

7359/21

2 7881/4

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 298913

D-1954305/21

District Sub-Registrar-IV
Alipore, South 24 Pns.

18 OCT 2021

DEVELOPMENT POWER OF ATTRONEY
AFTER EXECUTION OF DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENCE THAT I,
SMT ELINA GUPTA [PAN NO. ARIPG4629E],
[Aadhar No 473766385834], daughter of Late Priyabrata
Gupta, by faith- Hindu, by occupation- Housewife
35A, Naktala Road, P.O. Naktala, Police station- Netaji
Nagar [formerly Jadavpur], Kolkata-700047, District-
South 24 Parganas

- 4 MAY 2021

Sl. No. 34. Rs. 100/- Date
Name S. Pandit (Adv)
Address Alipore Judges court
Vendor Sign S. C. Haider

S. C. Haider
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027



[Handwritten signature]

District Sub-Registrar-IV
Alipore, South 24-Parg.

28 SEP 2021

*Amita Moulic
Sofit. Ashim Moulic
Signer judges court
not 28
law clerk.*

hereinafter called the **PRINCIPAL**, do hereby send greetings and do hereby nominate, constitute and appoint 1] **SMT MANIKA GUPTA** {PAN AGLPG5147R}, {Aadhar No.7004 6324 3201} wife of Sri Pradip Gupta , by faith—Hindu, by occupation – Business, residing at 2/56A, Netaji Nagar, Police Station- Netaji Nagar, P.O.- Regent Park, Kolkata- 700092, District- South 24 Parganas ; 2] **SRI SANJAY DEBNATH** { PAN AJUPD0545N} , { Aadhar No. 6695 7855 0790} son f Late Kumud Bandhu Debnath, by faith- Hindu , by Occupation – Business , residing at 2 , Deshbandhu Nagar, Sodepur, Police Station – Khardah, P.O.- Sodepur, Kolkata – 700110 , District 24 Parganas {N}, as my true and lawful Attorney for me in my name, on my behalf to do inter alia amongst others the acts, deeds and things:

WHEREAS, by law of inheritance from Priyabrata Gupta and by virtue of a Deed of Gift registered in the office of the DSR- IV, Alipore and recorded in Book No. 1, CD Volume No. 1604-2020 , Pages from 62316 to 62352 , Being DEED No. 160401785 for the Year 2020, I, Elina Gupta, the Principal herein became the absolute owner of the said ALL THAT piece and parcel of specific demarcated Plot of land measuring 1 (one) Cottah 10 (Ten) Chittacks 16 (Sixteen) square feet along with 500 sq. ft. tile shed structure standing thereon within District- South 24 Parganas, ADSR - Alipore, Police Station the then Jadavpur now Netaji Nagar, Mouza - Naktala, J.L. No. 32, Touzi No.-56 , comprised in CS Dag No. 132 and 143 under CS Khatian Nos. 150, 33, 34 presently portion of Kolkata Municipal Corporation **Premises No. 35A, Naktala Road, P.O.- Naktala, Kolkata-**

700047 under KMC Ward No.-100, more fully mentioned in the SCHEDULE hereunder.

AND WHEREAS I, the PRINCIPAL herein for erecting of a multistoried building in my said landed property already entered into an Agreement for Development of the property mentioned in the Schedule hereunder with the said 1] SMT MANIKA GUPTA {PAN AGLPG5147R}, {Aadhar No.7004 6324 3201} wife of Sri Pradip Gupta , by faith—Hindu, by occupation – Business, residing at 2/56A, Netaji Nagar, Police Station- Netaji Nagar, P.O.- Regent Park, Kolkata- 700092, District- South 24 Parganas ; 2] SRI SANJAY DEBNATH { PAN AJUPD0545N} , { Aadhar No. 6695 7855 0790} son f Late Kumud Bandhu Debnath, by faith- Hindu , by Occupation – Business , residing at 2 , Deshbandhu Nagar, Sodepur, Police Station – Khardah, P.O.- Sodepur, Kolkata – 700110 , District 24 Parganas {N}, and the said Development Agreement was duly Registered in the office of D.S.R-IV. Alipore, South 24 Parganas and Recorded in Book No. I, Being Deed No. 207169..... for the year 2021:

AND WHEREAS I the PRINCIPAL herein do hereby nominate, empower, constitute and appoint said 1] SMT MANIKA GUPTA {PAN AGLPG5147R}, {Aadhar No.7004 6324 3201} wife of Sri Pradip Gupta , by faith—Hindu, by occupation – Business, residing at 2/56A, Netaji Nagar, Police Station- Netaji Nagar, P.O.- Regent Park, Kolkata- 700092, District- South 24 Parganas ; 2] SRI SANJAY DEBNATH { PAN AJUPD0545N} , { Aadhar No. 6695 7855 0790} son f Late Kumud Bandhu Debnath, by faith- Hindu , by Occupation – Business , residing at 2 , Deshbandhu Nagar,

Sodepur, Police Station – Khardah, P.O.- Sodepur, Kolkata – 700110 ,
District 24 Parganas {N}, jointly as my true and lawful Attorney to do and
execute and perform or cause to be done executed or performed all or any of
the acts, deeds and things :-

1. To ~~hold and~~ defend occupation as for construction and for other acts of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premise and every part thereof.
2. To demand, recover and receive, consideration, premium and/or rents, mesne profits, license fees, damages, electricity charges, service charges, corporation taxes and rates and all other sums or moneys receivable in respect of the said premises or any part thereof, any share or shares therein from the occupation, licenses, purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover, action, distress or otherwise to recover any sum of money in arrear in respect of the said premises from all or any one of more of the occupants/licenses/purchasers of the said premises or any portion or portions thereof (Developer's Allocation only) and to raise bills and grant valid receipt and discharges thereof which shall fully exonerate the persons paying such money.
3. To pay all Rents & Taxes, Charges, Expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to insure

any building thereon against loss or damages by fire and/or other risk as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.

4. To sign and give any notice any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. That the Developer may amalgamate the property with neighboring property to make the project more viable and marketable by executing and registering necessary Deeds and documents representing the Principal herein.
6. To enter upon the said premises and every part thereof as be desired to view that state or repairs thereof and to require any occupier/ licensees/purchasers as a result of such view to remedy any want of repair abate any nuisance.
7. To enforce any covenant in any agreement, lease deed, sale deed, declaration and/or license or tenancy agreement or any other document/s relating to the said premises or any part thereof and if any right to re-enter arises in any manner under such covenants or under notice to quit them to exercise such rights, amongst others as per Development Agreement in respect of Developer's Allocation only.
8. To warn of and, prohibit and, if necessary, proceed against in due form of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangements with the trespassers.

9. To appoint and terminate the appointment of architect and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alterations to any new or existing building/s or structure/s on the said premises or any portion/s thereof.
10. To sign, execute and submit the building plan/s, plumbing plans, sewerage plans, applications or undertaking, declarations and swear affidavit for and on my behalf before the Kolkata Municipal Corporation for Sanction of the Building Plan/s from the Kolkata Municipal Corporation and then to get sanction and delivery of the said Sanctioned Building Plan or any Modified Building Plan from the Kolkata Municipal Corporation and to do all necessary things and acts for the said purpose for my said property as my lawful Attorney to perform all acts including all legal Acts & Deeds and the Kolkata Municipal Corporation may accord Building Sanction on the basis of the signatures of my Constituted Attorney.
11. To appear before and execute all formalities to submit Plan before the Kolkata Municipal Corporation.
12. To pay all required fees for Sanction of the Building Plan/s including Principal and/or allocation and modification of Plan and to take delivery of the same and such other order/s and permission/s from the necessary authorities including the Kolkata Municipal Corporation as be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises and documents as be required by the necessary authorities.

13. To build upon and exploit commercially the said property/premises mentioned in the Schedule hereunder by making construction of building/s thereon and for that to arrange as take down to demolish structure of whatsoever nature existing thereon or maybe constructed in future.
14. To apply for and obtain such certificate/s, permission/s and clearance/s including all required permission from the Govt. of West Bengal Housing Department, Income Tax Dept. Govt. of India including Clearance Certificate Under Section 230A of the Income Tax Act. and/or other law relating to Revenue and/or Land and/or Building as may be required for Execution and/Registration of any documents including sale and documents for transfer in respect of the property/premises mentioned in the Schedule hereunder and also to appear and sign and submit all papers and documents and make representation to the necessary authorities for getting such certificates and/or permissions.
15. To negotiate on Terms for and to agree and to sell the said space/s with flat/s and or proportionate land to be lying or situated with common space and/or car parking space/s/share etc. in the property mentioned in the Schedule hereunder except my/owners' allocation as mentioned in the Registered Development Agreement To any Purchaser or Purchaser either for space/s, proportionate share of land and/or super structure/s and/or flat/s at such price/s which my said Attorney in their absolute discretion shall think fit and proper.

16. To collect the maintenance charges and/or service charges and all other charges from the intending purchaser/s of flats as my said attorney shall think fit and proper.
17. To agree upon and to enter into any agreement or agreements with any party or parties, individual/firm/company for sale of the space/s with super structures and/or flats and/or proportionate share of land and/or to cancel and repudiate the same with the intending Purchaser or Purchasers except owners allocation as mentioned in the said Development Agreement i.e. One Flat measuring 505 sq. ft. little more or less of built-up area on the Top Floor back side.
18. To receive from the intending Purchaser/s any advance and/or booking money and/or earnest money and/or the part of consideration money and also the balance of the consideration money and to give good valid receipt and discharges for the same which will protect the Purchaser or Purchasers without seeing the applications of the money in respect of the Developer's Allocation.
19. Upon such receipt as aforesaid in my name and as we act and deed to sign and to execute and to deliver any conveyance or conveyances for the selling of proportionate share of land and/or flat/s, space/s, with super structures and/or the proposed flat/s, space/s and maintenance and easement right of the common areas of car parking space of the proposed selling of space/flat/proportionate share of land in favmy of the Purchaser/s and/or his/her/their nominee/s, my said attorney also join as Developer, Vendor in the conveyance/s of the proposed sale if my said attorney received and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money

from the intending Purchaser or Purchasers in my name and the same be treated as receipt of use personally from the intending Purchaser or Purchasers save and except my ^(i.e. owner's) allocation as mentioned in the Development Agreement made between the parties i.e. One Flat measuring 505 sq. ft. little more or less of built-up area on the Top Floor back side

20. To sign and execute all other Deeds, Instruments and Assurance which my Attorney shall consider necessary and/or to enter into and/or agree to such covenant and conditions as may be required for fully and effectually conveying the said proportionate share of land, flat/s, space/s together with the easement right of the common passage as myselfes do personally present.
21. To prepare, sign, execute, submit, enter into, modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, deeds, contracts, agreement, conveyance, lease mortgage, tenancy agreement, surrender deed, deed of cancellation, rectification deed, declaration, affidavit, consent application and other documents as may be required to execute or in connection with all or any of the powers herein contained including sale, mortgage, assignment, tenancies and/or leave or license, permission of the said premises and every or any part thereof and the termination of all contracts, termination of right of occupancy user and/or enjoyment by any person/s whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the Development Agreement and further Supplementary Agreement if any.

22. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said premises in which we are now or may hereafter be interested or connected and also of thought fit, give, evidence and compromise referred to arbitration abandon, submit to judgment or before non suited in any such action or proceedings as aforesaid before any cmyt, civil or criminal or revenue or BL& LRO including the Rent Controller, Forum, District Cmyt and Small Causes Cmyt.
23. To sign, declare, verify any affirmation, plaint, written statement, petition, consent petitions, affidavit, vokalatnama, warrant of attorney, memorandum of appeal or any other document or paper in any proceedings or in any way concerned with the legal proceedings in respect of the said premises or connected with any of the matters aforesaid.
24. To receive any payment and/or deposit all moneys including the Cmyt Fees, Stamp Duty, Registration Fees, receive funds and to receive and grant valid receipts and discharges in respect thereof.
25. For the better and more effectually executing the powers or authorities aforesaid to retain an employee, solicitors, advocates and/or debt collecting or other agents.
26. To institute, conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part thereof and to receive compensation payable in respect thereof and also to grant valid receipts and discharges thereof.

27. To appear and represent us before all authorities make commitment and give undertakings as be required for all or any of the purpose herein contained.
28. To appear before the Kolkata Municipal Corporation and/or other Authorities regarding the Mutation and Tax Assessment or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
29. To registrar the building or buildings constructed on the said premises under the West Bengal Apartment Ownership Act. 1972.
30. To observe fulfill and perform all the terms, conditions and obligations on my part to be observed fulfilled and performed under the said Agreement for Sale and to exercise all my rights therein.
31. To appoint and terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities hereinabove contained.
32. This Power of Attorney shall be guided Under Section 202 to 208 of the Indian Contract Act as the Attorney and the Executants have jointly and couple of interest of money involved herein.

This Power is involved with couple of interest and is created for valuable consideration. (~~This Power will subsist so long the agreement referred to hereinabove subsists until the contract is rescinded upon violation of breach of contract on the part of the developer being established.~~)

Sanjay Debnath

AND GENERALLY to do all Acts, Deeds and Things concerning the said premises or any part thereof for better exercise of the authorities herein contained which we could have lawfully done under my own hands and seals, if personally, present.

AND I, do hereby agree and undertake to ratify and confirm all such acts, deeds and things lawfully done by the said Attorney, which shall be construed as acts, deeds and things done by us to all intents and purposes as if I was present even notwithstanding the fact that no special power in that behalf is contained in this presence.

SCHEDULE OF THE PROPERTY
(ABOVE REFERRED TO)

ALL THAT piece and parcel of specific demarcated Plot of land measuring 1 (one) Cottah 10 (Ten) Chittacks 16 (Sixteen) square feet along with 525 sq. ft. tile shed structure standing thereon within District- South 24 Parganas, ADSR - Alipore, Police Station the then Jadavpur now Netaji Nagar, Mouza - Naktala, J.L. No. 32, Touzi No.-56 , comprised in CS Dag No. 132 and 143 under CS Khatian Nos. 150, 33, 34 presently portion of Kolkata Municipal Corporation **Premises No. 35A, Naktala Road, P.O.- Naktala, Kolkata-700047 under KMC Ward No.-100**, butted and bounded by:-

ON THE NORTH :- Part of CS Dag no. 143;

ON THE SOUTH:- By Naktala Road and Portion of Premises No. 35A/2,

Naktala Road, Kol.-700047;

ON THE EAST:- By Portion of Premises No. 35A/2, Naktala Road, Kol.-
700047 and 35B, Naktala Road, Kol.- 700047;

ON THE WEST:- By Premises No. 11/1, Naktala Road, Kol-700047;

IN WITNESSES whereof, I the Principal and the Executor herein do hereby
subscribe my hands, seals and signatures on the 28th day of
September 2021.

SIGNED AND DELIVERED

In the presence of:-

WITNESSES :

1. Chandersona Gupta
35B, Naktala Rd, Kol-700047

2. Ambar Khandive
Alipore Judges court-
Kol-27

Elna Gupta

(Signature of the Executors)

Accepted by me:

Manika Gupta
Sanjay Deb Nath

(Signature of the Attorney)

Drafted by:-

Malay San Gupta
ADVOCATE
WB 28/99.

Alipore Judges Court, Kol-27












Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature










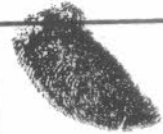

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Elina gupta*.....

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature ..*Manika Gupta*.....

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature ..*Sanjay Debnath*.....

संघीय प्रजासत्ताक
भारत



भारत सरकार
GOVT. OF INDIA

ELINA GUPTA
PRIYABRATA GUPTA

22/03/1990
Permanent Account Number
ARIPG4629E

Elina Gupta
Signature



Elina Gupta

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 - 410 014.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
आपका पता: सेक्टर 11, एच.डी.डी. बेलपुर
प्लॉट नं. 3, सी.बी.डी. बेलपुर,
नवी मुंबई - 410 014.

भारत
REPUBLIC OF INDIA

एलिना गुप्ता
Elina Gupta
जन्मतिथि/ DOB: 22/03/1990
महिला / FEMALE

4737 6638 5834

आधार आधार, आधार पहिचान

भारत गणराज्य
REPUBLIC OF INDIA

ठिकाना: Address:
डि/डि: प्रियव्रत गुप्ता, 35/बी,
नाकटला रोड, नाकटला,
कोलकाता,
पश्चिम बंगाल - 700047
D/O: Priyabrata Gupta, 35B,
NAKTALA ROAD, Naktala,
Kolkata,
West Bengal - 700047




4737 6638 5834

MERA AADHAAR, MERI PEHACHAN

Elina gupta

आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY DEBNATH
KUMUD BANDHU DEBNATH
28/02/1973
Permanent Account Number
AJUPD0545N
Signature

भारत सरकार
GOVT. OF INDIA



02082005

Sanjay Debnath



भारत सरकार
Government of India



संजय देबंत
Sanjay Debnath
जन्म तिथि/DOB: 28/02/1973
पुरुष / MALE



6695 7855 0790

मेरा आधार. मेरी पहचान

Sanjay Debnath



भारतीय एनडीएनएनआई प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: कुमुद बन्धू देबनाथ, न 2,
डीईएसएच बीएनडीएचयू
एनएजीएआर, एसओडीईपीयूआर,
बार्डोक्कपुर - आईआई, नॉर्थ 24
परगानास,
वेस्ट बंगाल - 700110

Address:
S/O: Kumud Bandhu Debnath,
NO 2, DESH BANDHU NAGAR,
SOEPUR, Barrackpur - II,
North 24 Parganas,
West Bengal - 700110

6695 7855 0790

1947

help@uidai.gov.in

www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20060/01599

To
মনিকা গুপ্ত
Manika Gupta
2/56A NETAJI NAGAR
Regent Estate S.O
Regent Estate Kolkata
West Bengal 700092

6415161



MN064151618DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7004 6324 3201

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



মনিকা গুপ্ত
Manika Gupta
পিতা : কুমুদবন্ধু দেবনাথ
Father : KUMUDHBANDHU DEBNATH
জন্ম সাল / Year of Birth : 1968
মহিলা / Female



7004 6324 3201

আধার - সাধারণ মানুষের অধিকার

Manika Gupta



Manika Gupta



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001954305/2021	Office where deed will be registered
Query Date	28/09/2021 2:33:47 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE, Thana : Alipore. District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 28,10,250/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160407169/2021	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 35A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 10 Chatak 16 Sq Ft	1/-	26,68,500/-	Property is on Road , Project Name :
Grand Total :				2.7179Dec	1/-	26,68,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	525 Sq Ft.	1/-	1,41,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 525 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		525 sq ft	1/-	1,41,750 /-	

AS- 1 of 3

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt ELINA GUPTA Daughter of Late PRIYABRATA GUPTA35A, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx9E,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt MANIKA GUPTA Wife of Mr PRADIP GUPTA2/56A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SANJAY DEBNATH Son of Late KUMUD BANDHU DEBNATH2, DESHBANDHU NAGAR, SODEPUR, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5N,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt ELINA GUPTA, Smt MANIKA GUPTA, Mr SANJAY DEBNATH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-1.35896 Dec,Mr SANJAY DEBNATH-1.35896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-262.50000000 Sq Ft,Mr SANJAY DEBNATH-262.50000000 Sq Ft

Major Information of the Deed

Deed No :	I-1604-07881/2021	Date of Registration	18/10/2021
Query No /Year	1604-8001954305/2021	Office where deed is registered	
Query Date	28/09/2021 2:33:47 PM	1604-8001954305/2021	
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 28,10,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160407169/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



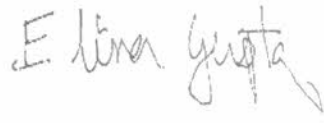
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 35A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 10 Chatak 16 Sq Ft	1/-	26,68,500/-	Property is on Road , Project Name :
Grand Total :				2.7179Dec	1 /-	26,68,500 /-	



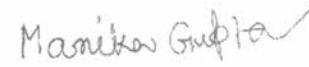


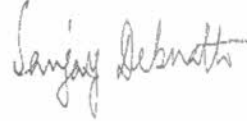
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	525 Sq Ft.	1/-	1,41,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 525 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		525 sq ft	1 /-	1,41,750 /-	



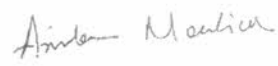
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt ELINA GUPTA Daughter of Late PRIYABRATA GUPTA Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office	 28/09/2021	 LTI 28/09/2021	 28/09/2021
35A, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx9E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt MANIKA GUPTA Wife of Mr PRADIP GUPTA Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office	 28/09/2021	 LTI 28/09/2021	 28/09/2021
Wife of Mr PRADIP GUPTA 2/56A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SANJAY DEBNATH (Presentant) Son of Late KUMUD BANDHU DEBNATH Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office	 28/09/2021	 LTI 28/09/2021	 28/09/2021
Son of Late KUMUD BANDHU DEBNATH 2, DESHBANDHU NAGAR, SODEPUR, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/09/2021 , Admitted by: Self, Date of Admission: 28/09/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	28/09/2021	28/09/2021	28/09/2021
Identifier Of Smt ELINA GUPTA, Smt MANIKA GUPTA, Mr SANJAY DEBNATH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-1.35896 Dec,Mr SANJAY DEBNATH-1.35896 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt ELINA GUPTA	Smt MANIKA GUPTA-262.50000000 Sq Ft,Mr SANJAY DEBNATH-262.50000000 Sq Ft

On 28-09-2021

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

Presented for registration at 14:52 hrs on 28-09-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SANJAY DEBNATH , one of the Claimants.

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 28,10,250/-

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

Execution is admitted on 28/09/2021 by 1. Smt ELINA GUPTA, Daughter of Late PRIYABRATA GUPTA, 35A, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt MANIKA GUPTA, Wife of Mr PRADIP GUPTA, 2/56A, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 3. Mr SANJAY DEBNATH, Son of Late KUMUD BANDHU DEBNATH, 2, DESHBANDHU NAGAR, SODEPUR, P.O: SODEPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business

Indetified by Mr ANIRBAN MOULICK, , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34, Amount: Rs.100/-, Date of Purchase: 04/05/2021, Vendor name: S C Haldar

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-10-2021

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.

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

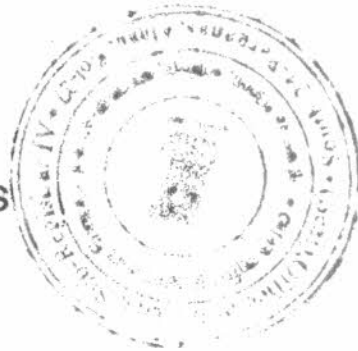
Volume number 1604-2021, Page from 285399 to 285427
being No 160407881 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.10.18 14:04:04 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/10/18 02:04:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

