

11159/17

I-10459/2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 119927

Certified that the document is admissible to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar  
Coimbatore, Dum Dum, 24 Pgs. (North)

21 DEC 2017

15069/17/18837/17

DEVELOPMENT POWER  
AFTER REGISTERED DEVELOPMENT AGREEMENT  
GENERAL POWER OF ATTORNEY

4215 1001  
Date: 20/12/2017

SELLER: ...  
BUYER: ...  
VENDOR: ...

Sealdah Civil Court  
ALAKE MUKHERJEE

Dipankar Mandal,  
Adv.  
High Court,  
A.S.



*[Handwritten signature]*

Addl. District Sub-Registrar  
Coimbatore Dum-Dum 24 Pgs

21 DEC 2017

Kamal Sutradhar  
S/o Lt. Krishna. Ch. Sutradhar  
24/66, Sessore Road, P.O. And P.S. Dum Dum  
Dist: (N) 24 Pgs. Kal-700028,  
occu- Business.

**BE IT KNOWN TO ALL CONCERNED** that we 1) **SMT ARATI DAS**, wife of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Housewife, Pan No.CMWPD1072M, 2) **SRI SAMIR RANJAN DAS**, son of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Service, Pan No.ADBPD6909P, 3) **SMT. RUBI DAS**, daughter of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Service, Pan No.CMWPD1073L, 4) **SMT. SUKLA LODH**, wife of Late Panchu Lodh, by faith Hindu, by Nationality Indian, by occupation – Housewife, Pan No.AMFPL1534R, 5) **SMT. PINKU DAS**, daughter of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Self Employed, Pan No.APJPD8307D, all residing at 25/2, Pulin Avenue, P.O. – Rajbari Colony, P.S. – Airport, Kolkata - 700081, in the District 24 Parganas (North), hereinafter jointly called as the “**LAND OWNERS**” have Registered Development Agreement registered at ADSR Cossipore Dum Dum, Query No. ....x.....x....., Being No.10452...for the year 2017 with **M/S. BETOP HOUSING DEVELOPERS PRIVATE LIMITED,(PAN NO. AAFCB3007J)** a Private Limited Company registered under Indian Companies Act. having its Principal Place of Business at 466A, P.K. Guha Road, Police Station Dum Dum, Kolkata – 700028, being represented by its Director **SRI RATNANKUR SENGUPTA** son of Late Ratan Sengupta, by faith Hindu, by Nationality Indian, by Occupation – Business, Pan No. ARFPS7328P, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, in respect of our 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 to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

**WHEREAS** we are the absolute owners of the plot of undivided fifty percent share of land measuring about 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with one storied building structure thereon lying and situated at Mouza –Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Khatian No. 235, Dag No. 2043 & 2091 & 2070, P.S. Dum Dum,, within the local limits of Dum Dum Municipality being Municipal at  **Holding No. 25/2, Pulin Avenue, Kolkata–700081, Ward No. 04,** under Additional District Sub- Registry office Cossipore Dum Dum, in the District 24 Parganas (North), details of which mentioned in the Schedule hereunder.

**AND WHEREAS** that in the said Agreement between us that we will hand over the vacant and peaceful possession of land to the **M/S. BETOP HOUSING DEVELOPERS PRIVATE LIMITED,(PAN NO. AAFCB3007J)** a Private Limited Company registered under Indian Companies Act. having its Principal Place of Business at 466A, P.K. Guha Road, Police Station Dum Dum, Kolkata – 700028, being represented by its Director **SRI RATNANKUR SENGUPTA** son of Late Ratan Sengupta, by faith Hindu, by Nationality Indian, by Occupation – Business, Pan No. ARFPS7328P, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, at present firm is a Private Limited Company registered under Indian Companies Act. having its Principal Place of Business at 466A, P.K. Guha Road, Police Station Dum Dum, Kolkata – 700 028, being represented by its Director **SRI RATNANKUR SENGUPTA** son of Late Ratan Sengupta, by faith Hindu, by Nationality Indian, by Occupation – Business, Pan No. ARFPS7328P, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, and said Promoter/ Developer will develop the land as mentioned hereunder by constructing building as per sanctioned plan which will be approved by Dum Dum Municipality and the total building except our allocation i.e. Owner's Allocation shall not be in any manner Developer Allocation be sold to the purchasers.

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

**AND WHEREAS** we are engaged with jobs and also multifarious work, for the betterment of it become necessary for us to appoint said **SRI RATNANKUR SENGUPTA** son of Late Ratan Sengupta, by faith Hindu, by Nationality Indian, by Occupation – Business, residing at 422, 2½ No. Motilal Colony, Kolkata – 700 081, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, as our Constituted Attorney to act on our behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to Joint Venture Agreement

**NOW YE BY THESE PRESENTS WE** 1) **SMT ARATI DAS**, wife of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Housewife, Pan No.CMWPDP1072M, 2) **SRI SAMIR RANJAN DAS**, son of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Service, Pan No.ADBPD6909P, 3) **SMT. RUBI DAS**, daughter of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Service, Pan No.CMWPDP1073L, 4) **SMT. SUKLA LODH**, wife of Late Panchu Lodh, by faith Hindu, by Nationality Indian, by occupation – Housewife, Pan No.AMFPL1534R, 5) **SMT. PINKU DAS**, daughter of Late Santi Ranjan Das, by faith Hindu, by Nationality Indian, by occupation – Self Employed, Pan No.APJPD8307D, all residing at 25/2, Pulin Avenue, P.O. – Rajbari Colony, P.S. – Airport, Kolkata - 700081, in the District 24 Parganas (North), as our Lawful constituted Attorneys **SRI RATNANKUR SENGUPTA** son of Late Ratan Sengupta, by faith Hindu, by Nationality Indian, by Occupation – Business, Pan No. ARFPS7328P, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, to act for us and in our name on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain an administer the said land and every Part thereof. To look after said and to control all the areas for the Development of said land and construction of a multi-storied building thereon as per sanctioned Plan which to be approved by the Concerned Authority.
2. 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 Municipality and other appropriate authorities.
3. To appears and represent us before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.

4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as the expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoints Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by raising construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any our may said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid terms.
9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.



10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on amount of the said premises or any part thereof and similarly to receive all incoming receivable for an account of the said premises or any part thereof including the rent and/or license fees from the occupants otherwise thereof if any.
11. 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 Attorney may deem fit and proper.
12. To negotiate with others for sale of the Flat/Flats, Floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per the agreement at any terms and conditions as the said Attorney shall think fit and proper.
13. To collect advance or part payment or full consideration from the intending purchasers of flats/along with the proportionate share of land on our behalf except the portions which will be kept reserved for us as per Agreement and the said Attorney shall appropriate the sale-proceeds.
14. To advertise in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
15. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
16. To transfer, flats an the proposed buildings along with the proportionate share of land, which are to be the promoters allocated portion represented by our Attorney at our premises or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.

17. To take steps for Registration of Flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co-operative Society Act or the Apartment ownership Act otherwise or any other law or laws as the case may be.
18. To present any deed or deeds of sale conveyance, or conveyances of other documents for registration and when executed by him in our names and on our behalf the Addl. District Sub-Registrar and District Registrar having authority for and to have them registered according to law and to do al other acts and deeds in respect of the aforesaid property or portion of it which our said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could have been done by our selves.
19. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to the Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
20. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf of or to be instituted preferred by or against any person or parsons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
21. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign any verify applications therefore.



22. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vocalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
23. To deposit and withdraw fees 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 thereof.
24. To effect mutation of holding in the office of the collector and/or Municipal records and to do all acts on our behalf before Dum Dum Municipality in respect of at Mouza –Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Khatian No. 235, Dag No. 2043 & 2091 & 2070, P.S. Dum Dum,, within the local limits of Dum Dum Municipality being Municipal at **Holding No. 25/2, Pulin Avenue, Kolkata-700081, Ward No. 04.**, under Additional District Sub- Registry office Cossipore Dum Dum, in the District 24 Parganas (North), which is fully described in the Schedule herein below.
25. To for all or any of the purposes hereinbefore stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submits papers and documents and obtain the proposed/revised plan building/site plan and to obtain the completion Certificate from the Competent Authority.
26. To delegate such powers as the said Attorney in their absolute discretion shall think fit and proper and upon such delegation the said power of Attorney shall be deemed to have been granted by the Guarantor as the said delegate or delegates as the case may be.
27. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.

28. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise any to do all acts that may necessary in connection with any of such case.
29. Be it noted that this Power of Attorney is being granted in favour of the said attorney with out any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall ~~not~~ hereby obtain or have power to make any construction Development work on the said property.

Sukla Lodh.

**AND GENERALLY** to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, Deeds and things as fully and effectually as if done by us personally.

**A N D** We hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever our said Attorney appointed under this Power of Attorney in the manner hereinabove contained shall lawfully do or cause to be done in the right or by the virtue of these presents included in such conditions and other works will be completion of the whole Deed/Transaction as per the said Agreement.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of undivided fifty percent share of land measuring about **4 Cottahs 13 Chittacks 16 Sq.ft.** more or less along with **100 sq.ft Tiles Shed** structure thereon lying and situated at **Mouza –Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Khatian No. 235, Dag No. 2043 & 2091 & 2070, P.S. Dum Dum.,** within the local limits of **Dum Dum Municipality** being Municipal at **Holding No. 25/2, Pulin Avenue, Kolkata–700081, Ward No. 04,** under Additional District Sub-Registrar Cossipore Dum Dum, in the District 24 Parganas (North), together with all easement right all rights appertaining thereto butted and bounded in the manner following : -

ON THE NORTH : Pulin Avenue ;  
 ON THE SOUTH : 25/3, Pulin Avenue ;  
 ON THE EAST : 16' feet wide Road ;  
 ON THE WEST : 14' feet wide Road ;

Ratna Kumar Sen Gupta

**IN WITNESS WHEREOF** the owners have hereunto set and subscribed their hands and seals on this 21<sup>st</sup> day of December, 2017.

**SIGNED, SEALED & DELIVERED**

In the presence of :

1.

Kamal Subraether  
24/66, Sessore Road,  
Kolkata-28

সমীর রঞ্জন দাস  
Samin Ranjan Das  
Suebi Das

Suleka Lodh.

- Pinku Das

**SIGNATURE FOR THE LAND OWNERS**

2. Rajdeep Das  
2½ No. Airport Gate  
Kolkata - 700 081

BETOP HOUSING DEVELOPERS PVT. LTD.  
Ratna Kumar Sen Gupta  
Director




**SIGNATURE OF THE ATTORNEY**

**DEED PREPARED BY ME:**

Dipankar Mandal

Dipankar Mandal  
Advocate, High Court, Kol.  
WB/1189/1999.

PAGE NO. - 11  
 SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executant/ Presentator					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
 Santir Ranjan Das		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
 Rubi Das		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

PAGE NO. - 12  
 SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No. Signature of the  
 Executive/ Presenting

Sl. No.	Signature of the Executive/ Presenting	Left Hand				
		Little	Ring	Middle	Fore	Thumb
S. ...						
Pinku Das						
Ratan Kumar ...						

आयकर विभाग

INCOME TAX DEPARTMENT

ARATI DAS

THAKUR DAS

01/01/1957

Permanent Account Number

CMWPD1072M

आरती दास  
Signature





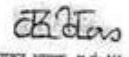
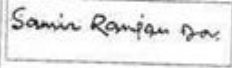
भारत सरकार

GOVT. OF INDIA



आरती दास



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADBPD6909P	
	नाम /NAME SAMIR RANJAN DAS	
	पिता का नाम /FATHER'S NAME SRISANTI RANJAN DAS	
	जन्म तिथि /DATE OF BIRTH 26-06-1963	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Samir Ranjan Das*



Sukla Lodh.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RUBI DAS

SANTI RANJAN DAS

01/10/1967  
Permanent Account Number

CMWPD1073L

  
Signature



*Rubi Das,*

आयकर विभाग  
INCOME TAX DEPARTMENT  
PINKU DAS  
SANTI RANJAN DAS  
17/10/1979  
Permanent Account Number  
APJPD8307D  
PINKU DAS  
Signature

भारत सरकार  
GOVT. OF INDIA



Pinku Das



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ARFPS7328P



नाम /NAME

RATNANKUR SENGUPTA

पिता का नाम /FATHER'S NAME

RATAN SENGUPTA

जन्म तिथि /DATE OF BIRTH

01-09-1976

हस्ताक्षर /SIGNATURE

*Ratnankur Sen Gupta*

*K. Das*

आयकर आयुक्त, प.ब.-III

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

*Ratnankur Sen Gupta*



## Major Information of the Deed

Deed No :	I-1506-10459/2017	Date of Registration	21/12/2017
Query No / Year	1506-1000418637/2017	Office where deed is registered	
Query Date	21/12/2017 1:26:37 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kamal Sutradhar Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 8017047896, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 56,14,104/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150610452/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

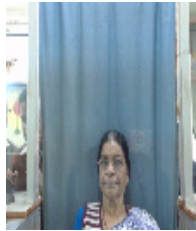


District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Pulin Avenue, Mouza: Sultanpur, Ward No: 04, Holding No:25/2

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2043	RS-235	Bastu	Bastu	4 Katha 13 Chatak 16 Sq Ft	1/-	55,84,104/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					<b>7.9773Dec</b>	<b>1 /-</b>	<b>55,84,104 /-</b>	


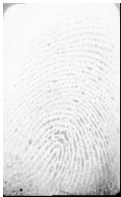
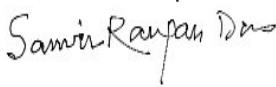
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	




### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	<b>Smt ARATI DAS</b> Wife of Late SANTI RANJAN DAS Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office			
		21/12/2017	LTI 21/12/2017	21/12/2017

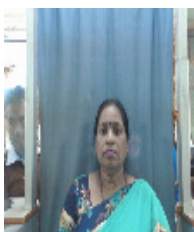


25/2, PULIN AVENUE, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CMWPD1072M, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	<b>Mr SAMIR RANJAN DAS</b> Son of Late SANTI RANJAN DAS Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office			
		21/12/2017	LTI 21/12/2017	21/12/2017

25/2, PULIN AVENUE, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADBPD6909P, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	<b>Smt RUBI DAS</b> Daughter of Late SANTI RANJAN DAS Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office			
		21/12/2017	LTI 21/12/2017	21/12/2017

25/2, PULIN AVENUE, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CMWPD1073L, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	<b>Smt SUKLA LODH</b> Wife of Late PANCHU LODH Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office			
		21/12/2017	LTI 21/12/2017	21/12/2017

25/2, PULIN AVENUE, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMFPL1534R, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office




5	Name	Photo	Fingerprint	Signature
	<b>Smt PINKU DAS</b> Daughter of Late SANTI RANJAN DAS Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office			
		21/12/2017	LTI 21/12/2017	21/12/2017

25/2, PULIN AVENUE, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APJPD8307D, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 21/12/2017 ,Place : Office


**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BETOP HOUSING DEVELOPERS PRIVATE LIMITED</b> 466A, P.K. GUHA ROAD., P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAFCB3007J, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr RATNANKUR SENGUPTA (Presentant )</b> Son of Late RATAN SENGUPTA Date of Execution - 21/12/2017, , Admitted by: Self, Date of Admission: 21/12/2017, Place of Admission of Execution: Office	 Dec 21 2017 2:08PM	 LTI 21/12/2017	 21/12/2017
	422, MOTILAL COLONY, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARFPS7328P Status : Representative, Representative of : BETOP HOUSING DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

**Identifier Details :**

Name & address	
Kamal Sutradhar Son of Late Krishna Chandra Sutradhar 24/66 Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt ARATI DAS, Mr SAMIR RANJAN DAS, Smt RUBI DAS, Smt SUKLA LODH, Smt PINKU DAS, Mr RATNANKUR SENGUPTA	
	21/12/2017

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Smt ARATI DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-1.59546 Dec
2	Mr SAMIR RANJAN DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-1.59546 Dec
3	Smt RUBI DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-1.59546 Dec
4	Smt SUKLA LODH	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-1.59546 Dec
5	Smt PINKU DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-1.59546 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Smt ARATI DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft
2	Mr SAMIR RANJAN DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft
3	Smt RUBI DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft
4	Smt SUKLA LODH	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft
5	Smt PINKU DAS	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-20.00000000 Sq Ft

**Endorsement For Deed Number : I - 150610459 / 2017**

**On 21-12-2017**

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

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

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

Presented for registration at 13:34 hrs on 21-12-2017, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RATNANKUR SENGUPTA ..

**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 56,14,104/-

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

Execution is admitted on 21/12/2017 by 1. Smt ARATI DAS, Wife of Late SANTI RANJAN DAS, 25/2, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 2. Mr SAMIR RANJAN DAS, Son of Late SANTI RANJAN DAS, 25/2, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service, 3. Smt RUBI DAS, Daughter of Late SANTI RANJAN DAS, 25/2, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service, 4. Smt SUKLA LODH, Wife of Late PANCHU LODH, 25/2, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 5. Smt PINKU DAS, Daughter of Late SANTI RANJAN DAS, 25/2, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Others

Indetified by Kamal Sutradhar, , , Son of Late Krishna Chandra Sutradhar, 24/66 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 21-12-2017 by Mr RATNANKUR SENGUPTA, DIRECTOR, BETOP HOUSING DEVELOPERS PRIVATE LIMITED, 466A, P.K. GUHA ROAD., P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Kamal Sutradhar, , , Son of Late Krishna Chandra Sutradhar, 24/66 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

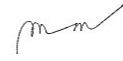
#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4215, Amount: Rs.100/-, Date of Purchase: 20/12/2017, Vendor name: Aloke Mukherjee



**Mohul Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1506-2017, Page from 346471 to 346496**

**being No 150610459 for the year 2017.**



**(Mohul Mukhopadhyay) 29/12/2017 14:30:41**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM**

**West Bengal.**

**(This document is digitally signed.)**