

09/11/23

I-1166/2023



पश्चिम बंगाल WEST BENGAL

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AN 045807

31/01/23

Certified that the document is admitted in  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

District Sub-Register-II  
Alipore, South 24-Parganas

31 JAN 2023

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE (1) SMT SHILA CHATTERJEE, having PAN:BEQPC1061L, Aadhaar No 385162631760, Mobile No 6290862308, wife Sri Alope Chatterjee, by Faith-Hindu, by Nationality Indian, by Occupation-Housewife, residing at 19, Surya Sen Pally, Post Office & Police Station-Haridevpur, Kolkata - 700082, District: South 24-Parganas, West Bengal, India and (2) SRI SOMENATH ACHARJEE, having PAN:AIAPA9227D, Aadhaar No 957932816491, M-9331216728, son of Late Subhas Chandra Acharjee, by Faith- Hindu, by Nationality Indian, by

29 DEC 2022

Registration-Bus

058557

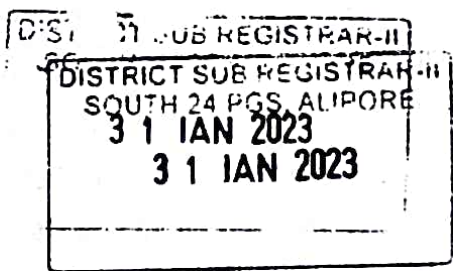
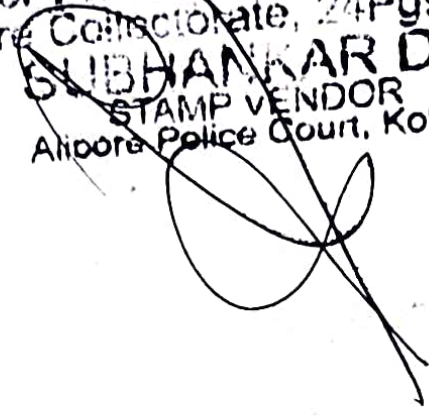
No.....Rs. 100/- Date.....

Name : ..... Bholanath Sarkar , Advocate

Address : ..... Alipore Police Court, Kol-27

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



Bholanath Sarkar  
Adv  
S/O Lt N.N. Sanyal  
Alipore Police Court  
Kol-27



Occupation-Business, residing at 142, East Road Ichapore Manicktala, Post Office: Ichapore Nawabganj, Police Station-Noapara, Pin-743144, District: North 24-Parganas, West Bengal, India herein after jointly called and referred to as the "PRINCIPALS" SEND GREETINGS:-

WHEREAS the above named Principals herein being the sole and absolute joint Owners of ALL THAT the amalgamated gross total area of a single and compact plot of land measuring **04 (Four) Cottah 13 (Thirteen) Chittack 15 (Fifteen) Square Feet** more or less together with **572 Sq Ft R.T. structure** standing thereon or on part thereof, lying and situated at Mouza: Haridevpur, J.L. No.25, Touzi No. 3358, Paragana- Khaspur, R.S. No. 35 comprised in Dag No. 583 appertaining to Khatian No 192, Police Station: Thakurpukur now Haridevpur, District: South 24 Parganas now Known as **KMC Premises No 503, Ustad Amir Khan Sarani** (its mailing address 19, Surya Sen Pally), **Post office and Police Station- Haridevpur, Kolkata-700082** AND **KMC Premises No 504, Ustad Amir Khan Sarani, Post office and Police Station- Haridevpur, Kolkata-700082** in the District of South 24 Parganas now within the limits of the Kolkata Municipal Corporation under ward No 122, more fully and particularly described and mentioned in the First Schedule hereunder written and referred as the "Said Premises" and lawfully seized and possessed of or otherwise well and sufficiently jointly entitled to the said land having unfettered right, title and interest and free from all charges, encumbrances and attachments whatsoever.

AND WHEREAS the Principals herein intend to construct a multistoried building in the said premises as per building plan to be drawn by reputed L.B.S./Architect but due to paucity of fund the Principals herein approached the Developer SONALI CONSTRUCTION, a Proprietorship Firm, having its office at 209/B, Ustad Amir Khan Sarani, Post Office and Police Station- Haridevpur, Kolkata - 700082, District: South 24-Parganas, West Bengal, India, represented by its sole Proprietor **SRI UTTAM SAMADDAR** having **PAN: CCWPS6763A, Aadhaar No 472354567686**, son of Late Dilip Samaddar, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 209/B, Ustad Amir

Khan Sarani, Post Office & Police Station-Haridevpur, Kolkata-700082, District: South 24-Parganas, West Bengal, India, to construct the multistoried building on the said landed property at the cost and expenses of the Developer and/or out of funds to be procured by the Developer from the intending buyer or others on certain agreed terms and conditions.

**AND WHEREAS** we the Principals herein have entered into a Development Agreement on 31-01-2023 with the Developer **SONALI CONSTRUCTION**, a Proprietorship Firm, having its office at 209/B, Ustad Amir Khan Sarani, Post Office and Police Station- Haridevpur, Kolkata - 700082, District: South 24-Parganas, West Bengal, India, represented by its sole Proprietor **SRI UTTAM SAMADDAR** having PAN: CCWPS6763A, Aadhaar No 472354567686, son of Late Dilip Samaddar, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 209/B, Ustad Amir Khan Sarani, Post Office & Police Station-Haridevpur, Kolkata-700082, District: South 24-Parganas, West Bengal, India; for construction of a multistoried building in or upon the said premises, more fully and particularly described in the First Schedule hereunder written, which was duly registered in the office of the D.S.R.-II Alipore, South 24-Parganas, on 31-01-2023 vide Query No. 2000089760 dated 11-01-2023 and Book No.I, Being No. 1165 for the year 2023, with such terms and conditions clearly cited therein.

**AND WHEREAS** in pursuance of the said agreement entered between us, the Principals herein and the said Developer and in pursuance of understanding between the parties it is necessary and also expedient for me to appoint to look after all our aforesaid property affairs during construction and other matter in our absence.

**NOW KNOW ALL BY THESE PRESENTS** we the above named Principals do hereby and hereunder nominate, constitute and appoint the said Developer **SONALI CONSTRUCTION**, a Proprietorship Firm, having its office at 209/B, Ustad Amir Khan Sarani, Post Office and Police Station- Haridevpur, Kolkata - 700082, District: South 24-Parganas, West Bengal, India, represented by its sole Proprietor **SRI UTTAM SAMADDAR** having PAN: CCWPS6763A,

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*Samaddar*

*Shilo chatterji.*

*Shatterji.*



**Aadhaar No 472354567686**, son of Late Dilip Samaddar, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 209/B, Ustad Amir Khan Sarani, Post Office & Police Station-Haridevpur, Kolkata-700082, District: South 24-Parganas, West Bengal, India, as our true and lawful Attorney in our names and on our behalf to do an executed and perform or caused to be done an executed and perform all or any of the following acts, deeds and things:-

1. To hold and defend possession of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said premises and every part thereof.
2. To appear and to act on our behalf before any office or department of the Govt. of West Bengal and before the B.L. & L.R.O., Collectorate Office, the Kolkata Municipal Corporation, Police Station, Revenue Department, Land Ceiling Authority and to represent us everywhere and to sign and verify all papers, forms, petitions, applications, receipts and vouchers etc. and to submit and sign building plan and/or revised plan/s to the K.M.C. payment necessary charges/fee etc as and when required for and on our behalf.
3. To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/ or desirable by our said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said property or trespassers or any portion thereof to quit or to repair or to avoid any nuisance or malice remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enforce any covenant/ any Agreement, Lease Deed, sale deed, Declaration, Exchange/ Amalgamation and/or any other document relating to the said premises or any part thereof and if any right to re-enter arises in any manner under each covenants or under notice to quit them to exercise such rights, amongst others.

6. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get, prepare plans, demolition for construction and/or reconstruction and/or additions and/or alterations to any new or existing building or Buildings or structures on the said premises or any portion of portions thereof.
7. To build upon and exploit commercially the said premise by making construction of building thereon and for that to arrange by me take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.
8. To appoint any Contractor/ Sub-Contractor for construction work or building thereon and to cancel the same and engage new Contractor to be done by them or his own discretion as if we do the same personally.
9. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for mutation, conversion of land and also execution and/or Registration of any Sale Deed in respect of Developer's Allocation in terms of the Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer the developers allocation concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions for construction the proposed new building upon the First Schedule mentioned property.
10. To negotiate terms and to sell the said space/ spaces/ flats with proportionate share of land in respect of Fourth Schedule mentioned property i.e. Developer's Allocation in the premises/ said property except Owners' Allocation as mentioned in the Third Schedule of the Development Agreement dated 31-01-2023 to any purchaser or purchasers at such price which the said Attorney in his/its absolute discretion thinks proper.
11. To enter into any agreement or Agreements with any party or parties or with the intending Purchaser/s for sale or sales of space or spaces with super structure or flats/garage or shop rooms in respect of Fourth Schedule mentioned property in the premises/ said property except the Owners' allocated portion

*Sanjiv*

*Pratoyi*



mentioned in the Third Schedule of the said Development Agreement dated along with proportionate share of land and/or cancel and the same with the intending purchaser or purchasers except our allocation as mentioned in the said Development Agreement.

12. To receive any booking money and/or earnest money or advance or advances and also the balance/ entire consideration money from the intending purchaser or purchasers in respect of Developer's allocation i.e. Fourth Schedule mentioned property in the premises/ said property and to give, good, valid, receipt and/or discharges for the same to the purchaser or purchasers.

*Developer*  
13. Except the Owners' Allocation/ portion as mentioned in the Third Schedule of the said Development Agreement dated 31-01-2023 our said Attorney may sign and to execute any agreement, Deed of conveyance and to deliver possession of flats/garage/shop/spaces i.c.w. any conveyance or conveyances for the selling of proportionate share of land and/or flat/ flats and/or space with superstructure and/or flat/ flats/ spaces in the proposed building with easements rights of the common areas of the proposed selling of space/ flat/ flats/garage along with proportionate share of land in favour of the intending purchaser or purchasers their nominees and in the agreement, Deed of conveyance or conveyances of the proposed sale and the said attorney receipt and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending purchaser or purchasers against Developer's allocation (Third Schedule mentioned property herein below) from the intending purchaser or purchasers save and except the flat or constructional areas as allotted to the principals as clearly mentioned as Owners' Allocation i.e Third Schedule mentioned property in the said Development agreement made between the parties.

14. To sign and execute all other deeds, instruments and assurance which he/ they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for complete the proposed building at the schedule premises and for fully and effectually conveying the said

*Attorney*

proportionate share of land, flat/ flats together with the easements right of the common passage in the property on and for our behalf and it is to be treated as done by us being present personally we do personally present.

15. To prepare building plan, revised building plan and to sign execute, submit and/or modify or cancel and also to present or submit the same before the competent authority for approval/sanction AND to submit agreement, deed, things, declaration any gift to KMC for sanction of building plan and submit for registration before the concerned registration office of all paper documents deeds, contract/ agreement for sale, applications consent and other documents as may in any way be required before the competent authority or any of the powers herein contained including sale, permission of the said premises and every or any part thereof and the termination of all contracts, rights of occupancy/ user and/or enjoyment by any person or persons whatsoever, the schedule property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the any Agreement. deeds, things
16. To file any Complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we ourselves now or may hereinafter be interested or connected and also if our Attorney think fit may compromise or refer to Arbitration and may take any such action or institute proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the District Court or any other courts as the case may be.
17. To sign declare verify and affirm, paint, written statements, petitions, Affidavit, vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/ proceedings before any Court of Law or any other office concern, Govt., Semi Govt. or other offices.



18. For the better and more effectually executing the powers or authorities aforesaid to appoint and employ solicitors, Advocates and/or debts collecting or other agents for and on our behalf.
19. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purpose herein Contained.
20. To represent us before all the office or offices concerned and also like such K.M.C. and to sign all papers, documents on my behalf for mutation of my names in respect of relevant papers of the K.M.C. and to appear in all hearings before the authorities of the B.L. & L.R.O., ADM LRO for mutation, conversion as well as K.M.C. for such mutation filing or dealing objections and/or appeals on our behalf against the excess valuation assessed by the K.M.C. and also to perform and prefer appeal before the authorities and represent me at the time of hearing, of such objections or appeals on my behalf and also submit and to sign building plans, revised building plan, completion certificate etc before the competent authorities for and on our behalf in respect of the said property.
21. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof against Transfer of Developer's Allocation for and on behalf of us.
22. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said agreement and to execute all my rights therein by my said attorney.
23. To sign and give notice or notices to any tenant or tenants and other occupiers of the building/ premises belonging to my estates, if any, to quit and vacate or to avoid any nuisance or for any other purpose or purposes whatsoever and to settle compromised compound or to avail them with their existing accommodations in the said building and enforce all remedies open to me in respect of their accommodation with a view to exercising any right vested to us.

This power is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This power will subsist and remain cancel the contract and/or rescinded upon violation of breach of contract on the part of the Attorney. This Power of Attorney being collateral documents of the said Development Agreement dated 31-01-2023 and whatsoever acts deeds and tings concerning the said Premises to be done by the Attorney shall be deemed to be done on behalf of the said Developer herein be bound by such acts, deeds and things so done.

**AND GENERALLY** to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hand and seals, if personally presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Entire Property)

**ALL THAT** the amalgamated gross total area of a single and compact plot of land measuring **04 (Four) Cottah 13 (Thirteen) Chittack 15 (Fifteen) Square Feet** more or less together with **572 Sq Ft R.T. structure** standing thereon or on part thereof, lying and situated at Mouza: Haridevpur, J.L. No.25, Touzi No. 3358, Paragana- Khaspur, R.S. No. 35 comprised in Dag No. 583 appertaining to Khatian No 192, Police Station: Thakurpukur now Haridevpur, District: South 24 Parganas now Known as **KMC Premises No 503, Ustad Amir Khan Sarani** (its mailing address 19, Surya Sen Pally), **Post office and Police Station- Haridevpur, Kolkata-700082 AND KMC Premises No 504, Ustad Amir Khan Sarani, Post office and Police Station- Haridevpur, Kolkata-700082** in the District of South 24 Parganas now within the limits of the Kolkata Municipal Corporation under ward No 122 and the said amalgamated property being butted and bounded as follows:

ON THE NORTH : 10 feet wide K.M.C. Road.

ON THE SOUTH : 12 feet wide K.M.C. Road.

ON THE EAST : 15 feet wide K.M.C. Road.

ON THE WEST : Property of Dipak Das.

*Dawaldar*

*Shatterji.*



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**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(Owner's Allocation)

**OWNER'S ALLOCATION:** shall mean shall mean the owner Nos.1 & 2 jointly entitled in lieu of their land value (i) one shop measuring 60 (sixty) Square Feet in the ground floor and (ii) Four number flat measuring 400 square feet built up area each out of which one flat on the First Floor and one flat on the second floor South West side and Two flats on the third Floor of the proposed building constructed at the amalgamated property which is more fully described in the First Schedule herein above written together with common roof right of all flat owners including land owners along with undivided proportionate share of land with common area and common facilities thereon in lieu of the value of proportionate share of developer's allocation in the amalgamated property i.e. Second Schedule mentioned property of the said Development Agreement dated...31-01-2023

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Shatterji.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Developer's Allocation)

**DEVELOPER'S ALLOCATION:** shall mean rest of the portions of construction area in the third (top) floor, <sup>rest portion of</sup> ~~entire~~ second floor, rest portion of the first floor and rest portion of the ground floor save and except meter room and caretaker/security room, if any, and also save and except the allocation of owners, of the proposed building constructed upon the amalgamated property, described in the First Schedule herein above written together with absolute right on the part of the developer to enter into agreement for sale, Deed of Conveyance, transfer or in any way deal with the same as good as the absolute owner thereof with common roof right of all flat owners under developer's allocation including common roof right of land owner of proposed new building constructed upon the amalgamated property which is more fully described in the First Schedule herein above written (i.e. Second Schedule mentioned property of the said Development Agreement dated...31-01-2023), save and except the owners' allocation.

Ramadeh

Shatterji. Saamp.  
Shatterji.

IN WITNESS WHEREOF We the above named Principals have hereunto set and subscribed my hand and signature on this the 31<sup>st</sup> day of January (2023) Two Thousand Twenty-Three.

IN THE PRESENCE OF:-

WITNESS.

1. Bholanath Sarkar  
Alipore Police Court  
Kof-27

2. Aroke Chatterjee.  
19, East Surya Sen Palley,  
Haridaspur - Kal-82

Shila Chatterjee.

Somenath Acharya.

SIGNATURE OF THE PRINCIPALS

This Power accepts by me.

Uttam Samadda

Signature of the Attorney

Drafted and prepared according to instructions and documents provided by the parties to this instruments by me;

Bholanath Sarkar

(Bholanath Sarkar)  
Advocate.

Enrolment No. WB/302/2000.  
Alipore Judges' Court & Police Court,  
Kolkata - 27.



## Major Information of the Deed

Deed No :	I-1602-01166/2023	Date of Registration	31/01/2023
Query No / Year	1602-8000255104/2023	Office where deed is registered	
Query Date	31/01/2023 3:01:49 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bholanath Sarkar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8420160216, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 10,55,000/-	Market Value	Rs. 31,99,436/-
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))	Registration Fee Paid	Rs. 39/- (Article:E, M(b,))
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160201165/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, Road Zone : (Haridebpur Adarsha Vidyapith -- M G Road (Ward 122)) , , Premises No: 503, , Ward No: 122 Pin Code : 700082

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	2 Katha 6 Chatak 30 Sq Ft	5,00,000/-	15,22,498/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, Road Zone : (Haridebpur Adarsha Vidyapith -- M G Road (Ward 122)) , , Premises No: 504, , Ward No: 122 Pin Code : 700082

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	2 Katha 6 Chatak 30 Sq Ft	5,00,000/-	15,22,498/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>7.975Dec</b>	<b>10,00,000 /-</b>	<b>30,44,996 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	372 Sq Ft.	30,000/-	1,00,440/-	Structure Type: Structure
Floor No: 1, Area of floor : 372 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	200 Sq Ft.	25,000/-	54,000/-	Structure Type: Structure






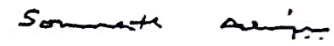
01/02/2023 Query No:-16028000255104 / 2023 Deed No :- 160201166 / 2023, Document is digitally signed.



No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Shed, Extent of Completion: Complete

Total :	572 sq ft	55,000 /-	1,54,440 /-
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**Principal Details :**



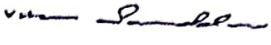


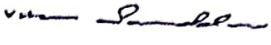


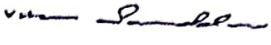
SI No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Shila Chatterjee (Presentant)</b> Wife of Mr Alope Chetterje Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office	 31/01/2023	 LTI 31/01/2023	 31/01/2023
19Surya Sen Pally, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx1L, Aadhaar No: 38xxxxxxxx1760, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Somenath Acharjee</b> Son of Late Subhas Chandra Acherjee Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office	 31/01/2023	 LTI 31/01/2023	 31/01/2023
142 East Road Ichapore, City:- , P.O:- Ichapore Nawabganj, P.S:-Noapara, District:-North24-Parganas, West Bengal, India, PIN:- 743144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx7D, Aadhaar No: 95xxxxxxxx6491, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office				






**Party Details :**

No	Name,Address,Photo,Finger print and Signature
1	<b>Sonali Construction</b> 209/B, Ustad Amir Khan Sarani, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: CCxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Uttam Samaddar</b>                      Son of Late Dilip Samaddar                      Date of Execution - 31/01/2023, , Admitted by: Self, Date of Admission: 31/01/2023, Place of Admission of Execution: Office                 </td> <td>                       Jan 31 2023 3:18PM                 </td> <td>                       LTI                      31/01/2023                 </td> <td>                       31/01/2023                 </td> </tr> </tbody> </table> <p>209/B, Ustad Amir Khan Sarani, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx3A, Aadhaar No: 47xxxxxxx7686 Status : Representative, Representative of : Sonali Construction (as Sole Proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Mr Uttam Samaddar</b> Son of Late Dilip Samaddar Date of Execution - 31/01/2023, , Admitted by: Self, Date of Admission: 31/01/2023, Place of Admission of Execution: Office	 Jan 31 2023 3:18PM	 LTI 31/01/2023	 31/01/2023
Name	Photo	Finger Print	Signature						
<b>Mr Uttam Samaddar</b> Son of Late Dilip Samaddar Date of Execution - 31/01/2023, , Admitted by: Self, Date of Admission: 31/01/2023, Place of Admission of Execution: Office	 Jan 31 2023 3:18PM	 LTI 31/01/2023	 31/01/2023						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bholanath Sarkar</b> Son of Mr . Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 31/01/2023	 31/01/2023	 31/01/2023
Identifier Of Mrs Shila Chatterjee, Mr Somenath Acharjee, Mr Uttam Samaddar			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Shila Chatterjee	Sonali Construction-1.99375 Dec
2	Mr Somenath Acharjee	Sonali Construction-1.99375 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mrs Shila Chatterjee	Sonali Construction-1.99375 Dec
2	Mr Somenath Acharjee	Sonali Construction-1.99375 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Shila Chatterjee	Sonali Construction-186.00000000 Sq Ft
2	Mr Somenath Acharjee	Sonali Construction-186.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Mrs Shila Chatterjee	Sonali Construction-100.00000000 Sq Ft
2	Mr Somenath Acharjee	Sonali Construction-100.00000000 Sq Ft



Endorsement For Deed Number : I - 160201166 / 2023

**Admissibility (Rule 43, W.B. Registration Rules, 1962)**  
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**  
Presented for registration at 15:13 hrs on 31-01-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mrs Shila Chatterjee, one of the Executants.

**Certificate of Market Value (WB PUVI rules of 2001)**  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,99,436/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**  
Execution is admitted on 31/01/2023 by 1. Mrs Shila Chatterjee, Wife of Mr Alope Chatterje, 19 Surya Sen Pally, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Mr Somenath Acharjee, Son of Late Subhas Chandra Acherjee, 142 East Road Ichapore, P.O: Ichapore Nawabganj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business

Indetified by Mr Bholanath Sarkar, , , Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**  
Execution is admitted on 31-01-2023 by Mr Uttam Samaddar, Sole Proprietor, Sonali Construction, 209/B, Ustad Amir Khan Sarani, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr Bholanath Sarkar, , , Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**  
Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**  
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 045807, Amount: Rs.100.00/-, Date of Purchase: 29/12/2022, Vendor name: Subhankar Das



Jaideb Pal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 46263 to 46282

being No 160201166 for the year 2023.



Digitally signed by Suman Basu  
Date: 2023.02.01 12:47:11 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2023/02/01 12:47:11 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.-

(This document is digitally signed.)