

3855/21

T-3756/21



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AL 034764

24/11/2021
81 24 337 79/2021

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

Magl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
24 NOV 2021

**DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS shall come We, 1. SRI ARUN KANTI PODDER (Pan – AFNPP5075J) and (Aadhaar No.7933 2684 7053), son of Late Nanigopal Podder and 2. SRI AVIJIT SAHA (Pan – AVZPS6493D) and (Aadhaar No.5501 2140 0629), son of Late Ajit Saha, both by Faith – Hindu, both by Occupation – Business, both by Nationality – Indian, both are resident of Plot No.76, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055 in the District of North 24-Parganas and hereinafter Jointly referred to and called as the LANDOWNERS / EXECUTANTS SENDETH GREETING :

W H E R E A S We, being the Landowners-cum-Principals / Executants hereof jointly seized and possessed of and / or otherwise well and sufficiently entitled to all that piece and parcel of Plot of ' Bastu ' Land ad-measuring an

121084

Annex Nandi, Pocher & Sons

NAME _____
 ADD. 76, Aum Aum Park
 Rs. 100

18 NOV 2021
 SURANJAN NATHANERJEE
 District Stamp Vendor
 C. E. Court,
 2 & 3, R. S. Hoy Road, Kol-1

not-55

18 NOV 2021
18 NOV 2021



Dr. D. V. S. R. Reddy
 Commissioner, Salt Lake City

24 NOV 2021

Suranjan Nathaneerjee
 District Stamp Vendor
 C. E. Court,
 2 & 3, R. S. Hoy Road,
 Kolkata-1

area of 5 (Five) Kattahs be the same a little more or less together with old Brick built 2 (Two) Nos. of Double Storeyed Building having the total Constructed area of 4234 Square feet (2000 Sq. ft. + 2234 Sq. ft.) approximately with Cemented Flooring standing thereon and situate at being entirety of Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly, Krishnapur), J. L. No.32 / 20 (formerly No.17), R. S. No.180 comprised in C. S. / R. S. Dag Nos.2359 (2 K. 5 Ch. 10 Sq.ft.) and 2368 (2 K. 10 Ch. 35 Sq.ft.), Municipal Holding No.122 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and hereinafter referred to as the ‘ Said Premises ’ and more particularly described in the Schedule written herein below.

A N D W H E R E A S We, being the Principals / Executants hereof as Landowners of the aforesaid Plot of land ad-measuring an area of 5 (Five) Kattahs be the same a little more or less together with old Brick built 2 (Two) Nos. of Double Storeyed Building standing thereon, with an object of developing the same vide construction of a Multi-Storeyed Building thereon duly, entered into a registered Agreement for Development dated 24th day of November, 2021 with **Hitech Construction Company (Pan – AAFHH6644E)**, a Partnership Firm of Builders, Contractors and Engineers, constituted with its Partners namely, **1. Sri Rabin Ganguly (Pan – ADTPG7283K) and (Aadhaar No.2363 1486 7470)**, son of Late Sudhir Kumar Ganguly and **2. Smt. Mousumi Ganguly (Pan – ADNPG3770B) and (Aadhaar No.6246 5153 1568)**, wife of Sri Rabin Ganguly, both by Faith – Hindu, both by Occupation – Business, both by Nationality – Indian, having its registered Office at 556, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, District – North 24-Parganas and the Firm is represented by one of its Partner-cum-Authorized Signatory viz. **Sri Rabin Ganguly**, son of Late Sudhir Kumar Ganguly and hereinafter referred to and called as the “ **Developer** ” thereto of our said Premises. The said Agreement for Development was registered with the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, on the said 24th November, 2021 and recorded there in Book No. I, **Being No. 1504 03752 for the Year 2021** of the said Office.

Arun Kanti Poddar




Additional Sub-Registrar
Udhampur, (Salt Lake Circle)

NOV 2021

NOW, KNOW ALL MEN BY THESE PRESENT THAT We, being the herein above named **1. Sri Arun Kanti Podder**, son of Late Nanigopal Podder and **2. Sri Avijit Saha**, son of Late Ajit Saha and both resident of Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 in the District of North 24-Parganas with reference to the above stated registered Agreement for Development, do hereby as Landowners-cum-Executants jointly nominate, authorize, constitute and appoint in our place and stead **Sri Rabin Ganguly (Pan – ADTPG7283K) and (Aadhaar No.2363 1486 7470)**, son of Late Sudhir Kumar Ganguly, by Faith – Hindu, by Nationality – Indian, by Occupation – One of the Partner-cum-Authorised Signatory of **Hitech Construction Company (Pan – AAFFH6644E)**, a Partnership Firm of Builders, Contractors and Engineers, having its registered Office at 556, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, District – North 24-Parganas, as our true and lawful **ATTORNEY** for ourselves and in our name and on our behalf to do, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things relating to our said Premises that is to say :

1. To defend possession, administer, manage, supervise, hold, maintain and develop the said Premises and each and every part thereof by constructing the Multi-Storeyed Building thereon.
2. To appear and represent ourselves before the authorities of the South Dum Dum Municipality, C E S C Ltd., Zilla and Block Land & Land Reforms Office, Authorities under the Town and Country Planning Act, Kolkata Metropolitan Water and Sanitation Authority and before all other Statutory and Local Body as and when necessary for the purpose of and/or relating to all matter concerning the development of our said Premises by constructing there upon a Multi-Storeyed building.
3. To sign, verify and file applications, forms, Building Plan / s, documents and papers before the South Dum Dum Municipality or before other Statutory Authorities for the purpose of maintenance, administration, development and construction of Building on the said Premises.



[Signature]
Sub Registrar
Bhadrapur, (Salt Lake City)

2073/05/24

4. To sign, execute, submit and to take delivery of Site Plan, Building Plan, Building Occupancy / Completion Certificate or any Revised / Modified Building Plan/s, Documents, Statements, undertakings, Affidavits, Declaration, Indemnity Bond and all other related Papers that may be required for having the Building Plan sanctioned and/or sanction of modified/revised Plan by the Authorities of the South Dum Dum Municipality in respect of construction of building on the said Premises.

5. To sign and execute any Agreement for Sale/Memorandum etc. towards Sale and Transfer of any Flat, Car Parking Spaces and Other Constructed Units of the newly constructed Building fallen under Developer's Allocation in terms of the registered Agreement for Development together with proportionate share of land attributable thereto of the said Premises in favour of the intending Purchaser/s as our Constituted Attorney.

6. To pay all Municipal and other Statutory rents, rates and taxes in respect of the said Premises as and when the same will become due and payable and to obtain proper receipt in respect thereof.

7. To sign, execute and registered any Agreement for Sale, Instrument or document for the purpose of transferring the proportionate share of the said Premises or any part or portion thereof together with any Flat, Car Parking Spaces and other constructed Unit of the newly constructed Building fallen under Developer's Allocation in favour of the Intending Purchaser or Purchasers on such terms and conditions that our Constituted Attorney at its absolute discretion may deem fit and proper.

8. To accept any amount in Cash or by Cheque / Draft in the name of the Attorney against Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances from the Intending Purchaser or Purchasers and to be entitled to nominate the Intending Purchaser or Purchasers for Sale and/or transfer of any part or portion of the newly constructed Multi-Storeyed building fallen under Developer's Allocation in terms of the registered Agreement for Development together with undivided and proportionate share of land attributable thereto of the said Premises.




Additional District Sub-Registrar
Baramulla, (Salt Lake Circle)

NOV 2021

9. To sign, execute and present for Registration any Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances etc. in our name and on our behalf as our Constituted Attorney in favour of the intending Purchaser/s of Flat, Car Parking Space or any other constructed Unit of the building fallen under Developer's Allocation together with proportionate, undivided share of land attributable thereto of the said Premises and to present the said Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances for registration in our name and on our behalf before the Competent Registration Authority.

10. To apply for and obtain temporary or permanent connections of Electricity, Water Supply, Cooking Gas, Telephone Line, Sewerage / Drainage Line and/or Connections of any other utilities that may be required to provide and / or install in the newly constructed building on our said Premises to ensure decent human habitation of the same in our name and on our behalf as our duly appointed Constituted Attorney.

11. To receive the Consideration money from the Purchaser/s in the name of the Attorney towards Sale and Transfer of any Flat, Car Parking Space and other Constructed Unit of the newly built Multi-Storeyed Building fallen under Developer's Allocation together with proportionate share of land attributable thereto of the said Premises and to grant proper receipt there for and to give full discharge to the Purchaser/s in our name and on our behalf as our duly appointed Constituted Attorney.

12. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning the said Premises and construction of new building thereon or any part or portion thereof.

13. To instruct the Advocate/Lawyers for preparing and/or drafting such Agreement, Deed/s, Documents and other such papers that may be necessary for the purpose of Sale and Transfer of the part or portion of the said Premises including the part or portion of the newly constructed Building thereon fallen under Developer's Allocation.




S. D. Sub Registrar
Bhadrapur, (Salt Lake Circle)

2073/2074

14. To appear and represent ourselves before the Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Notary Public and before other Officer or Officers or Authority or Authorities having jurisdiction over and above the said Premises and to present for registration and to acknowledge and register or have registered and perfected all Agreement for Sale, Deed of Conveyance or Conveyances, Memorandum, Instruments, writings etc. executed in our name and on our behalf as our duly appointed Constituted Attorney relating to Sale and Transfer of any Flat/s, Car Parking Space/s and other Constructed Units of the newly constructed Multi-Storeyed Building fallen under Developer's Allocation in full compliance of the terms and conditions of the registered Agreement for Development as We, could do the same if personally and / or physically present.

15. 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 in our name and on our behalf relating to the said Premises or construction of the Multi-Storeyed Building or in any way connected therewith.

16. For all or any of the purposes herein before stated and to appear and represent ourselves before all such authorities having jurisdiction over and above the said Premises and to sign, execute and submit all papers and documents for development and construction of the Multi-Storeyed Building on the said Premises or in any way connected / related therewith.

AND GENERALLY to do all acts, deeds and things in the name of ourselves and We, **1. Sri Arun Kanti Podder and 2. Sri Avijit Saha**, being the Landowners-cum-Principals/ Executants hereof doth hereby ratify and confirm and further agreed to ratify and confirm all and whatsoever acts, deeds and things so stated above that our said **ATTORNEY** shall lawfully do or cause to be done in or about the said Premises as aforesaid by virtue of these present.

THE SCHEDULE OF THE SAID PREMISES ABOVE REFERRED TO

ALL THAT piece and parcel of Plot of 'Bastu' land ad-measuring an area of 5 (Five) Kattahs be the same a little more or less together with old Brick built 2 (Two) Nos. of Double Storeyed Building having the total Constructed area




Sd. Lt. Col. (Retd.) Registrar
Midhannagar (Salt Lake Circle)

11 NOV 2021

of 4234 Square feet (2000 Sq. ft. + 2234 Sq. ft.) approximately with Cemented Flooring standing thereon and situate at being entirety of Plot No.76, Dum Dum Park, Police Station- Lake Town, Kolkata- 700 055 appertaining to Mouza- Shyamnagar (formerly, Krishnapur), J. L. No.32 / 20 (formerly No.17), R. S. No.180 comprised in C. S. / R. S. Dag Nos.2359 (2 K. 5 Ch. and 10 Sq.ft.) and 2368 (2 K. 10 Ch. and 35 Sq.ft.), Municipal Holding No.122 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and which is butted and bounded as follows :

ON THE NORTH : By 20' feet wide Municipal Road,

ON THE EAST : By Plot No.75, Dum Dum Park,

ON THE SOUTH : By Plot No.91, Dum Dum Park, and

ON THE WEST : By 20' feet wide Municipal Road.

IN WITNESS WHEREOF We, being the Landowners / Executants herein above named doth hereunto set and subscribe our respective hand and seal in presence of the Witnesses named herein below on this the 24th day of November, Two Thousand Twenty-One (2021) of the Christian Era.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of:

WITNESSES:

1. Anjan Choudhury
42, Dum Dum park
Kolkata-700055
2. Uttam Bahadur Chatterjee
6, old post office St
KOL-1

Arun Kumar Podder.

Arijit Saha

SIGNATURE OF THE LANDOWNERS/
EXECUTANTS.

HITECH CONSTRUCTION COMPANY.

Partner

Partner

SIGNATURE OF ATTORNEY
IN ACCEPTANCE OF POWER.

Drafted by :

Bani Brata Basak
(Mr. Bani Brata Basak),

Advocate,

High Court, Calcutta. WB-449/2021

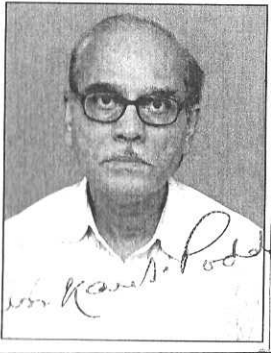













S. D. Mitra, Additional District Salt Registrar,
Bidhannagar, (Salt Lake City)












20/04/2021

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,
R.H. BOX - THUMB TO SMALL PRINTS.

 <i>Arjun Kaul Podder</i> <i>Arjun Kaul Podder</i>	L.H.					
	R.H.					

ATTESTED :- *Arjun Kaul Podder*

 <i>Arjit Saha</i> <i>Arjit Saha</i>	L.H.					
	R.H.					

ATTESTED :- *Arjit Saha*














[Signature]
Sub Registrar,
Hammagan, (Salt Lake City)

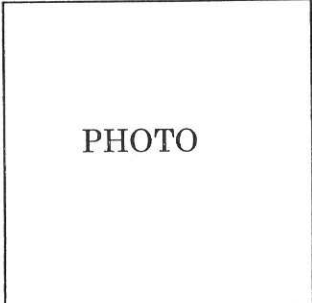
NOV 2021

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.
N.B. – L.H. BOX-SMALL TO THUMB PRINTS,
R.H. BOX – THUMB TO SMALL PRINTS.

	L.H.					
	R.H.					

ATTESTED :- 

	L.H.					
	R.H.					

ATTESTED :-



21 June 2021
Williamagan (Salt Lake City)

2021 06 21

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFNPP5075J



नाम /NAME

ARUN KANTI PODDER

पिता का नाम /FATHER'S NAME

NANIGOPAL PODDER

जन्म तिथि /DATE OF BIRTH

30-03-1947

हस्ताक्षर /SIGNATURE

Arun Kanti Podder

AKP

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Arun Kanti Podder

9836 184 936





ভারত সরকার
Government of India



অরুণ কান্তি পোদার
Arun Kanti Podder
পিতা : ননী গোপাল পোদার
Father : NANI GOPAL PODDER
জন্মতারিখ / DOB : 30/03/1947
পুরুষ / Male



7933 2684 7053

আধার - সাধারণ মানুষের অধিকার

Arun Kanti Podder



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
76 নং, দমদম পার্ক, সাউথ
দমদম (এম), বাঙ্গুর এভিনিউ,
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,
700055

Address:
76, DUMDUM PARK, South Dum
Dum (M), Bangur Avenue, North
24 Parganas, West Bengal,
700055

7933 2684 7053

1947
1800 300 1947

help@uidai.gov.in



9836184936

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AVZPS6493D

नाम / Name
AVJIT SAHA

पिता का नाम / Father's Name
AJIT SAHA

जन्म की तारीख / Date of Birth
28/02/1962

Ajit Saha
हस्ताक्षर / Signature



Ajit Saha *Ajit Saha*

9836105781





भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

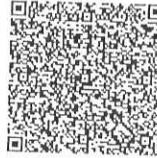
Enrollment No.: 1062/11011/57539

To
 Avijit Saha
 S/O: Ajit Kumar Saha
 79/2 DUMDUM PARK
 Bangur Avenue
 Bangur Avenue
 Jessore Road North 24 Parganas
 West Bengal 700055
 9836105781

22/01/2016
 331387077



MA31387077FT



आपका आधार क्रमांक / Your Aadhaar No. :

5501 2140 0629

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Avijit Saha
 DOB : 28/02/1962
 Male



5501 2140 0629

आधार - आम आदमी का अधिकार

Avijit Saha *Avijit Saha*

9836105781



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HITECH CONSTRUCTION COMPANY

01/04/2010

Permanent Account Number

AAFFH6644E

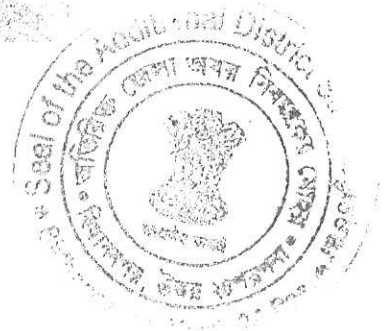
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.डी.बी. बेलपुर,
नवी मुंबई-४०० ६१४.

Hitech Construction Company

Partner



आयकर विभाग
INCOME TAX DEPARTMENT

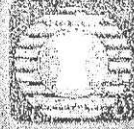


भारत सरकार
GOVT. OF INDIA

RABIN GANGULY
SUDHIR KUMAR GANGULY

20/09/1964
Permanent Account Number

ADTPG7283K



Rabin Ganguly
Signature

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाएँ :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



Chinsovs
0974566446



তথ্য

- ১. আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ২. পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- 1. Aadhaar is proof of identity, not of citizenship.
- 2. To establish identity, authenticate online.

১. আধার সারা দেশে মান্য।

২. আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারতীয় বিশিষ্ট পরিচয় প্রমাণ

ভারত সরকার

Unique Identification Authority of India

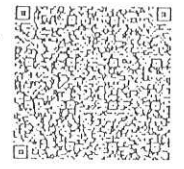
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1062/11011/31154

To
রবিন গাঙ্গুলী
Rabin Ganguly
S/O: Suchir Kumar Ganguly
530 DUM DUM PARK
SOUTH DUM DUM (M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9874566446

04/07/2015
269914191

MP699141918FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
2363 1486 7470

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
Unique Identification Authority of India

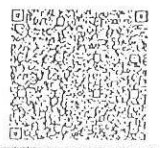
ঠিকানা:
এস/ও: সুধীর কুমার গাঙ্গুলী,
৫৩০, দম দম পার্ক, সাউথ দম
দম (এম), বাঙ্গুর অভেনিউ,
উত্তর ২৪ পরগণা, বাঙ্গুর অঞ্চল,
পশ্চিম বঙ্গ, ৭০০০৫৫

Address:
S/O: Sudhir Kumar Ganguly, 530,
DUM DUM PARK, SOUTH DUM
DUM (M), Bangur Avenue, North
24 Parganas, Bangur Ayenue,
West Bengal, 700055



ভারত সরকার
Government of India

রবিন গাঙ্গুলী
Rabin Ganguly
জন্মতারিখ / DOB : 20/09/1964
পুংস্ব / Male



2363 1486 7470

2363 1486 7470



আধার - সাধারণ মানুষের অধিকার

[Handwritten signature]

[Handwritten signature]

9874566446



भारत सरकार
India

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকারক
Unique Identification Authority of India

অনিকাকৃত্তির আই ডি / Enrollment No. : 0013/15016/05139

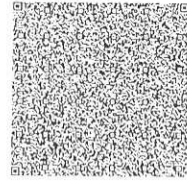
30/07/2016

To
Anjan Chowdhury
অঞ্জন চৌধুরী
S/O: Tejendra Lal Chowdhury,
42 dum dum park,
VTC: Bangur Avenue, PO: Bangur Avenue,
Sub District: Jessore Road, District: North 24 Parganas,
State: West Bengal, PIN Code: 700055,
Mobile: 9836764055

19034008



KF190340087FI



আপনার আধার সংখ্যা / Your Aadhaar No. :

2143 5460 9647

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অঞ্জন চৌধুরী
Anjan Chowdhury
জন্মতারিখ / DOB: 25/10/1963
পুং / Male

30/07/2016

2143 5460 9647

আমার আধার, আমার পরিচয়

Anjan Chowdhury
9836764055



Major Information of the Deed

Deed No :	I-1504-03756/2021	Date of Registration	24/11/2021
Query No / Year	1504-8002433779/2021	Office where deed is registered	
Query Date	24/11/2021 12:03:02 PM	1504-8002433779/2021	
Applicant Name, Address & Other Details	Bani Brata Basak High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420645226, 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. 3/-	Rs. 1,77,07,950/-		
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]:- 150403752/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, , Ward No: 28, Holding No:122 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2359		Bastu	Bastu	2 Katha 5 Chatak 10 Sq Ft	1/-	69,09,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-2368		Bastu	Bastu	2 Katha 10 Chatak 35 Sq Ft	1/-	79,40,625/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.25Dec	2 /-	148,50,000 /-	
	Grand Total :				8.25Dec	2 /-	148,50,000 /-	

Structure Details :



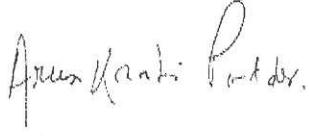



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	4234 Sq Ft.	1/-	28,57,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 2117 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2117 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	4234 sq ft	1 /-	28,57,950 /-	



Sub-Registrar,
Chennai North, (Salt Lake Circle)

24/11/2021

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ARUN KANTI PODDER (Presentant) Son of Late NANIGOPAL PODDER Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	24/11/2021	LTI 24/11/2021	24/11/2021	
PLOT NO 76, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Office				
2	Name Shri AVIJIT SAHA Son of Late AJIT SAHA Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	24/11/2021	LTI 24/11/2021	24/11/2021	
PLOT NO 76, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx3D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/11/2021 , Admitted by: Self, Date of Admission: 24/11/2021 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	HITECH CONSTRUCTION COMPANY 556, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			



Sub-Registrar
Bhubaneswar, (Salt Lake Circle)

17/07/2021

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RABIN GANGULY Son of Late SUDIR KUMAR GANGULY Date of Execution - 24/11/2021, , Admitted by: Self, Date of Admission: 24/11/2021, Place of Admission of Execution: Office	Photo  Nov 24 2021 12:27PM	Finger Print  LTI 24/11/2021	Signature  24/11/2021
556, DUM DUM PARK, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3K,Aadhaar No Not Provided Status : Representative, Representative of : HITECH CONSTRUCTION COMPANY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anjan Chowdhury Son of Late Tejendra Lal Chowdhury 42, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	 24/11/2021	 24/11/2021	 24/11/2021
Identifier Of Shri ARUN KANTI PODDER, Shri AVIJIT SAHA, Shri RABIN GANGULY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri AVIJIT SAHA	HITECH CONSTRUCTION COMPANY-3.83854 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri ARUN KANTI PODDER	HITECH CONSTRUCTION COMPANY-4.41146 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri ARUN KANTI PODDER	HITECH CONSTRUCTION COMPANY-2117.00000000 Sq Ft
2	Shri AVIJIT SAHA	HITECH CONSTRUCTION COMPANY-2117.00000000 Sq Ft




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

4 NOV 2021

On 24-11-2021

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.

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

Presented for registration at 12:23 hrs on 24-11-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri ARUN KANTI PODDER , one of the Executants.

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 1,77,07,950/-

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

Execution is admitted on 24/11/2021 by 1. Shri ARUN KANTI PODDER, Son of Late NANIGOPAL PODDER, PLOT NO 76, DUM DUM PARK,, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Shri AVIJIT SAHA, Son of Late AJIT SAHA, PLOT NO 76, DUM DUM PARK,, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Anjan Chowdhury, , , Son of Late Tejendra Lal Chowdhury, 42, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

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

Execution is admitted on 24-11-2021 by Shri RABIN GANGULY, PARTNER, HITECH CONSTRUCTION COMPANY, 556, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Anjan Chowdhury, , , Son of Late Tejendra Lal Chowdhury, 42, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

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 121084, Amount: Rs.100/-, Date of Purchase: 18/11/2021, Vendor name: Suranjan Mukherjee



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



[Signature]
Additional District Registrar
Salt Lake City, (Salt Lake City)

10/20/2021

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 172087 to 172113

being No 150403756 for the year 2021.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2021.12.03 12:18:18 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2021/12/03 12:18:18 PM

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)