. 169B, B.B. Ganguly Street
On the South	: Footpath and thereafter B.B. Ganguly Street
On the East	: partly by portion of premises No. 169A, B.B.

Ganguly Street and partly by Premises No. 168, B.B. Ganguly Street

On the West : partly by Premises No. 169B, B.B. Ganguly Street and Premises No. 170, B.B. Ganguly Street

"PART -II"

ALL THAT land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing off Road. The said premises is clearly shown in the annexed site plan being delineated by **RED INK** border which site plan is part and parcel of this Deed which is butted and bounded as follows :-

On the North : Partly by premises No. 15/A, Chuna Pukur Lane and partly by Premises No. 152, Raja Ram Mohan Sarani

On the South : Premises No. 169A, B.B. Ganguly Street and 10 feet Common Passage for entry of Premises No.169/B, Bipin Bihari Ganguly Street.

On the East : Partly by Premises No. 152, Raja Ram Mohan Sarani and partly by Premises No. 168, B.B. Ganguly Street

On the West : Partly by Premises No. 8, Jagabandhu Lane
and partly by Premises No. 170, B.B. Ganguly
Street.

THE SECOND SCHEDULE ABOVE REFERRED TO

"Said Property"

"PART - I"

ALL THAT 2/7th share in the 5 Cottahs and 13 Chittaks equivalent to **1 Cottah 10 Chhittaks 25 Sq. Ft.** of rent free land be the same a little more or less together with 2/7th share in the total brick-built one storied structures having total built up area of 3126 Sq. Ft. equivalent to **893 Sq. Ft.** lying at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing on Road.

"PART - II"

ALL THAT 2/7th share land measuring 16 Cottahs 3 Chhitaks equivalent to **4 Cottah 10 Chhitaks** of rent free land be the same a little more or less togetherwith 2/7th share in the one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon having total covered area of 14736 Sq. Ft. equivalent to **4210 Sq. Ft.** at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing off Road.

IN WITNESS WHEREOF we have hereunto set and subscribed our hands and signatures on this the 9th day of **SEPTEMBER, 2022.**

SIGNED and DELIVERED

At KOLKATA in presence of:

Susanta Choudhury
Present for Choudhury

PRINCIPALS

CENTRAL HOLDING PVT. LTD.

Zafar Ahmed Khan

DIRECTOR
CONSTITUTED ATTORNEY

WITNESSES:

1. *Bankim Sarker*
Nairachi, WB - 743166
2. *Basudev Pradhan*
277, B. B. Ganguly St.
Kol-12.

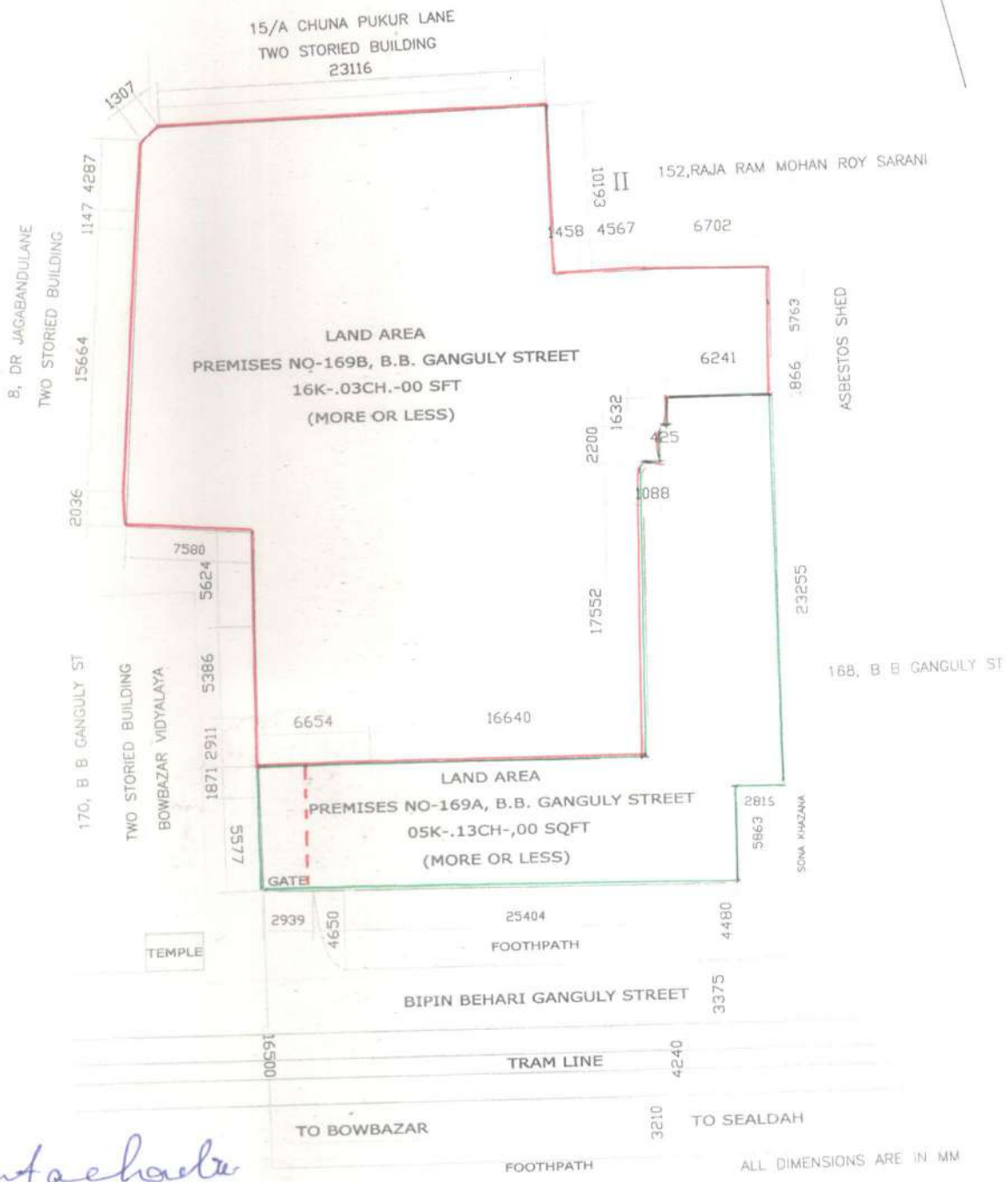
Drafted By:

MD. Nurul Haque

MD. NURUL HAQUE, Advocate,

26 K, Kustia Road, Kolkata- 700 039

Enrolment No. WB/199/86.



Susanta Chanda
Prasanta Chanda

CENTRAL HOLDING PVT. LTD.
Zefa Ahmed Khan
DIRECTOR

ALL DIMENSIONS ARE IN MM



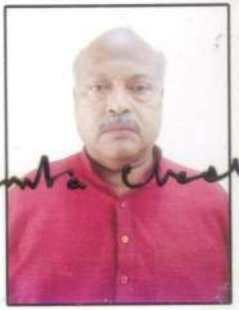
Susanta Chandra

Thumb First finger Middle finger Ring Finger Small finger

LEFT HAND					
RIGHT HAND					

Name- SUSANTA CHANDRA

Signature- Susanta Chandra



Prasanta Chandra

Thumb First finger Middle finger Ring Finger Small finger

LEFT HAND					
RIGHT HAND					

Name- PRASANTA CHANDRA

Signature- Prasanta Chandra



Zafar Ahmed Khan

Thumb First finger Middle finger Ring Finger Small finger

LEFT HAND					
RIGHT HAND					

Name- ZAFAR AHMED KHAN

Signature- Zafar Ahmed Khan

CENTRAL HOLDING PVT. LTD.

Zafar Ahmed Khan

DIRECTOR

Thumb First finger Middle finger Ring Finger Small finger



LEFT HAND					
RIGHT HAND					

Name-

Signature-.....

आयकर विभाग
INCOME TAX DEPARTMENT

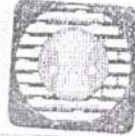


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACKPC0623K



नाम / Name

SUSANTA CHANDRA

पिता का नाम / Father's Name
RANA KISHOR CHANDRA

जन्म की तारीख / Date of Birth
15/09/1964

Susanta chandra
हस्ताक्षर / Signature





भारत सरकार

Government of India

आधार क्रमांक / Enrollment No. : 0652/10735/00047

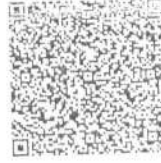
02/03/2013

To
Susanta Chandra
मृगाल चंद्र
74
DR. SURESH SARKAR ROAD
Intally S.O
Entally, Kolkata,
West Bengal - 700014
9123774032



KA589529740FH

58952974



आपका क्रमांक / Your No. :

2142 7949 1578

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



मृगाल चंद्र
Susanta Chandra
पिता : राना किरण चंद्र
Father : RANA KISHOR CHANDRA

जन्म तिथि / DOB: 15/09/1964

पुरुष / Male

2142 7949 1578



मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRASANTA CHANDRA

RANO KISHORE CHANDRA

15/09/1964

Permanent Account Number

ACKPC0622J

Prasanta Chandra

Signature





भारत सरकार

Government of India

नामांकन क्रम / Enrollment No.: 0652/10735/00199

To
00
Prasanta Chandra
S/O Rana Kishor
74, Dr.Suresh Sarkar Road
Entally
Entally
Circus Avenue Kolkata
West Bengal 700014
8961185158

14/04/2016

122550532



ME225505328FH



आपका क्रमांक / Your No. :

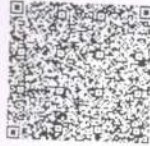
5856 2547 6955

मेरा , मेरी पहचान



भारत सरकार
Government of India

00
Prasanta Chandra
पिता : 000
Father : Rana Kishor Chandra
जन्म तिथि / DOB : 15/09/1964
पुरुष / Male



5856 2547 6955

मेरा , मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CENTRAL HOLDING PRIVATE LIMITED



15/06/1999

Permanent Account Number

AACCC0885G

03125012

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ZAFAR AHMED KHAN

NASIR AHMED KHAN

28/02/1976
Permanent Account Number

AIHPK8406F

Zafar Ahmed Khan
Signature



14062013



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00614/42518

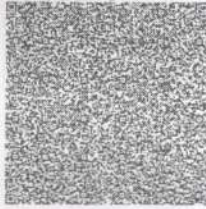
Download Date: 13/02/2020

To
জাফর আহমেদ খান
Zafar Ahmed Khan
C/O NASIR AHMED KHAN
33
BELGACHIA ROAD
BELGACHIA
Tram Depot
Belgachia
Kolkata West Bengal - 700037
9831023140

Issue Date: 21/12/2019

Signature valid

Digitally signed by Zafar Ahmed Khan
DN: cn=Zafar Ahmed Khan, o=Unique Identification Authority of India, email=zafar.ahmed.khan@uidai.gov.in, c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

4072 0722 5546

VID : 9191 3157 6014 3136

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 13/02/2020



জাফর আহমেদ খান
Zafar Ahmed Khan
জন্মতারিখ/DOB: 28/02/1976
পুরুষ/ MALE

Issue Date: 21/12/2019

4072 0722 5546

VID : 9191 3157 6014 3136

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত কিউআর কোড / অফলাইন এপ্রএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

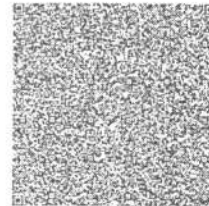
- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সহায়ক করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App য়ারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ঠিকানা:

নাসির আহমেদ খান, ৩৩, বেলগাছিয়া রোড, ট্রাম ডিপো, বেলগাছিয়া, বেলগাছিয়া, কলকাতা, পশ্চিম বঙ্গ - 700037

Address:
C/O NASIR AHMED KHAN, 33, BELGACHIA ROAD, Tram Depot, BELGACHIA, Belgachia, Kolkata, West Bengal - 700037



4072 0722 5546

VID : 9191 3157 6014 3136

1947 | help@uidai.gov.in | www.uidai.gov.in



ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

FKY3888179



নির্বাচকের নাম : বঙ্কিম সরকার
 Elector's Name : Bankim Sarkar
 পিতার নাম : কার্তিক সরকার
 Father's Name : Kartik Sarkar
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ Date of Birth : 12/10/1988

FKY3888179

ঠিকানা:
 দেবক, মামুদপুর, রাজেন্দ্রপুর, ঠেঘাটি, উত্তর 24 পরগণা-
 743166

Address:
 DEBOK, MAMUDPUR, RAJENDRAPUR,
 NAJHATI, NORTH 24 PARGANAS- 743166

[Handwritten Signature]

Date: 04/03/2013
 106-কলকাতা নির্বাচন জেলায় নির্বাচিত হিসেবে অধিকাংশের
 প্রতিনিধিত্ব করে
 Facsimile Signature of the Electoral
 Registration Officer for
 106-Jagatdal Constituency

যদি নির্বাচন হলে মতামত প্রকাশের ক্ষেত্রে এই কার্ডের নং এবং
 পরিচয়পত্রের নং উভয়ই উল্লেখ করতে হবে।
 In case of change in address mention this Card No
 and the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Major Information of the Deed

Deed No :	I-1902-10798/2022	Date of Registration	13/09/2022
Query No / Year	1902-8002513415/2022	Office where deed is registered	
Query Date	20/08/2022 3:18:06 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BANKIM SARKAR DEVOCK, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743166, Mobile No. : 9046946747, 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. 7,04,47,832/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190209786/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing On Road) , , Premises No: 169A, , Ward No: 048 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial use	1 Katha 10 Chatak 25 Sq Ft		3,46,01,586/-	Property is on Road , Project Name :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing Off Road) , , Premises No: 169B, , Ward No: 048 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	4 Katha 10 Chatak		3,06,79,459/-	Width of Approach Road: 10 Ft., , Project Name :
Grand Total :				10.3698Dec	0 /-	652,81,045 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	893 Sq Ft.	0/-	9,04,163/-	Structure Type: Structure

As per the details of the structure, the structure is complete. Extent of Completion: Complete

Major Information of the Deed

Deed No :	I-1902-10798/2022	Date of Registration	13/09/2022
Query No / Year	1902-8002513415/2022	Office where deed is registered	
Query Date	20/08/2022 3:18:06 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BANKIM SARKAR DEVOCK, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743166, Mobile No. : 9046946747, 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. 7,04,47,832/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190209786/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing On Road) , , Premises No: 169A, , Ward No: 048 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial use	1 Katha 10 Chatak 25 Sq Ft		3,46,01,586/-	Property is on Road , Project Name :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing Off Road) , , Premises No: 169B, , Ward No: 048 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	4 Katha 10 Chatak		3,06,79,459/-	Width of Approach Road: 10 Ft. , , Project Name :
Grand Total :				10.3698Dec	0 /-	652,81,045 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	893 Sq Ft.	0/-	9,04,163/-	Structure Type: Structure

Gr. Floor, Area of floor : 893 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete

S2	On Land L2	4210 Sq Ft.	0/-	42,62,624/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2359 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1851 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5103 sq ft	0 /-	51,66,787 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p>Mr SUSANTA CHANDRA Son of Late RANA KISHORE CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx3K, Aadhaar No: 21xxxxxxx1578, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
2	<p>Mr PRASANTA CHANDRA Son of Late RANA KISHORE CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx2J, Aadhaar No: 58xxxxxxx6955, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p>CENTRAL HOLDING PRIVATE LIMITED 267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxx5G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ZAFAR AHMED KHAN (Presentant) Son of Mr NASIR AHMED KHAN 33 BELGACHIA RD, City:- Not Specified, P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6F, Aadhaar No: 40xxxxxxxx5546 Status : Representative, Representative of : CENTRAL HOLDING PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BANKIM SARKAR Son of KARTICK SARKAR DEVOCK. City:- Not Specified, P.O:- MAMUDPUR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743166			
Identifier Of Mr SUSANTA CHANDRA, Mr PRASANTA CHANDRA, Mr ZAFAR AHMED KHAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-1.36927 Dec
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-1.36927 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-3.81562 Dec
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-3.81562 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-446.50000000 Sq Ft
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-446.50000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-2105.00000000 Sq Ft
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-2105.00000000 Sq Ft

Endorsement For Deed Number : I - 190210798 / 2022

On 09-09-2022

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

Presented for registration at 18:10 hrs on 09-09-2022, at the Private residence by Mr ZAFAR AHMED KHAN ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,04,47,832/-

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

Execution is admitted on 09/09/2022 by 1. Mr SUSANTA CHANDRA, Son of Late RANA KISHORE CHANDRA, 74, DR SURESH SARKAR ROAD, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mr PRASANTA CHANDRA, Son of Late RANA KISHORE CHANDRA, 74, DR SURESH SARKAR ROAD, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by Mr BANKIM SARKAR, , , Son of KARTICK SARKAR, DEVOCK, P.O: MAMUDPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-09-2022 by Mr ZAFAR AHMED KHAN, DIRECTOR, CENTRAL HOLDING PRIVATE LIMITED, 267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr BANKIM SARKAR, , , Son of KARTICK SARKAR, DEVOCK, P.O: MAMUDPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Advocate

haz

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 13-09-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

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 3692, Amount: Rs.100/-, Date of Purchase: 15/01/2022, Vendor name: H C SADHU

haz

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 382158 to 382194

being No 190210798 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.17 12:57:13 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/09/17 12:57:13 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)