

02278/21 VC-535/21

D 02216/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 466710

16 MAR 2021


THIS POWER OF ATTORNEY made this 16th day of March, 2021, BY (1) **BISWESWAR CHOWDHURY**, Son of the Late Dhruva Jyoti Chowdhury (Alias Late Jyoti Ranjan Chowdhury), by faith Hindu, by occupation-Engineer, having PAN- **AKZPC7582N** & AADHAR - **7649 9828 2728** AND (2) **SMT. CHANDA CHOWDHURY (Alias CHHANDA CHOWDHURY)**, Wife of Bisweswar Chowdhury, by faith Hindu, by occupation-Housewife, having PAN - **ALZPC4281D** & AADHAR- **6220 9865 8434**, both residing at 15/1A, Priyanath Mullick Road, Post Office- Kalighat and Police Station- Bhowanipore, Kolkata-700 026, hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives)



16/3/21
5/15
ce - 6/589552

NO. 74 DT. 24.12.2020
VALUE OF S.T. STAMPS 50/-
NAME OF DEVELOPER BOPE DAS RAMA
ADDRESS Alpu Panchayat

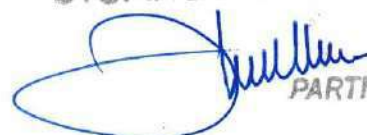
H. MUKHERJEE
STAMP VENDER S.O. BUDGE BUDGE


(SOUMYA) IT GUPTA



T.9-1770

UTOPIA DEVELOPERS


PARTNER



T.9-1771

Bisweswar Chowdhury



T.9-1772

Chandra Choudhury



ID-1769

at the
Alipore police station

IN FAVOUR OF UTOPIA DEVELOPERS, having **PAN- AAGFU6177J**, a Partnership firm, having its registered office at P-78, Lake Road, Post Office- Sarat Bose Road and Police Station- Rabindra Sarobar, Kolkata 700 029, represented by one of its Partner **MR. SOUMYAJIT GUPTA**, son of Mr. Indrajit Gupta, **PAN - AJAPG9130E & AADHAR No. 4474 9191 3448** and residing at Premises No. 87A, Sarat Bose Road, Post Office- Kalighat and Police Station- Bhowanipore, Kolkata-700 026, hereinafter referred to as the **ATTORNEY** (which expression shall, unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns)

WHEREAS:

- A. The Owners are the recorded Owners and are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the said premises being No. 15/1A, Priyanath Mullick Road, Post Office- Kalighat, Police Station-Bhowanipore, Kolkata- 700 026, under Kolkata Municipal Corporation, Ward No.72, District- South 24-Parganas, free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature of All That the piece and parcel of land containing an area of 02 cottahs 08 chittaks 0 sq.ft be the same a little more or less more fully and particularly described in the **Schedule** hereunder written [hereinafter referred to as the **SAID PREMISES**].
- B. By a Development Agreement dated 15.03.2021, March, 2021, made between **BISWESWAR CHOWDHURY**, Son of the Late Dhruba Jyoti Chowdhury (Alias Late Jyoti Ranjan Chowdhury), by faith Hindu, by occupation-Engineer, having **PAN- AKZPC7582N & AADHAR - 7649 9828 2728** AND (2) **SMT. CHANDA CHOWDHURY (Alias CHHANDA CHOWDHURY)**, Wife of Bisweswar Chowdhury, by faith Hindu, by occupation-Housewife, having **PAN - ALZPC4281D & AADHAR- 6220 9865 8434**, both residing at 15/1A, Priyanath Mullick Road, Post Office- Kalighat and Police Station- Bhowanipore, Kolkata-700 026, therein referred to as the Owners of the First Part and **M/S, UTOPIA DEVELOPERS**, represented through one of its Partners **MR.SOUMYAJIT GUPTA**, therein referred to as the Developer of the Second Part and registered with the District Sub-Registrar III, in Book No. I, Being No 160302051, for the year 2021, (hereinafter referred to as the **SAID AGREEMENT**) the Owners have appointed the said Developer to develop the said premises by construction of





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a multi-storied residential building thereon or on the part thereof in accordance with the terms and conditions therein contained.

C. Pursuant to and in terms of the said Development Agreement the said Developer has nominated the said Mr. Soumyajit Gupta, one of its Partners and requested the Owners to grant a Power of Attorney in his favour to enable the Developer to carry out and execute the said Agreement and to act, execute and carry out the deeds and activities which the Developer needs to undertake for the purpose of the said development work as per the Development Agreement.

D. Pursuant to and in terms of the said Development Agreement the said Owners intends to nominate, constitute and appoint the said Mr. Soumyajit Gupta, to be their true and lawful Attorney to act do and perform the following acts deeds and things.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, **BISWESWAR CHOWDHURY**, AND (2) **SMT. CHANDA CHOWDHURY (Alias CHHANDA CHOWDHURY)** do hereby nominate constitute and appoint the said **SOUMYAJIT GUPTA**, son of Mr. Indrajit Gupta, to be our true and lawful Attorney, in our name and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.
2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the New Building on the said premises or part thereof.
3. To enter upon the said premises with men and material as may be required for the purpose of development work and erect the New Building as per the Building Plans to be sanctioned.
4. To apply for and obtain sanction of a building plan from the Kolkata Municipal Corporation in respect of the said premises and to further apply





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for and obtain any modification or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement at the Developer's own costs and expenses.

5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters, Deed of Exchange and/or Deed of Gift required to be done for Amalgamation of the said premises with any adjacent plot or plots or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the said premises.

6. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.

7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, Enviromental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all other licencing and statutory authorities as and whenever required.

8. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, Enviromental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and all licencing and statutory authorities in connection with the obtaining of no objection, approvals, permission, sanction, modification and/or alteration of plans for the new building.

9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said premises.

10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said premises and also other papers





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and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think fit and proper.

11. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

12. To obtain delivery of the sanction plan and the completion certificate of the building from the Kolkata Municipal Corporation or any other authority or authorities.

13. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other Utility providers to the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

14. To appear and represent us before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

15. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or requisition in respect of the said premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

16. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said premises or part thereof.

17. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.





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18. To accept any service of writ of summons or other legal process and to appear in any court of authority as my Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as my Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer and pay the costs, expenses, fees and other outgoings. Further, to depose in the court of law or any authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

19. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the said premises for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose, to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

20. After completion of the construction of the New Building, to apply for and obtain part-occupation / occupation and completion certificate in respect of the New Building or parts thereof from the Planning Authorities.

21. To negotiate for sale/transfer in respect of the saleable spaces of the Developer's Allocation in the new building as defined in the said Agreement to be constructed on the said premises or part thereof.

22. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces of the Developer's Allocation as mentioned in the said Agreement on agreed terms and conditions with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

23. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said premises in respect of the saleable spaces of the Developer's Allocation and to receive consideration therefor and present the above documents for registration and admit the





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execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

24. To execute conveyance/conveyances in respect of the saleable spaces of the Developer's Allocation of the new building to be constructed on the said premises or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

25. To present such conveyance or conveyances in respect of the Developer's allocation of the new building to be constructed on the said premises or part thereof for registration before the registering authority and to admit execution thereof.

26. To insure the New Building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as my Attorney may think sufficient to protect the interests of all concerned therein.

27. To ask for, receive and recover from all the transferees /purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the said building comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof as my Attorney may think fit.

28. To hand over and deliver possession of the saleable spaces including units, parking spaces, etc. of the new building at the said premises to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

29. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard to the fixation of rateable value of buildings (proposed new building) under construction on the said premises by the Assessor and Collector and to file Appeals, applications, and other proceedings in any Court, forum or Tribunal.

30. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and





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15 MAR 2021



authorities herein before contained, as fully and effectually as i could do in person.

AND GENERALLY to act as the Attorney in relation to the said premises for and on behalf of me and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as I could have done if personally present.

And we do hereby agree to ratify and confirm whatever the said Attorney shall lawfully do or purport to be done by virtue of these presents in or about the said premises as aforesaid.

The Attorney shall exercise its rights under this power in terms of the said Development Agreement without any liability on me of any nature whatsoever, financial, criminal, civil or otherwise

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 02 Cottahs 08 Chittaks 0 Sq.ft be the same a little (more or less) together with the three storied dwelling house built thereon or on the part thereof lying situate at and being Premises No. 15/1A, Priyanath Mullick Road, Post Office-Kalighat, Police Station-Bhowanipore, Kolkata- 700 026, under Kolkata Municipal Corporation, Ward No.72, within the limits of the Kolkata Municipal Corporation and butted and bounded in the following manner :-

ON THE NORTH : By Premises No. 15B, Priyanath Mullick Road;

ON THE SOUTH : By Common Passage and thereafter by Premises No. 15/2, Priyanath Mullick Road;

ON THE EAST : By Premises No. 15/2, Priyanath Mullick Road;

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ON THE WEST : By Premises No. 15/1B, Priyanath Mullick Road and thereafter by KMC Road known as Priyanath Mullick Road, Kolkata;





DISTRICT REGISTRAR-III
SO. 24 P.S., ALIPORE
15 MAR 2021



IN WITNESS WHEREOF We the Owners have hereunto set and subscribed our respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the said **BISWESWAR CHOWDHURY,**
AND (2) **SMT. CHANDA CHOWDHURY**
(Alias CHHANDA CHOWDHURY)

at Kolkata in the presence of :

1. *Dipankar Sarkar*
1/55 Jadavganj
Po - Halty
Kolkata - 700 088

2. *Soumyajit Gupta*
59A, Samat Bose Road Kol-25

Bisweswar Chowdhury

Chanda Chowdhury

UTOPIA DEVELOPERS

Soumyajit Gupta
PARTNER

[SOUMYAJIT GUPTA]

ACCEPTED

Prepared by me

B.D.


































BAPI DAS

Advocate
Alipore Police Court
Kolkata-700 027
WB-613/2001







SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Bineswar Chowdhury</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
	<i>Chanda Choudhury</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
	<i>Jullum</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							





SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>for</i>						
		Little Ring Middle Fore Thumb (Left Hand)					
		Thumb Fore Middle Ring Little (Right Hand)					
PHOTO							
	Little Ring Middle Fore Thumb (Left Hand)						
	Thumb Fore Middle Ring Little (Right Hand)						
PHOTO							
	Little Ring Middle Fore Thumb (Left Hand)						
	Thumb Fore Middle Ring Little (Right Hand)						





आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGFU6177J

नाम / Name
UTOPIA DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
04/11/2020

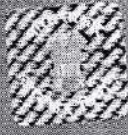


24112020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें।
आपका PAN सेवा कार्ड, एक बार ही प्रत्येक
व्यक्ति के लिए, जारी किया जाता है।
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to -
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8000 Fax: 91-20-2721 8001
e-mail: income@nsdl.com







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सोम्याजित गुप्ता
Soumyajit Gupta

इन्द्राजित गुप्ता
Indrajit Gupta

12/03/1977
 Permanent Account Number
AJAPG9130E


 Signature







28/02/2005

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लोटए
 आयकर पैन सेवा इकाई, एन एस डी एल
 तीसरी मंजील, सफ़ायर चेंबर,
 बानेर टेलिफोन एक्चेंज के नजदीक,
 बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDI,
 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: timnfo@nsdi.co.in





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISWESWAR CHOWDHURY

JYOTI RANJAN CHOWDHURY

30/11/1959

Permanent Account Number

AKZPC7582N



12/12/2008




Bisweswar Chowdhury
Signature





आयकर विभाग
INCOME TAX DEPARTMENT
CHANDA CHOWDHURY
MAHADEV MAZUMDAR
03/02/1968
Permanent Account Number
ALZPC4281D
Chanda Chowdhury
Signature

भारत सरकार
GOVT. OF INDIA



60062009







ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNH6583660

পরিচয় পত্র



Elector's Name	Bapi Das
নির্বাচকের নাম	বাপি দাস
Father's Name	Sunil
পিতার নাম	সুনীল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	23
১.১.২০০০-এ বয়স	২৩

Address
 127 SARAT GHOSH GARDEN ROAD
 KASBA Calcutta 700031

ঠিকানা
 ১২৭ সারৎ ঘোষ গার্ডেন রোড কসবা কলিকাতা
 ৭০০০৩১

Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন অধিকারিক

For 151-Dhakuria
 Assembly Constituency

১৫১-ঢাকুরিয়া
 বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date 22.09.2000

তারিখ ২২.০৯.২০০০



Major Information of the Deed

Deed No :	I-1603-02216/2021	Date of Registration	18/03/2021
Query No / Year	1603-8000589552/2021	Office where deed is registered	
Query Date	16/03/2021 12:09:08 PM	1603-8000589552/2021	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,89,99,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302051/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Priyanath Mallick Road, , Premises No: 15/1A, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 8 Chatak		1,74,99,999/-	Property is on Road , Project Name :
Grand Total :				4.125Dec	0 /-	174,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	15,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	0 /-	15,00,000 /-	



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr BISWESWAR CHOWDHURY, (Alias: Mr BISWESWAR CHOWDHURI) Son of Late Dhrubojyoti Chowdhury 15/1A, Priyanath Mullick Road,, P.O:- Kalighat, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKxxxxxx2N, Aadhaar No: 76xxxxxxxx2728, Status :Individual, Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Pvt. Residence</p>
2	<p>Mrs CHANDA CHOWDHURY Wife of Mr Bisweswar Chowdhury 15/1A, Priyanath Mullick Road,, P.O:- Kalighat, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx1D, Aadhaar No: 62xxxxxxxx8434, Status :Individual, Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2021 , Admitted by: Self, Date of Admission: 16/03/2021 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>UTOPIA DEVELOPERS P-78, Lake Road,, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Soumyajit Gupta (Presentant) Son of Mr Indrajit Gupta 87A, Sarat Bose Road,, P.O:- Kalighat, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0E, Aadhaar No: 44xxxxxxxx3448 Status : Representative, Representative of : UTOPIA DEVELOPERS (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mr BISWESWAR CHOWDHURY, Mrs CHANDA CHOWDHURY, Mr Soumyajit Gupta			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWESWAR CHOWDHURY	UTOPIA DEVELOPERS-2.0625 Dec
2	Mrs CHANDA CHOWDHURY	UTOPIA DEVELOPERS-2.0625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWESWAR CHOWDHURY	UTOPIA DEVELOPERS-1000.00000000 Sq Ft
2	Mrs CHANDA CHOWDHURY	UTOPIA DEVELOPERS-1000.00000000 Sq Ft



On 16-03-2021

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

Presented for registration at 14:03 hrs on 16-03-2021, at the Private residence by Mr Soumyajit Gupta ,

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 1,89,99,999/-

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

Execution is admitted on 16/03/2021 by 1. Mr BISWESWAR CHOWDHURY, Alias Mr BISWESWAR CHOWDHURI, Son of Late Dhrubojyoti Chowdhury, 15/1A, Priyanath Mullick Road,, P.O: Kalighat, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Professionals, 2. Mrs CHANDA CHOWDHURY, Wife of Mr Bisweswar Chowdhury, 15/1A, Priyanath Mullick Road,, P.O: Kalighat, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-03-2021 by Mr Soumyajit Gupta, PARTNER, UTOPIA DEVELOPERS, P-78, Lake Road,, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-03-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no AA6710, Amount: Rs.50/-, Date of Purchase: 04/12/2020, Vendor name: H Mukherjee

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 58548 to 58569
being No 160302216 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.23 11:10:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/23 11:10:36 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)