

5551/23

I-5373/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 109665
 Certified that the document is admitted to registration. ~~Signature sheets and the endro~~ signature sheets and the document are attached with the document are the part of this document.

26 APR 2023

DEVELOPMENT POWER OF ATTORNEY District Sub-Register-III
(After Registered Development Agreement) Alipore South 24-pargana

THIS DEVELOPMENT POWER OF ATTORNEY made this 26th day of April, Two Thousand and Twenty-three

BY

SMT. ANURUPA SEN (having Income Tax PAN BFRPS6656F), Aadhaar No. 7073 8060 6258, Mobile No. 8910667408), wife of Late Saibal Kanti Sen, by faith Hindu, by occupation Landowners, residing at No.60, Avenue South, Santoshpur, Kolkata-700 075, Post Office Santoshpur, Police Station Survey Park, hereinafter called and referred to as the OWNER/PRINCIPAL.

Contd.....

26.04.2023
 @-8/1049440/23

(Faint handwritten notes and signatures at the bottom of the page)

14 MAR 2023

13389

No.....Rs. 100/- Date.....

Name : Anurupa Sen

Address : 60, Avenue South
Santoshpur.

Vendor :
Alipore Collectorate, 24 Pgs. (South)

Kol-95.

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
26 APR 2023

Chancellor (Signature)
Advocate
Son of Late Hari Kumar (Signature)
Alipore Judges' Court.

W H E R E A S :

- A) Upon demise of Saibal Kanti Sen, who died intestate on the date of 17th day of July, 2020 leaving behind his wife Smt. Anurupa Sen, one Daughter Smt. Karabi Sen and one Son Sri. Arup Sen as his Heirs/Heiress who jointly inherited the property having undivided 1/3rd share each therein as per provisions of the Hindu Succession Act, 1956, have acquired joint ownership over ALL THAT the piece and parcel of 3 Cotthas 11 Chhitacks 15 Sq. ft. more or less of Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. in total standing thereon or on part thereof situated lying at Mouza Santoshpur, J. L. No. 22, Pargana Khaspur, comprised in C.S. Dag Nos. 190,185,187 under Khatian Nos. 28,284, Police Station Survey Park (formerly Purba Jadavpur) Addl. District Sub-Registration Office Sealdah, District South 24-Parganas, being the **Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075)**, under Ward No. 103 of The Kolkata Municipal Corporation morefully and particularly described in the **SCHEDULE** hereunder written.
- B) Subsequently, the aforesaid land situated at Premises No. 190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), was physically measured and upon such measurement the actual land area in the aforesaid premises was found as 3 (Three) Cotthas 10 (Ten) Chhitacks 28.838 (twenty-eight point eight three eight) Sq. ft. more or less of

Contd.....

Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. more or less, the Legal Heirs of said Saibal Kanti Sen, since deceased were in joint possession thereof.

- C) , Thereafter, out of the aforesaid Legal Heirs of said Saibal Kanti Sen, Smt. Karabi Sen and Sri Arup Sen, the daughter and son of said Saibal Kanti Sen, since deceased by and/or under a Deed of Gift Dated 10-03-2023, registered at the office of District Sub-Registrar -III Alipore South 24-Parganas and was recorded in its Book No.1, Vol. No.1603-2023, Page from 105167 to 105187, Being No.160303683 for the year 2023 for the consideration of respect and natural love and affection towards their Mother Smt. Anurupa Sen jointly conveyed and transferred their undivided 1/3rd share each in the said property aggregating to undivided 2/3rd share equivalent to 2 Cottahs 7 Chhitacks 4.225 Sq. ft. out of 3 Cottahs 10 Chhitacks 28.838 Sq. ft. more or less of land and 1278 Sq. ft. more or less of Area in the building out of Total area of 1917 Sq. ft. more or less in the old two storied building standing situated lying at and being the Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), morefully described in the SECOND SCHEDULE thereunder written.

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- D) Upon transfer of the aforesaid undivided 2/3rd share in the said premises, Smt. Anurupa Sen retained her absolute Ownership in respect of ALL THAT the piece and parcel of 3 (three) Cottahas 10 (ten) Chhitacks 28.838 (twenty-eight point eight three eight) Sq. ft. more or less of Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. more or less standing thereon or on part thereof situated lying at Mouza Santoshpur, J. L. No. 22, Pargana Khaspur, comprised in C.S.Dag Nos.185,187, 190, under Khatian Nos. 28,284, Police Station Survey Park (formerly Purba Jadavpur) Addl. District Sub-Registration Office Sealdah, District South 24-Parganas, being the Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075).
- E) In course of time Smt. Anurupa Sen, the Landowner herein out of natural love and affection had decided to convey and transfer by way of Gift a Part/Portion of the said Premises and with the said intention, by a Deed of Gift dtd.13-03-2023 registered at the office of District Sub-Registrar -III Alipore South 24-Parganas and was recorded in its Book No.1, Vol. No.1603-2023, Page from 133085 to 133107, Being No.160304442 for the year 2023 conveyed and transferred ALL THAT the divided and demarcated portion of land measuring 8 (eight) Chhitacks 28.58 (twenty-eight point five eight) Sq. ft. in North-West side out of total area of 3 Cottahas 10 Chhitacks 28.838 Sq. ft. more or less

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situated lying at and being the Portion of Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), unto and in favour of Smt. Karabi Sen and Sri. Arup Sen, being her daughter and son.

- F) Thus after execution and registration under the Deed of Gift dtd.13-03-2023 in respect of the property as aforesaid, Smt. Anurupa Sen the Landowner herein retained the absolute ownership of Premises No.190, Avenue South Road, Assessee No.31-103-08-0190-1 (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), which as the present land area stands as 209.054 Sq. Mtr., equivalent to 3 Cottahs 2 Chhitacks more or less.
- G) For the Purposes of development of the said property as and by way of construction of a new Ground plus Three storied building on the said plot of land/property, I have entered into one Registered Development Agreement dated 26th day of April, 2023, registered at the Office of the District Sub-Registrar-III Alipore South 24-Parganas and recorded in its Book No.I, Being No.160305363, for the year 2023 with **CALCUTTA SHELTER PVT. LTD. (having PAN AAFCC9312D, CIN U45400WB2014PTC204698, MSME Registered)**, a Company incorporated under the Companies Act 1956, a Civil Construction Company having Registered Office at B-34, Survey Park, Santoshpur, Kolkata -700075, Post Office

Sanitara Duster.

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Santoshpur, Police Station Survey Park, District South 24-Parganas, constituted by the Directors viz., **(1) SRI SAMITAVA DUTTA (PAN AIDPD2231K, Aadhaar No. 2509 9569 6813, Mobile No.8583919192)** son of Late Hare Krishna Dutta, residing at No.B-34, Survey Park, Kolkata-700 075, Police Station Survey Park and **(2) SMT MAYA DUTTA (having PAN AOGPD4386L, Aadhaar No.2561 3474 2499, Mobile 9830728275)** hereinafter called and referred to as the **DEVELOPER** on the terms conditions, covenants therein contained.

- H) In terms of the said Development Agreement dated 26th day of April, 2023 and as well as to facilitate the said **CALCUTTA SHELTER PVT. LTD. (having PAN AAFCC9312D, CIN U45400WB2014PTC204698, MSME Registered)**, a Company incorporated under the Companies Act 1956, a Civil Construction Company having Registered Office at B-34, Survey Park, Santoshpur, Kolkata -700075, Post Office Santoshpur, Police Station Survey Park, District South 24-Parganas, to complete the development work/construction work of the new building on the piece or parcel of 3 Cottahs 2 Chhitacks be the same a little more or less, equivalent to 209.054 Sq. Mtr. being the **Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075)**, fully described in the **SCHEDULE** hereunder it is expedient on my part to grant and/or execute ~~Development~~ Power of Attorney in favour of said

Sanjitava Dutta.

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CALCUTTA SHELTER PVT. LTD., having its Office at B-34, Survey Park, Santoshpur, Kolkata -700075, Post Office Santoshpur, Police Station Survey Park, constituted by the Directors viz., **(1) SRI SAMITAVA DUTTA**, and **(2) SMT MAYA DUTTA** in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS, I, the Owner of the said property situated at Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), i.e. the Principal/Executant herein do hereby nominate, constitute and appoint the said **M/S. CALCUTTA SHELTER PVT. LTD.**, having its Office at B-34, Survey Park, Santoshpur, Kolkata -700075, Post Office Santoshpur, Police Station Survey Park, constituted by its Directors viz., **(1) SRI SAMITAVA DUTTA (PAN AIDPD2231K, Aadhaar No. 2509 9569 6813, Mobile No.8583919192)**, son of Late Hare Krishna Dutta, residing at No. B-34, Survey Park, Kolkata-700 075, Police Station Survey Park, and **(2) SMT MAYA DUTTA (having PAN AOGPD4386L, Aadhaar No.2561 3474 2499, Mobile 9830728275)** wife of Samitava Dutta residing at No. B-34, Survey Park, Kolkata-700 075, Police Station Survey Park to be my true and lawful **ATTORNEY(S)** to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the said KMC Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075,) that is to say:

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- a) To enter upon the said property/Properties at KMC Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), and to possess the property and take all actions for construction of new building at the said premises.
- b) To apply to The Kolkata Municipal Corporation, K.M.D.A./K.I.T./Fire Services Department, and any other authorities concerned for obtaining sanction of Building Plan and or modification in connection with said plans for the construction of proposed new building at the property and to sign in all such plans/drawings in my name and on my behalf and to submit all papers, documents, Plans etc. in my name and on my behalf before all such Authorities.
- c) To deposit any fee or other amounts which may have to be paid to Kolkata Municipal Corporation, Fire Brigade Authority, and all other while in course of construction of the new building at the property.
- d) To apply for and obtain water, drainage, sewerage, electricity and/or other connections or any other utilities, and also to obtain the Completion Certificate and other Certificate from Kolkata Municipal Corporation, and/or other authorities and for that purpose, to sign in my name and on my behalf in all papers and documents and/or representations as may be thought necessary by the said Attorneys and to pay all charges in connection therewith.

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- e) To appoint Engineers, Architects and other Agents and Sub-Contractors as the said Attorneys shall think fit and proper and to make payment of their fees and charges.
- f) To apply for and obtain steel, cement and other materials in their names on my behalf and to sign necessary application and papers for the project work.
- g) To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, declarations, Registered Boundary Declaration, All types of Indemnity Bond sworn before the First Class Judicial Magistrate and all other affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Building Plan and construction of the new building at the said property.
- h) To execute, present for registration, admit execution and have registered the aforesaid documents in relation to the said building at the said premises.
- i) To appear before Notary Publics, District Sub-Registrar-III, Alipore, South 24-Parganas, Addl. Dist. Sub-Registrar Sealdah, Registrar of Assurances Kolkata, Kolkata Municipal Corporation, and all other Office of Offices and authority or authorities in connection with submission of all papers, documents and for registration of the aforesaid documents and for enforcement of all powers and authorities as contained herein.

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- j) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any Suit or Arbitration proceeding and demands touching any of the matters aforesaid or any other matters relating to the property or any part thereof and also if thought fit, to compromise, refer to Arbitration, abandon, submit or judgment or become non-suited in any such action on proceeding as aforesaid, before any Court, Civil, Criminal or Revenue.
- k) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- l) For the purposes aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other document authorising such Advocates to act and to terminate such authority and to pay fees of such Advocates.
- m) To receive and pay and or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
- n) To appear before Kolkata Municipal Corporation, Fire Brigade , K.M.D.A./K.I.T. or any Governmental Authority, Lift Safety Authority, and Revenue Authorities and to pay other charges whatsoever, payable for and on account of the property and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefor.

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- o) To give undertakings, assurances and indemnities as be required for the purposes aforesaid.
- p) To appear for and represent us as the Owners before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.
- q) To negotiate and/or to enter into Agreement with intending Purchaser/Purchasers for sale, transfer of constructed Flat/Flats/Car Parking Spaces in the New Building on Ownership basis in respect of the Developer's Allocated Area in terms of the said Registered Development Agreement dated 26th day of April, 2023 and to sell, transfer, convey, assign and assure the said Flat/Flats/Car Parking Spaces including undivided share of land in the said property/Premises to such intending Purchaser/Purchasers at and for such consideration/considerations and on such terms and conditions as may be agreed by and between the said **M/S. CALCUTTA SHELTER PVT. LTD.**, constituted by its Directors thereof as Developer and such intending Purchaser/Purchasers from time to time.
- r) In respect of the Flat/Flats/Car Parking Spaces out of Developer's Allocations, to sign and execute all Agreements, Deeds, documents and papers including Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers and to present any or all of them for registration, before the relevant authority having

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jurisdiction, including the District Sub-Registrar-III, Alipore, South 24-Parganas, Addl. Dist. Sub-Registrar Sealdah or Registrar of Assurances Kolkata.

- s) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flats/ Car Parking Spaces in respect of the Developer's area in the New Building **AND TOGETHER WITH** the undivided proportionate share of the land comprised in the property/premises and to appropriate the said money of monies in the credit of the Developer.
- t) To issue and deliver valid and effectual receipts and discharge on our behalf for all money or monies which the said Attorney as Developer shall receive in our names for the sale/transfer of Flat/Flats/Car Parking Spaces within Developer's allotted portion (excluding Owners' portion) as aforesaid and to make over all such monies so receive by the said Attorney as Developer for appropriating the same for its own use in terms of the said Registered Development Agreement dated day of April, 2023.
- u) To receive any registered letter or any other documents in respect of the property/premises and to grant proper and effectual receipts in respect thereof.

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AND GENERALLY the said Attorney through its said Directors shall have the power to do all such other acts, deeds and things relating to the said property/premises, on our behalf in regard to the said property as We could have lawfully done if personally present.

AND it is specifically mentioned herein that this Development Power of Attorney only to complete the development work of the property as mentioned in the SCHEDULE hereunder and also to sell the Developer's Allocations in the new building in terms of the Development Agreement dtd. 26th day of April, 2023 as herein before mentioned.

AND I, the Principal/Executant herein do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises as aforesaid.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the property)

ALL THAT the piece and parcel of 3 Cotthas 2 Chhitacks more or less equivalent to 209.054 Sq. Mtr. of Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. more or less standing thereon or on part thereof situated lying at Mouza Santoshpur, J. L. No. 22, Pargana Khaspur, comprised in C.S.Dag Nos. 185,187, 190 under C.S. Khatian Nos. 28,284, Police Station Survey Park (formerly Purbā Jadavpur) Addl. District Sub-Registration Office Sealdah,

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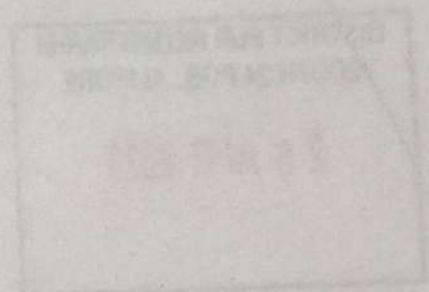
District South 24-Parganas, being the **Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), Assessee No.31-103-08-0190-1** under Ward No. 103 of The Kolkata Municipal Corporation whereon or whereupon the proposed Ground plus Three storied building is to be constructed. The said property is butted and bounded as follows :

ON THE NORTH :By Premises/Property of Karabi Sen & Arup Sen;

ON THE SOUTH : By Premises 62, Avenue South Road ;

ON THE EAST : By 20' ft. wide KMC Road; (6050mm Minimum) ;

ON THE WEST : By Premises/Property of Karabi Sen & Arup Sen ;



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IN WITNESS WHEREOF We, the Principal/Executant and **M/S. CALCUTTA SHELTER PVT. LTD.**, through its Directors viz., (1) Samitava Dutta and (2) Maya Dutta the Attorney(s) herein, have executed these presents on the 26th day of April, Two Thousand and Twenty Three at Kolkata.

WITNESSES :

1) Chanchal Santra
Advocate

2) Sanjay Datta
B/205, Sunney Park
Santoshpur
Calcutta - 75.

Anusupa Sen
(Signature of the
Principal/Executant)

CALCUTTA SHELTER PVT. LTD.

Samitava Dutta

DIRECTOR

CALCUTTA SHELTER PVT. LTD.

Maya Dutta

DIRECTOR

Signature of the ATTORNEY(S)

Drafted by :

Chanchal Santra
(Chanchal Santra)

Advocate

Regn.No.WB/496/1984

Alipore Judges' Court.

Typed by :

Sunil Kr. Dey
(Sunil Kr. Dey)

513, Chittaranjan Colony,

Baghajatin, Kolkata-700 092



Name ANURUPA SEN
 Signature Anurupa Sen

	thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name SAMITAVA DUTTA
 Signature Samitava Dutta

left hand					
right hand					



Name MAYA DUTTA
 Signature Maya Dutta

left hand					
right hand					

Major Information of the Deed

Deed No :	I-1603-05373/2023	Date of Registration	26/04/2023
Query No / Year	1603-8001049440/2023	Office where deed is registered	
Query Date	26/04/2023 12:08:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	CHANCHAL SANTRA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830304855, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 97,30,801/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160305363/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



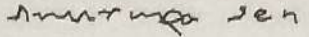
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Avenue South Road, , Premises No: 190, , Ward No: 103 Pin Code : 700075

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	3 Katha 2 Chatak		84,37,501/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.1563Dec	0/-	84,37,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1917 Sq Ft.	0/-	12,93,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 958.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 958.5 Sq Ft., Residential Use, Cemented Floor Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1917 sq ft	0/-	12,93,300 /-	

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Smt ANURUPA SEN Wife of Late SAIBAL KANTI SEN Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
	26/04/2023	LTI 26/04/2023	26/04/2023

60 AVENUE SOUTH, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South24-Pargana West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx6F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CALCUTTA SHELTER PRIVATE LIMITED B-34 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx2D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SAMITAVA DUTTA (Presentant) Son of Late HARE KRISHNA DUTTA Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 26 2023 12:13PM</td> <td>LTI 26/04/2023</td> <td>26/04/2023</td> </tr> </tbody> </table> <p>B-34 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Pargana West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx1K,Aadhaar No Not Provided Status : Representative, Representative of : CALCUTTA SHELTER PRIVATE LIMITED (as AS DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr SAMITAVA DUTTA (Presentant) Son of Late HARE KRISHNA DUTTA Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office					Apr 26 2023 12:13PM	LTI 26/04/2023	26/04/2023
Name	Photo	Finger Print	Signature										
Mr SAMITAVA DUTTA (Presentant) Son of Late HARE KRISHNA DUTTA Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office													
	Apr 26 2023 12:13PM	LTI 26/04/2023	26/04/2023										

26-04-2023

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:10 hrs on 26-04-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SAMITAVA DUTTA ,.

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 97,30,801/-

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

Execution is admitted on 26/04/2023 by Smt ANURUPA SEN, Wife of Late SAIBAL KANTI SEN, 60 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr CHANCHAL SANTRA, , , Son of Mr HARI KUMAR SANTRA, ALIPORE JUDGES 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 26-04-2023 by Mr SAMITAVA DUTTA, AS DIRECTOR, CALCUTTA SHELTER PRIVATE LIMITED, B-34 SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadaupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr CHANCHAL SANTRA, , , Son of Mr HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 26-04-2023 by Ms MAYA DUTTA, AS DIRECTOR, CALCUTTA SHELTER PRIVATE LIMITED, B-34 SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr CHANCHAL SANTRA, , , Son of Mr HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13389, Amount: Rs.100.00/-, Date of Purchase: 14/03/2023, Vendor name: Subhankar Das



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.

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Volume number 1603-2023, Page from 158549 to 158570

being No 160305373 for the year 2023.



Dhar

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OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

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