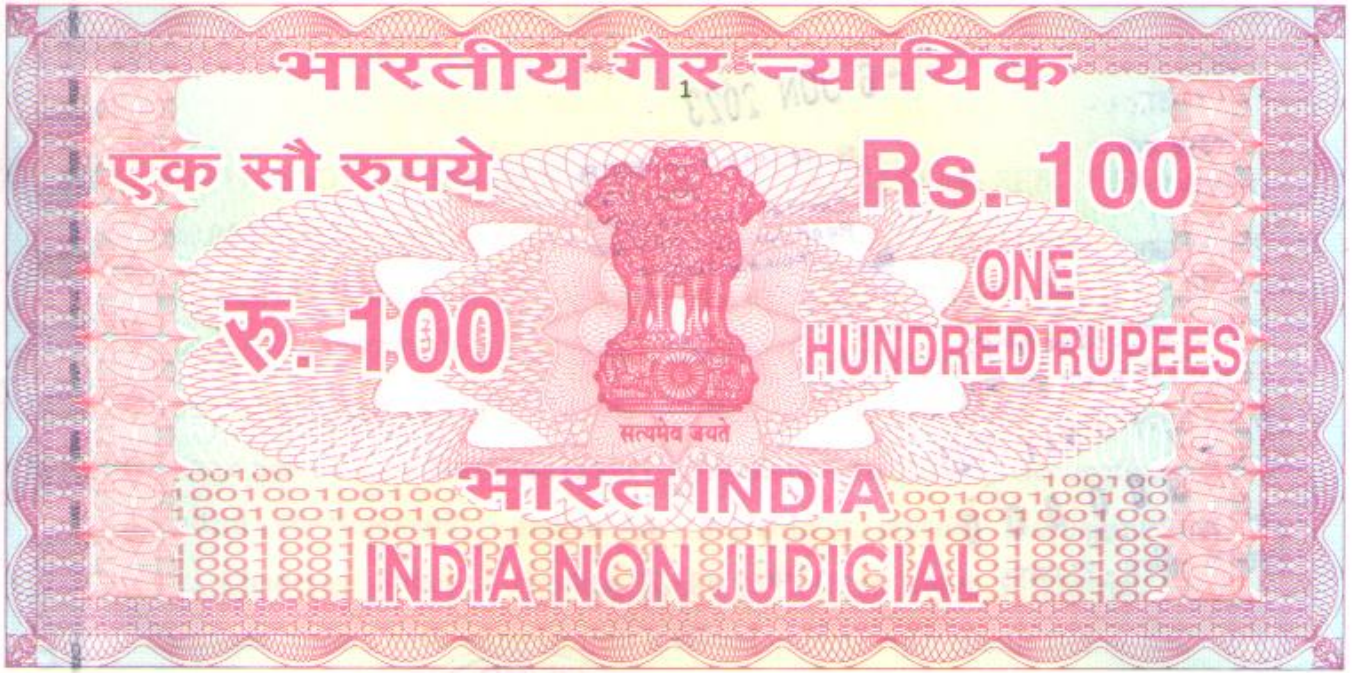


3203/23

I-3174/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AH 525937

Handwritten signature
07/07/23
1-59 PM

8-173657/23

Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

7 JUL 2023

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT .

Handwritten text in Bengali script, likely a signature or official note.

We (1) SMT. JHUMA SEN wife late SANAT KUMAR SEN (Phone No. 9874875759), by faith - Hindu , by Occupation - House wife , (2) MISS SHREYASHI SEN daughter of late SANAT KUMAR SEN (Phone No. 8420777639) , by faith - Hindu , by Occupation - Student , by Nationality - Indian , (3) MISS AARUSHI SEN daughter Late Sanat Kumar Sen , Phone No. 9748955291) by faith - Hindu , by Occupation - Student , by Nationality - Indian all residing at present residing at 35 S.L. Chatterjee Street , Holding No.88 (59) Uttar Nimta , District 24 Parganas North , have entered into a Development Agreement Being No. T-152603170 dated . 07/07/2023 registered at A.D.S.R.O Belgharia with S P S . UDYOG (Pan No. ACDFS6650F) a Registered Partnership Firm , Registered under the Provisions of Indian Partnership Act IX of 1932 , having its registered office at 8 / 2 Kabi Sukanta Sarani P.O & P.S - Nimta, Kolkata - 700049 , District - 24 Parganas North , , and its partners (1) SRI PRODOSH KANTI PAUL (PAN NO. AJBPP1172A & Phone No. 9836260332) , son of late Provat Chandra Paul , by faith - Hindu , by Occupation - Business , by Nationality - Indian , residing at Shraddanjali apartment 106 M.B. Road, P.O. and P.S - Nimta , Kolkata - 700049 , District - 24 Parganas North , (2) SMT. SHIBANI SAHA (PAN NO. CXHPS1174B & Phone No. 9007779712) wife of Sri Prabir Saha , by faith - Hindu , by Occupation - Business , by Nationality - Indian , residing at Majherhati Ashram Road, P.O. & P.S - Nimta , Kolkata - 700049 , District - 24 Parganas, North , (3) SMT. LAKHMI SEN (PAN NO. FMTPS4514P & Phone No.8583862988) wife of Sri Surajit Sen by faith - Hindu , by Occupation - Business , by Nationality - Indian , residing at 8 / 2 Sukanta Sarani , P.O. and P.S - Nimta , Kolkata - 700049 , District - 24 Parganas North, hereinafter called and referred to as the DEVELOPER , in respect of our property mentioned in the schedule

Jhuma Sen.

Jhuma Sen

hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Kamarhati Municipality under certain terms and conditions mentioned in the said Agreement.

AND WHEREAS the we the owners herein have Duly mutated our names with the Assessment Role of North Dum Dum Municipality and the said property has been numbered as holding No. 88 (59), and the name of the Street being S. L Chatterjee Street, Ward No. 26 as per latest Municipal Tax Receipt and we have been paying municipal taxes to the Municipality and we have mutated our names to the B.L. & L R O , the Government of West Bengal and our R.S Dag No. 1777 , 1778 in R.S Khatian No. 1268 , R.S. Dag No. 1779 , 1780 in R.S Khatian No. 1266 have been merge with L.R. Khatian No. 4811 , 4812 , 4813 in L.R. Dag No. 1777 and we paying the settlement Khazna to the concerned authority regularly and in the settlement record, 6 (six) Sataks of land is recorded in the name of Malik Jhuma Sen in L.R. Khatian No. 4811 , at L.R. Dag No. 1777 and 6 (six) Sataks of land is recorded in the name of Sreyashi Sen in L.R. Khatian No. 4812 , at L.R. Dag No. 1777 , and and 6 (six) Sataks of land is recorded in the name of Arushi Sen in L.R. Khatian No. 4813 , at L.R. Dag No. 1777 , which fully and particularly mentioned in the schedule herein below .

WHEREAS We are absolute owners of All that piece or parcel of Bastu land ad measuring more or less measuring 10 (Ten) Cottahs 2 (two) chittaks and 6 (six) square feet whereon the same is

Jhuma Sen

erected and / or built being plot no 'E' and 'F' under Municipal Premises No. 35 S. L Chatterje Street , Holding No. 88 (59) within the jurisdiction of North Dum Dum Municipality , being Ward No. 26 , Mouza- Uttar nimta P . S -Nimta , District 24 Parganas North , at L.R. Dag No. 1777 , L. R. Khatian NO. 4811, 4812 , 4813 , Touzi No.163 , 164 , 172 , Under A.D.S.R.O Belgharia , within the Jurisdiction of Collectorate of 24 Parganas North , Under the limit Kamarhati Municipality , Dist.-24 Parganas (North) , District North 24-Parganas, details of which mentioned in the schedule hereunder.

AND WHEREAS that in the said Agreement between us that we will hand over the vacant possession of land with Building to the **S P S . UDYOG** a Registered Partnership Firm , Registered under the Provisions of Indian Partnership Act IX of 1932 , having its registered office at 8 / 2 Kabi Sukanta Sarani . P.O & P.S - Nimta, Kolkata - 700049 , District - 24 Parganas North , said promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by Kamarhati Municipality and the total building except our allocation i.e. Owner's allocation will be sold to the intending purchasers according to the choice of our said Developer.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the schedule hereunder as we have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on our behalf for Development as aforesaid in respect of under mentioned schedule property.

AND **WHEREAS** we are engaged with our Business and also multifarious work, for the conveyance it become necessary for us to appoint **SRI PRODOSH KANTI PAUL** son of late Provat Chandra Paul , by faith – Hindu , by Occupation – Business , by Nationality – Indian , PAN NO. AJBPP1172A , residing at Shraddanjali apartment 106 M.B. Road, P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North One of the partners of said **S P S . UDYOG** as our Constituted Attorney to act on our behalf and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Joint Venture Agreement dated. *7th Day of July. 2023*

NOW BY THESE PRESENTS We (1) SMT. JHUMA SEN wife late SANAT KUMAR SEN (Phone No. 9874875759) , by faith – Hindu , by Occupation – House wife , (2) MISS SHREYASHI SEN daughter of late SANAT KUMAR SEN (Phone No. 8420777639) , by faith – Hindu , by Occupation – Student , by Nationality – Indian , (3) MISS AARUSHI SEN daughter Late Sanat Kumar Sen , Phone No. 9748955291) by faith – Hindu , by Occupation – Student , by Nationality – Indian all residing at present residing at 35 S.L. Chatterjee Street , Holding No.88 (59) Uttar Nimta , District 24 Parganas North , do here constitute appoint **SRI PRODOSH KANTI PAUL** son of late Provat Chandra Paul , by faith – Hindu , by Occupation – Business , by Nationality – Indian , PAN NO. AJBPP1172A , residing at Shraddanjali apartment 106 M.B. Road, P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North One of the partner of said **S P S . UDYOG** as our lawful Constituted Attorney to act for us and in our names on our behalf and to execute and perform all and every acts, deeds, matters, things as mentioned hereinafter follows:-

1..To enter into hold and defend possession of the said land every part thereof and also to manage, maintain an administer the said land and every part thereof.

2..To look after said and to control all the areas for the Development of said land and construction of a Multi- storied building thereon as per sanctioned plan which to be approved by the concerned authority.

3..To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and / or alteration of Development plans by the local Municipal and other appropriate authorities.

4..To appear and represent us before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and / or alteration of Development plans etc, of the aforesaid land.

5..To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alterations of Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other Agents

Thuma Sen

and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.

6..To receive the excess amount of fees, if any, paid for the purpose of sanction modification and / or alteration of the Development plans to any Authority or Authorities.

7.. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and / or remove any house, building and / or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.

8..To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connection or any other utility to the said premises and / or to make alteration therein and to close down and / or have disconnect the name 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.

9.To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.

10.To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.

Thuma Sen

11..To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and / or license fees from the occupants thereof if any.

12..To appear and represent us before all Authorities for fixation and / or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act deeds and things as the said Attorney may deem fit and proper.

13..To negotiate with others for sale of the flat / flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per agreement deed at any terms and conditions as the said Attorney shall think fit and proper.

14..To collect advance or part payment or full consideration from the intending purchasers of flats / along with the proportionate share of land on our behalf except the portions which will be kept reserved for us as per said agreement, and the said Attorney shall appropriate the sale proceeds.

15..To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats / along with the proportionate share of land in out / by his as the said Attorney shall think fit and proper.

Thuma Sen

16..To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

17.. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by our Attorney at our premises or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.

18.. To take steps for Registration of flats / Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.

19. To present any deed or deeds of sale conveyance, or conveyances of other documents for registration and when executed by him in our names and on our behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and / or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could do the same our self.

19. To take Loan from any nationalized Bank / Private Bank / Private

Jhuma Sen

Sectors / any financial institutions by mortgaging the said property .

21.. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and / or requisition and / or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.

21..To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

22.. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.

23..To sign, declare and / or affirm any plaint written, statements, petition, Affidavit, Verification Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.

24..To deposit and withdraw fee documents and manage in and from any

Thuma Sen

Court or Courts and / or any other person or persons or authority and give valid receipts and discharge therefore.

25.. To effect mutation of premises in the office of the collector and / or Municipal records and to do all acts on our behalf of the property which is fully described in the schedule herein below.

26.. To for all or any of the purpose hereinbefore stated to appear and represent ourselves before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed / revised plan buildings / site plan and to receive the Completion Certificate from the Competent Authority.

27.. To delegate such of the powers as the said Attorney in his absolute discretion shall think fit and proper and upon such delegation the said power of Attorney shall be deemed to have been granted by the Guarantor in favour of the said delegate or delegates as the case may be.

28.. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed / revised site / building plan from the Authority and to obtain the Completion Certificate from the concerned authority.

29.. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

Thuma Sen.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, deed and things as fully and effectually we would do and personally present.

AND we hereby ratify and **confirm** and agree or undertake ratify and confirm all the whatsoever our said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed / transaction as per the said Agreement dated- 07/07/ 2023 .

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of one storied brick built building total covered 1300 sft. and or dwelling unit together with messuages tenements hereditament and land containing an area of 10 (Ten) Cottahs 2 (two) chittaks and 6 (six) square feet whereon the same is erected and / or built being plot no "E" and "F" under Municipal Premises No. 35 S. L Chatterje Street , Holding No. 88 (59) within the jurisdiction of North Dum Dum Municipality , being Ward No. 26 , Mouza- Uttar nimta P . S -Nimta , District 24 Parganas North , at L. R. Khatian N0. 4811 , L.R. Dag No. 1777 , area of land 3 Cottahs 6 Chittaks 6 sft and L.R. Khatian No. , 4812 , L.R. Dag No. 1777 (area of land 3 Cottahs 6 Chittaks 0 sft) and , L.R. Khatian No. 4813 , L.R. Dag No. 1777 , (area of land 3 Cottahs 6 Chittaks 0 sft) , Touzi No.163 , 164 , 172 , Under A.D.S.R.O Belgharia , within the Jurisdiction of Collectorate of 24 Parganas North , which is butted and bounded as follows :-

Thuma Sen

Thuma Sen

On the North by :- 8 feet wide passage,
 On the East by :- 16 Feet S.L. Chatterjee street,
 On the South :- by plot no. G,
 On the West by 3 feet wide drain,

IN WITNESS WHEREOF the parties hereto have hereunto set
 and subscribed their hands and seals on 7th the day July 2023.

In the presence of:-

WITNESSES

1. *Sayanban Majumder*
 Barasackpore Court
 Kolkata - 700120

2. *Smt. Anis*
 Alipore West Duttapara
 P.S. Nimta
 Kolkata - 700049

SIGNED, SEALED AND DELIVERED

Jhuma Sen
Shekspati Sen
Aarushi Sen

SIGNATURE OF THE OWNERS

Prabalash Kanti Paul,

Constitute of Attome
Ms SPS UDYOG

Signature of the Attorney
 Signature of the Developer

Drafted and Prepared by me

Sachindra Nath Majumder


















Sachindra Nath Majumder,

Advocate W.B. 1484/1983,














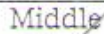

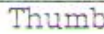
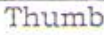









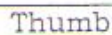




Sealdah Court Complex, Room No. 101,

1st Floor, Kolkata - 700014.

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants					
	<i>Thuma Sen</i>					
		(Left Hand)				
						
		Right Hand				
	<i>Shreegathi Sen</i>					
		(Left Hand)				
						
		Right Hand				
	<i>Anushi Sen</i>					
		(Left Hand)				
						
		Right Hand				

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants					
	<i>Donald Hunter Fox</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
Affix passport size photo						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
Affix passport size photo						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

Major Information of the Deed

No. / Year	I-1526-03174/2023	Date of Registration	07/07/2023
No. / Year	1526-8001736571/2023	Office where deed is registered	
Date	07/07/2023 1:52:30 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Deed Name, Address Deed Details	SAYANTAN MAJUMDER BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 8240174929, Status : Advocate		
Transaction	Additional Transaction		
Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Setforth value	Market Value		
	Rs. 1,09,32,303/-		
Stamp duty 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]:- 152603170/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, , Ward No: 26 Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1777	LR-4811	Bastu	Shali	3 Katha 6 Chatak 6 Sq Ft	1/-	33,57,113/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, , Ward No: 26 Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1777	LR-4812	Bastu	Shali	3 Katha 6 Chatak	1/-	33,48,845/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :







District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-1777	LR-4813	Bastu	Shali	3 Katha 6 Chatak	1/-	33,48,845/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					16.72Dec	3 /-	100,54,803 /-	

Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3	1300 Sq Ft.	1/-	8,77,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
Total :	1300 sq ft	1 /-	8,77,500 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Smt Jhuma Sen Wife of Late Sanat Kumar Sen Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office</p>	 07/07/2023	 LTI 07/07/2023	 07/07/2023
35 S.L. Chatterjee Street, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: hbxxxxxx1k, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office				
2	<p>Miss Shreyashi Sen Daughter of Late Sanat Kumar Sen Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office</p>	 07/07/2023	 LTI 07/07/2023	 07/07/2023
35 S.L. Chatterjee Street, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: kfxxxxxx3d, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office				



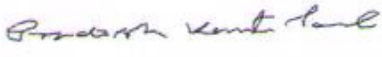
Name	Photo	Finger Print	Signature
Miss Aarushi Sen Daughter of Late Sanat Kumar Sen Executed by: Self, Date of Execution: 07/07/2023 Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office	 07/07/2023	 LTI 07/07/2023	 07/07/2023

35 S.L. Chatterjee Street, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: pfxxxxxx7I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	SPS Udyog 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.:: acxxxxxx0f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Agent by Authenticated Power Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prodosh Kanti Paul, (Presentant) Son of Late Provat Chandra Paul Date of Admission: 07/07/2023, admitted by : Self, Place of Admission of Execution: Office	 Jul 7 2023 2:16PM	 LTI 07/07/2023	 07/07/2023
Shrassanjali Apartment, 106 M.B. Road, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajbpp1172a,Aadhaar No Not Provided by UIDAI Status : Agent by Authenticated Power, Agent by Authenticated Power of : Smt Shibani Saha, Smt Lakshmi Sen				

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Prodosh Kanti Paul Son of Late Provat Chandra Paul Date of Execution - 07/07/2023, , Admitted by: Self, Date of Admission: 07/07/2023, Place of Admission of Execution: Office	 Jul 7 2023 2:16PM	 LTI 07/07/2023	 07/07/2023

Shraddanjali Apartment, 106 M.B. Road, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx2A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SPS Udyog (as Director)

2 **Smt Shibani Saha**
 Wife of Mr Prabir Saha Majherhati Asram Road, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cxxxxxxx4b, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SPS Udyog (as Accountant)

3 **Smt Lakshmi Sen**
 Wife of Surajit Sen 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: fmxxxxxx4p, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SPS Udyog (as Manager)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAYANTA MAJUMDER Son of Mr SACHINDRA NATH MAJUMDER BARRACKPORE COURT, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	 07/07/2023	 07/07/2023	 07/07/2023

Identifier Of Smt Jhuma Sen, Miss Shreyashi Sen, Miss Aarushi Sen, Mr Prodosh Kanti Paul, Smt Shibani Saha, Smt Lakshmi Sen, Mr Prodosh Kanti Paul

Transfer of property for L1

From	To. with area (Name-Area)
Smt Jhuma Sen	SPS Udyog-1.86083 Dec
Miss Shreyashi Sen	SPS Udyog-1.86083 Dec
Miss Aarushi Sen	SPS Udyog-1.86083 Dec

Transfer of property for L2

From	To. with area (Name-Area)
Smt Jhuma Sen	SPS Udyog-1.85625 Dec
Miss Shreyashi Sen	SPS Udyog-1.85625 Dec
Miss Aarushi Sen	SPS Udyog-1.85625 Dec

Transfer of property for L3

From	To. with area (Name-Area)
Smt Jhuma Sen	SPS Udyog-1.85625 Dec
Miss Shreyashi Sen	SPS Udyog-1.85625 Dec
Miss Aarushi Sen	SPS Udyog-1.85625 Dec

Transfer of property for S1

S.No	From	To. with area (Name-Area)
1	Smt Jhuma Sen	SPS Udyog-433.33333300 Sq Ft
2	Miss Shreyashi Sen	SPS Udyog-433.33333300 Sq Ft
3	Miss Aarushi Sen	SPS Udyog-433.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, , Ward No: 26 Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1777, LR Khatian No:- 4811	Owner:ঝুমা সেন, Gurdian:সনত্ , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, , Ward No: 26 Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1777, LR Khatian No:- 4812	Owner:শ্রেয়সী সেন, Gurdian:সনত্ , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 1777, LR Khatian No:- 4813	Owner:আরুশি সেন, Gurdian:সনত্ , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152603174 / 2023

07-07-2023

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

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

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

Presented for registration at 13:59 hrs on 07-07-2023, at the Office of the A.D.S.R. Belghoria by Mr Prodosh Kanti Paul ,.

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 1,09,32,303/-

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

Execution is admitted on 07/07/2023 by 1. Smt Jhuma Sen, Wife of Late Sanat Kumar Sen, 35 S.L. Chatterjee Street, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Miss Shreyashi Sen, Daughter of Late Sanat Kumar Sen, 35 S.L. Chatterjee Street, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Student, 3. Miss Aarushi Sen, Daughter of Late Sanat Kumar Sen, 35 S.L. Chatterjee Street, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Student

Identified by Mr SAYANTA MAJUMDER, , , Son of Mr SACHINDRA NATH MAJUMDER, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-07-2023 by Mr Prodosh Kanti Paul, Director, SPS Udyog, 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Mr SAYANTA MAJUMDER, , , Son of Mr SACHINDRA NATH MAJUMDER, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admitted by Authenticated power

Execution is admitted by Mr Prodosh Kanti Paul, , Son of Late Provat Chandra Paul, Shrassanjali Apartment, 106 M.B. Road, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business as agent for Smt Shibani Saha , Wife of Mr Prabir Saha, Majherhati Asram Road, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business;

Accountant, SPS Udyog, 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049; Manager, SPS Udyog, 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Smt Lakshmi Sen , Wife of Surajit Sen, 8/2 Kabi Sukanta Sarani, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business;

Accountant, SPS Udyog, 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049; Manager, SPS Udyog, 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

under a power no IV 01044 for 2015 authenticated by A D S R O Cossipore Dum Dum

Identified by Mr SAYANTA MAJUMDER, , , Son of Mr SACHINDRA NATH MAJUMDER, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Statement of Stamp Duty

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

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10.00/-

Stamp: Type: Impressed, Serial no 1349, Amount: Rs.100.00/-, Date of Purchase: 06/06/2023, Vendor name: H C
adhu



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 86436 to 86460
being No 152603174 for the year 2023.



Digitally signed by SOUGATA DAS
Date: 2023.07.07 15:32:20 +05:30
Reason: Digital Signing of Deed.

Sou

(Sougata Das) 2023/07/07 03:32:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)
