

10354/2023

I-9153/23



1  
 9-5 P.M.  
 पश्चिम बंगाल WEST BENGAL

9:00 PM  
 30/6/23

8/1678773/23  
 ARA II AH 338810

Additional Registrar of Assurances-1  
 Kolkata

Certified that the Documents admitted to Registration, Fee Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II Kolkata

06 JUL 2023

REGISTERED POWER OF ATTORNEY AFTER EXECUTION OF REGISTERED JOINT DEVELOPMENT AGREEMENT

2034  
 250/-  
 500/-  
 30.6/23







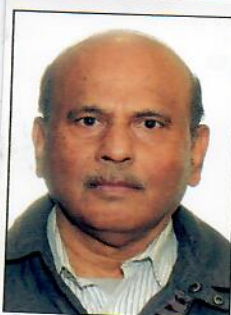

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19028001678773/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SHAMPA DEB BL-5, 6TH FLOOR,, Block/Sector: 375, P.G.SHAH ROAD, JODHPUR PARK, City:- , P.O:- KARTJUNAGAR, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700068	Principal		6203 	Shampa Deb. 30.06.2023
2	Mr SHEKHAR KUMAR DEB BL-5, 6TH FLOOR, 375 P.G.SHAH ROAD, City:- , P.O:- KARTJUNAGAR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068	Representative of Attorney [DEB ENGINEER RING ENTERPR ISE ]		6202 	Shekhar kumar Deb 30/06/2023.

SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr APURBA GUIN Son of Mr AMAL GUIN , MOBARAKPUR, City:- , P.O:- DEBIPUR, P.S:- Memari, District:- Purba Bardhaman, West Bengal, India, PIN:- 713146	Mrs SHAMPA DEB, Mr SHEKHAR KUMAR DEB			 - Apurba Guin 30.06.2023

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



**KNOW ALL MEN BY THESE PRESENTS** that I, **MRS. SHAMPA DEB**, having its (PAN No. **AWJPD2061M**), wife of Mr. Shekhar Deb address at BL- 5, 6<sup>th</sup> Floor, 375, Prince Anwar Shah Road, Jodhpur Park, Kolkata – 700 068, by nationality – India, by faith – Hindu, by occupation – Housewife,, hereinafter called and hereinafter referred to as the **PRINCIPAL/EXECUTANT** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) Owner of the Schedule mentioned property.

**WHEREAS** I have decided to construct a multi storied building in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi Storied building in accordance with the building plan which is to be approved by Bolpur Municipality under certain terms and conditions mentioned in the said Agreement and for the purpose of day to day affairs of the construction I do hereby appoint, nominate and constitute **DEB ENGINEERING ENTERPRISES. (PAN No. AWJPD2060L)**, a Sole Proprietorship Company having its registered office at 24, Janak Road, 2<sup>nd</sup> Floor, Kolkata – 700 029 being represented by its Proprietor **SRI SHEKHAR KUMAR DEB (PAN -AWJPD2060L)**, son of Late Sunil Ranjan Deb address at BL- 5, 6<sup>th</sup> Floor, 375, Prince Anwar Shah Road, Jodhpur Park, Kolkata – 700 068, by nationality – Indian, by faith – Hindu, by Occupation – Business, as my lawful constituted attorney to execute and do all the following acts and things on my behalf:

1. To enter into hold and defend possession of the said land, every part thereof and also to manage, maintain and administer the said land and every part thereof for the aforesaid purpose of development.
2. To enter, sign and execute Agreements for Sale and Deed of Conveyance in respect of the Owner's Allocation' and Developer's Allocation in the building to be constructed on the said property or any part or portion thereof, any acts and rights mentioned in Joint Development Agreement therein.
3. To look after said land 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 component Authority.
4. 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.

5. *To appear and represent us before any necessary authorities including the Bolpur Municipality To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alteration 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 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 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 Attorneys may deem fit and proper in terms of the development agreement 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 my said Attorneys 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 if necessary and reconnection thereafter and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and other things as may be deemed fit and proper by the said Attorneys.*
9. *To apply for and obtain good quality building materials from the concerned Authorities for construction of the building on the said premises as aforesaid.*
10. *To utilize or shift or have connected the existing electricity connection if any or have the same connected in the said premises in such manner as the said Attorneys may deem fit and proper after taking due permission/sanction from West Bengal Electricity whenever and / or wherever required.*
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, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper in connection with the development of the property.*



13. *To negotiate with others for sale of the Flat/Flats, Floors, forming part of the Developer's Allocation only in the proposed building on the said premises along with proportionate share of land at any terms and conditions as the said Attorneys shall think fit and proper except the Flat/Flats, Floors, together with proportionate share of which will be kept reserved for us Owner as per the Joint Development Agreement.*
14. *To collect advance or part payment or full consideration from the intending purchasers of flats/along with proportionate share of land forming part of the Developer's Allocation only and the said Attorneys shall appropriate the sale proceeds except the portions which will be kept reserved for us Owner as per said Development Agreement, and the said Attorneys shall appropriate the sale proceeds.*
15. *To advertise in different newspapers and display hoarding in different places, engage agency or agencies for selling of flats/along with the proportionate share of land in the proposed building by them as the said Attorneys shall think fit and proper.*
16. *To file and submit declaration, statements, application and/or returns to the component Authority or any other necessary Authority or Authorities in connection with the matters herein contained.*
17. *To transfer and execute agreements/deeds in respect of any flat(s) forming part of the Developer's Allocation only, in the proposed buildings along with the proportionate share of land, on my behalf represented by my Attorneys on such terms and conditions as our said Attorneys shall think fit and proper without affecting my interest in the property in any manner.*
18. *To take steps for Registration of Flats/Appurtenances/unit of the allocated portions of the said project under 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 take steps for Registration of the proposed project under the Real Estate Regulatory Authority, West Bengal, namely West Bengal Real Estate Regulatory Authority (WBRERA).*
20. *To present deed or deeds of sale conveyance or conveyances of other documents for registration and when executed by them in my names and on my behalf before the Addl. District Sub-Registrar and District Registrar, Registrar of Assurance having authority for and to have register according to law and to do all other acts and deeds in respect of the aforesaid i.e., the allocated portion to the said attorney's in respect of portions mentioned in the of the aforesaid property i.e., the allocated portion to the said Developer or portion of it which my said Attorneys shall consider necessary for the transferring and/or conveying the*

*said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.*

21. *To convey, presents, 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 registration and/or in respect of the said premises or any part thereof in which the said estate is now or any time hereinafter to be interested or concerned before any Court Civil or Criminal, Revenue including the Rent Controller.*
22. *To file/initiate and/or defend suits, case, appeals and application of whatsoever nature for and on my 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.*
23. *To compromise suit, appeals or other legal proceedings in any Court Tribunal or other Attorney whatsoever and to sign and verify applications therefore without affecting my right, title and interest in respect of the property or the proposed project adversely.*
24. *To sign, declare and/or affirm any plaint written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorneys, appeal or any other documents or papers in any proceedings or in any way connected therewith without affecting my right, title and interest in respect of the property or the proposed project adversely.*
25. *To deposit and withdraw for documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.*
26. *To effect mutation of premises in the office of the collector and/or Municipal records and to all acts on my behalf for the below mentioned schedule.*
27. *To and for all or any of the purposes hereinbefore stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submit plan, papers and documents and obtain the proposed/revised plan building /site plan and to receive the completion Certificate from the Component Authority.*
28. *To sign, verify and file applications for execution of the 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 be necessary in connection with any of such case.*

*AND GENERALLY, to act as my Attorneys in relation to such matters touching my said land and building and on my behalf to do such instruments, acts, matters, Deed and things as fully and effectually I would do and personally present.*

*AND I, here ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorneys appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done, without affecting my right, title and interest in respect of the property or the proposed project adversely, 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 Joint Development Agreement dated **26<sup>th</sup> Day of June, 2023**, which was registered at the Office of A.R.A - II, Kolkata, vide **Being No. 190208793 for the year 2023, in Book No. I, Vol No. 1902-2023.***



**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of (Shali, Shuna) land measuring an area about more or less 16 Cottah comprised in Mouza Bandhgora, J.L. No. 100, lying & situate on R.S Dag No. 199, 200, 215 corresponding to L.R. Dag No. 381, 382, 398 appertaining to R.S Khatian No. 255, 77 & 66 corresponding to L.R. Khatian No. 2919/2 appertaining to P.S. Bolpur, District - Birbhum, Pin-731235, Road Name: Gurupally (South) within the limits of the Additional Sub District Birbhum Collector, the details of the said land has been enumerated hereunder in the manner following:

R.S Dag No.	L. R. Dag No.	Measurement of land (Cottah)
199	381	3
200	382	8 Cottah 15 Chittack 11 Sqft
215	398	4 Cottah 4 Chittack 25 Sqft
<b>TOTAL</b>		<b>16 Cottah</b>

The said entire plot of land is butted and bounded as follows :-

**ON THE NORTH** : Another's House

**ON THE SOUTH** : Municipality drain, Open Land and Another's House

**ON THE EAST** : Another's House

**ON THE WEST** : 27 feet wide Main Road

**IN WITNESS WHEREOF** I, do hereby execute this Registered Power of Attorney on the **30<sup>th</sup> day of June, 2023** at Kolkata.

**SIGNED, SEALED AND DELIVERED**

In the presence of **WITNESSES:**

1. *Apurba Guin*  
*S/o Amal Guin*  
*24, Janak Road*  
*KOL-29*
2. *Rahul Das*  
*Alipore Judge, Court*  
*Kol 27.*

*Shampa Deb*  
**SIGNATURE OF THE EXECUTANTS**

**DEB ENGINEERING ENTERPRISES.**  
*Shekhar kumar Deb.*  
Sole Proprietor

*I do hereby accept this Power*

**SIGNATURE OF THE ATTORNEY HOLDER**












Drafted by,

*Purbali Dutta*

Advocate (Reg: FC/4045/2022)

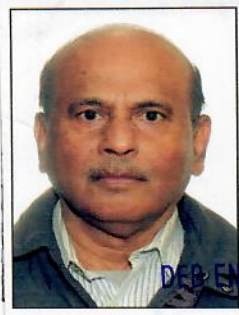






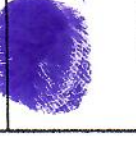



Alipore Judges Court,  
Kolkata - 700 027.



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

Name... MRS. SHAMPA DEB .....

Signature... Shampa Deb .....

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

Name... MR. SHEKHAR KUMAR DEB .....

Signature... Shekhar Kumar Deb .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAMPA DEB

AJAY GHOSH

10/11/1960

Permanent Account Number

AWJPPD2061M

*Shampa Deb*

Signature



01072010

*Shampa Deb*





सत्यमेव जयते  
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1178/49006/03054

To  
Shampa Deb  
W/O: Shekhar Kumar Deb  
BL-5, 6FLOOR, FLAT-6A 375, PRINCE ANWAR SHAH  
ROAD  
Jodhpur Park  
Jodhpur Park  
Circus Avenue Kolkata  
West Bengal 700068  
9836449635

13/01/2017  
19992483



MD199924837FH



आपका आधार क्रमांक / Your Aadhaar No. :

**8997 9098 1988**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Shampa Deb  
DOB : 10/11/1960  
Female



**8997 9098 1988**

मेरा आधार, मेरी पहचान

Shampa Deb





Government of India



## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

## INFORMATION

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

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान अधिकरण

Unique Identification Authority of India

Address:

W/O: Shekhar Kumar Deb, House/Bldg./Apt.: BL-5,  
6FLOOR, FLAT-6A, Street/Road/Lane: 375, PRINCE  
ANWAR SHAH ROAD, Village/Town/City: Jodhpur Park,  
District: Kolkata, P.O.: Jodhpur Park, State: West Bengal,  
PinCode: 700068

8997 9098 1988



1947



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड  
e-Permanent Account Number Card  
AWJPPD2060L

नाम / Name  
SHEKHAR KUMAR DEB

पिता का नाम / Father's Name  
SUNIL RANJAN DEB

जन्म की तारीख / Date of Birth  
15/05/1952

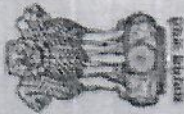
Shekhar kumar Deb.

हस्ताक्षर / Signature



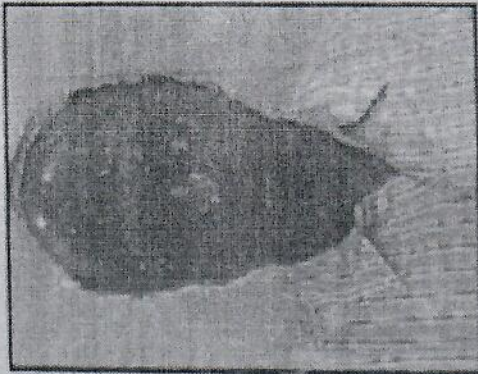
Shekhar kumar Deb.





भारत सरकार

GOVERNMENT OF INDIA



Shekhar Kumar Deb

Date of Birth/DOB: 15/05/1952

Male/ MALE



6707 2199 0248

আমার আধার, আমার পরিচয়

*Shekhar Kumar Deb.*





भारत सरकार  
Government of India

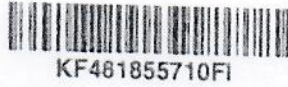
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No 2730/00475/75773

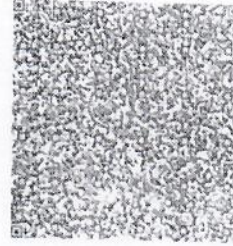
To  
Apurba Guin

S/O: Amal Guin,  
MOBARAKPUR,  
DEBIPUR R.S.,  
VTC: Mabarakpur, PO: Debip R.s.,  
Sub District: Memari - I, District: Barddhaman,  
State: West Bengal, PIN Code: 713146,  
Mobile: 9800743919

48185571



KF481855710F1



आपका आधार क्रमांक / Your Aadhaar No. :

**6546 9028 2347**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date 10/06/2015



Apurba Guin  
DOB: 11/04/1999  
Male

*Apurba Guin*

**6546 9028 2347**

मेरा आधार, मेरी पहचान



## Major Information of the Deed

Deed No :	I-1902-09153/2023	Date of Registration	06/07/2023
Query No / Year	1902-8001678773/2023	Office where deed is registered	
Query Date	30/06/2023 1:27:13 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RANAJIT GHOSH HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8481884818, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 84,39,440/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190208793/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Gurupally(south) by road, Mouza: Bandhgoda, Pin Code : 731235

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-381	LR-2919/2	Bastu	Shuna	3 Katha		15,59,250/-	Property is on Road , Project Name :
L2	LR-382	LR-2919/2	Bastu	Shali	8 Katha 15 Chatak 11 Sq Ft		46,53,206/-	Property is on Road , Project Name :
L3	LR-398	LR-2919/2	Bastu	Shali	4 Katha 4 Chatak 25 Sq Ft		22,26,984/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>26.7919Dec</b>	<b>0 /-</b>	<b>84,39,440 /-</b>	
		<b>Grand Total :</b>			<b>26.7919Dec</b>	<b>0 /-</b>	<b>84,39,440 /-</b>	



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs SHAMPA DEB</b> Wife of Mr SHEKHAR DEB BL-5, 6TH FLOOR,, Block/Sector: 375, P.G.SHAH ROAD, JODHPUR PARK, City:- , P.O:- KARTJUNAGAR, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Pvt. Residence

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DEB ENGINEERING ENTERPRISE</b> 24 JANAK ROAD 2ND FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AWxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SHEKHAR KUMAR DEB (Presentant )</b> Son of Late SUNIL RANJAN DEB BL-5, 6TH FLOOR, 375 P.G.SHAH ROAD, City:- , P.O:- KARTJUNAGAR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx0I,Aadhaar No No Provided by UIDAI Status : Representative, Representative of : DEB ENGINEERING ENTERPRISE (as SOLE PROPRIETORSHIP)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr APURBA GUIN</b> Son of Mr AMAL GUIN , MOBARAKPUR, City:- , P.O:- DEBIPUR, P.S:-Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713146			

Identifier Of Mrs SHAMPA DEB, Mr SHEKHAR KUMAR DEB

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs SHAMPA DEB	DEB ENGINEERING ENTERPRISE-4.95 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mrs SHAMPA DEB	DEB ENGINEERING ENTERPRISE-14.7721 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Mrs SHAMPA DEB	DEB ENGINEERING ENTERPRISE-7.06979 Dec



## Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Gurupally(south) by road, Mouza: Bandhgoda, Pin Code : 731235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 381, LR Khatian No:- 2919/2	Owner:শ্রীমতি শৰ্ম্মা দেব, Gurdian:শেখর কুমার দেব, Address:6 বি, বিপ্রদাস কলি - 1 , Classification:শুনা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 382, LR Khatian No:- 2919/2	Owner:শ্রীমতি শৰ্ম্মা দেব, Gurdian:শেখর কুমার দেব, Address:6 বি, বিপ্রদাস কলি - 1 , Classification:শালি, Area:0.14500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 398, LR Khatian No:- 2919/2	Owner:শ্রীমতি শৰ্ম্মা দেব, Gurdian:শেখর কুমার দেব, Address:6 বি, বিপ্রদাস কলি - 1 , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 190209153 / 2023

On 30-06-2023

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

Presented for registration at 21:00 hrs on 30-06-2023, at the Private residence by Mr SHEKHAR KUMAR DEB ,.

**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 84,39,440/-

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

Execution is admitted on 30/06/2023 by Mrs SHAMPA DEB, Wife of Mr SHEKHAR DEB, BL-5, 6TH FLOOR,, Sector: 375, P.G.SHAH ROAD, JODHPUR PARK, P.O: KARTJUNAGAR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife

Indetified by Mr APURBA GUIN, , Son of Mr AMAL GUIN, , MOBARAKPUR, P.O: DEBIPUR, Thana: Memari, , Purba Bardhaman, WEST BENGAL, India, PIN - 713146, by caste Hindu, by profession Others

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

Execution is admitted on 30-06-2023 by Mr SHEKHAR KUMAR DEB, SOLE PROPRIETORSHIP, DEB ENGINEERING ENTERPRISE, 24 JANAK ROAD 2ND FLOOR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr APURBA GUIN, , Son of Mr AMAL GUIN, ; MOBARAKPUR, P.O: DEBIPUR, Thana: Memari, , Purba Bardhaman, WEST BENGAL, India, PIN - 713146, by caste Hindu, by profession Others

Satyajit Biswas

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

Kolkata, West Bengal

On 06-07-2023

**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 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 32527, Amount: Rs.50.00/-, Date of Purchase: 30/06/2023, Vendor name: S Das

Satyajit Biswas

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

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 297493 to 297513  
being No 190209153 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.07.13 17:31:52 -07:00  
Reason: Digital Signing of Deed.

*fmz*

(Satyajit Biswas) 2023/07/13 05:31:52 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)





Rahul  
C

Government of West Bengal  
Office of the A.R.A. - II KOLKATA, District: Kolkata  
W.B. FORM NO. 1504

Query No / Year	19028001678773/2023	Serial No/Year	1902010354/2023
Transaction id	0001825222	Date of Receipt	06/07/2023 1:02PM
Deed No / Year	I - 190209153 / 2023		
Presentant Name	Mr SHEKHAR KUMAR DEB		
Principal	Mrs SHAMPA DEB		
Attorney	DEB ENGINEERING ENTERPRISE		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 84,39,440/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 73/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190208793/2023		

**Stamp Duty Paid (Break up as below)**

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	32527	30/06/2023	50/-

**Registration Fees Paid (Break up as below)**

By Cash	Amount in Rs.
Amount Paid	73/-

**Other Fees Paid (Break up as below)**

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-