

8856/19

I-8332/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

AA 309183

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

13 SEP 2019

13/9
 15296
 15061/202318/9

DEVELOPMENT POWER
AFTER REGISTERED DEVELOPMENT AGREEMENT
GENERAL POWER OF ATTORNEY

ক্রমিক নং 1326 তারিখ 07/08/19

মূল্য :- 100/-

ক্রেতা :- Arit Das (Advocate)

স্থান :- High Court, Calcutta

ভেণ্ডার :- Ranjit Paul

কর্তৃত্বের কারণ :-
কলিকাতা মহানগর কর্তৃক

ভেণ্ডারের নাম - কলিকাতা পৌর

ক্রেতার নাম :- কলিকাতা

তারিখ :- 05 AUG 2019

কর্তৃত্বের কারণ :-

ট. বি. নং ৩০৫

মূল্য :- 700 000



Nil Kamal Subraether
2/0 Lt. Krishna Ch. Subraether
24/66, Sessore Road, Cal - 28,
P.O. And P.S. Dum Dum,
Dist: (N) 24 Pgs.
Office - Business.

Additional District Sub Registrar
Dum Dum - Calcutta

13 SEP 2019

BE IT KNOWN TO ALL CONCERNED that 1) **SRI CHIRADIP PAUL**, son of Late Chinmoy Paul, by faith – Hindu, by occupation – Business, Pan No.ASHPP5807H, & Aadhaar No. 6404 1276 0731, at present residing at 25/3, Pulin Avenue, P.O. Rajbari Colony, Police Station – Dum Dum, Kolkata - 700081, 2) **SRI JOYDEEP PAUL**, son of Late Chinmoy Paul, by faith – Hindu, by occupation – Business, Pan No. BAXPP9028B, & Aadhaar No. 2895 1383 1861, at present residing at 25/3, Pulin Avenue, P.O. Rajbari Colony, Police Station – Dum Dum, Kolkata - 700081, (West Bengal), Hereinafter called the “OWNER” has executed a Development Agreement on 13.11.19 which has been duly registered at A.D.S.R. Cossipore Dum Dum, Being No...8.3.2.0....., for the year 2019, 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**, & Aadhaar No. 9220 3337 8018, 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 a Multi-storied building in accordance with the building plan which will be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS Sri Narendra Chandra Banerjee, Purchased a plot of land measuring about 17 ¼ Decimals of land at Mouza-Sultanpur, containing Dag No. 2069, now Khatian No. 255, from Sri Mohini Mohan Banerjee by virtue of a registered Sale Deed being Dag No. 5840, for the year 1954, copied in Book No. 1, Volume No. 29, pages 83 to 86 and Registered the same at the Sub-Registry office at Cossipore, Dum Dum, on 30.10.1954.

AND WHEREAS Smt. Swati Chatterjee wife of Sri Kallol Chatterjee, acquired a plot of land measuring about 2 Cottahs 7 Chittacks 23 sq.ft. more or less out of the said 17 ¼ Decimals of land of the said plot of land from the said Sri Narendra Chandra Banerjee by virtue of a registered Deed of Gift being Deed No. 5107, copied in Book No. 1, Volume No. 94, Pages 107 to 114 for the year 1986, and registered the same at the Sub-Registry office at Cossipore, Dum Dum, on 26.11.1986.

AND WHEREAS Sri Debi Shankar Roy, Smt. Subarna Roy along with Sri Chiradip Paul and Sri Joydeep Paul the Vendors of these present purchased the said plot of land measuring about 2 Cottahs 7 Chittacks 23 Sq.ft. more or less from said Swati Chatterjee by way of a registered Deed of Sale being Deed No. 6685, copied in Book No. 1, Volume No. 158, Pages 287 to 296, for the year 1992 and registered the same at the Sub-Registration office of Cossipore, Dum Dum on 28.08.1992.Thus Sri Debi Shankar Roy, Smt. Subarna Roy along with Sri Chiradip Paul and Sri Joydeep Paul the Vendors of these present become the absolute owners of the said plot of land by way of purchase and made a two storied building thereon and seized and possessed off or otherwise well and sufficiently entitled to the said plot of land with building free from all encumbrances.

AND WHEREAS That the said Debi Shankar Roy (since deceased) executed and published his last Will and Testament dated 18.06.2009 in favour of Owners herein as Joint Executors and the said Will was duly registered in the office of the Additional Registrar of Assurances-III, Kolkata on 18.06.2009 and recorded in Book No.III, C.D. Volume No.1, Pages from 4930 to 4941, Being No. 00529 for the year 2009.

AND WHEREAS That the said Debi Shankar Roy, died on 22.07.2015 and his wife Smt. Subarna Roy died on 06.06.2008 and they were issueless.

AND WHEREAS That after the death of the said Debi Shankar Roy, the Owners filed one Petition in the High Court at Calcutta, Testamentary and intestate Jurisdiction for granting Probate to the Owners herein being the Joint Executors being P.L.A. No. 250 of 2016.

AND WHEREAS That on 21.04.2017 the Hon'ble High Court at Calcutta was pleased to grant Probate in favour of the Owners herein in respect of undivided $\frac{1}{2}$ share of piece and parcel of land measuring about 2 Cottahs 7 Chittacks 23 sq.ft. more or less lying and situated at Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi No. 173, Khatian No.255, Dag No. 2069, Police Station Dum Dum, within the limit of Dum Dum Municipality, being **Holding No.261, Pulin Avenue, Kolkata – 700081, Ward No. 04, District North 24-Parganas.**

AND WHEREAS said **Sri Chiradip Paul and Sri Joydeep Paul** the Owners herein are seized and possessed of and / or otherwise well and sufficiently entitled to ALL THAT piece and parcel of 2 Cottahs 7 Chittacks 23 Sq.ft. more or less with two storied building thereon lying and situated at Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi No. 173, Khatian No.255, Dag No.2069, Police Station Dum Dum, District North 24-Parganas within the limit of Dum Dum Municipality, Ward No.04, under Municipal **Holding No.261, Pulin Avenue, Kolkata – 700081**, in the District 24-Parganas(North) and more fully and particularly described in the Schedule hereunder written and hereinafter called the said property.

AND WHEREAS the Owner herein is in possession and enjoyment in respect of the said land measuring about 02 Cottahs 07 Chittacks 23 Sq.ft. more or less of land by mutating their name in the recorded of the Dum Dum Municipality under **Holding No. 261, Pulin Avenue, P.S. Dum Dum, Kolkata -700081, Ward No. 04** which is herein referred to as the said Holding and more fully described in Schedule herein below.

AND WHEREAS the Owner herein is in absolute possession and enjoyment of the said plot of land by mutating their name in the Dum Dum Municipality and by paying rates and taxes to the Government, Municipal and other authorities.

AND WHERE AS in accordance with the terms and conditions of the said Development Agreement executed between me and "**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, & Aadhaar No. 9220 3337 8018, 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 duly approved by Dum Dum Municipality and the total building except Owner's Allocation, the Promoter/Developer shall be at liberty to sell the Developer's Allocation 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 title and interest in the said property and also have absolute authority to appoint our Constituted Attorneys to act on our behalf for development as aforesaid in respect of the under mentioned Schedule property.

AND WHEREAS we are engaged in jobs and also with multifarious activities, it has become necessary for me to appoint said "**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, & Aadhaar No. 9220 3337 8018, residing at 422, 2½ No..Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, as our Constituted Attorneys 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 a Joint Venture Agreement **NOW YE BY THESE PRESENTS WE 1) SRI CHIRADIP PAUL**, son of Late Chinmoy Paul, by faith – Hindu, by occupation – Business, Pan No.ASHPP5807H, & Aadhaar No. 6404 1276 0731, at present residing at 25/3, Pulin Avenue, P.O. Rajbari Colony, Police Station – Dum Dum, Kolkata - 700081, 2) **SRI JOYDEEP PAUL**, son of Late Chinmoy Paul, by faith – Hindu, by occupation – Business, Pan No. BAXPP9028B, & Aadhaar No. 2895 1383 1861, at present

residing at 25/3, Pulin Avenue, P.O. Rajbari Colony, Police Station – Dum Dum, Kolkata - 700081, (West Bengal), we do hereby appoint “**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, & Aadhaar No. 9220 3337 8018, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, as our lawful Attorneys to act for us and in our names 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 land and to control all the areas for the purpose of Development of the said land and to construct a Multi-storied building thereon as per sanctioned Plan which is 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 appear and represent me before any Authority/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 any other relevant department/departments of the Government of West Bengal in connection with sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other order/orders and permissions from the respective Authorities which will be expedient for sanction, modification and/or alterations of the Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint Engineers, Architect and other Agents 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 demolish and/or to remove any house, building and/or structure of whatsoever nature which is in existence on the said premises, which our 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 public utility services to the said premises and/or to make alteration therein and to close down and/or to remove 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 to obtain building materials from the concerned Authorities for construction of the building on the said premises on aforesaid terms.
9. To shift and/or to connect the existing electricity connection, if any, in the said premises in such a manner as the said Attorney may deem fit and proper.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for 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 me 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 public in general for sale of the Flat/Flats, Floors, which will be available under Developer's Allocation in proposed building on the said premises along with proportionate share of land underneath in terms of the said Development agreement on any terms and conditions as the said Attorney shall think fit and proper.

13. To collect advance or part payment or full consideration value from the intending purchasers of flats/along with the proportionate share of land underneath on our behalf except the portions which will be kept reserved for me, being the Owner's Allocation 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 flat/flats along with the proportionate share of land by the said Attorney as he will 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 in the proposed buildings along with the proportionate share of land, which will be the part and parcel of the Developer's Allocation be the represented by our Attorney 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 provision or provisions of the West Bengal Apartment Ownership Act 1972 and/or on any other prevailing law or laws as the case may be.
18. To present any deed or deeds of sale, conveyance, or conveyances for registration and the same will be executed by him for and on our behalf before the Addl. District Sub-Registrar Cossipore, Dum Dum having authority for and to get 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 purpose of transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as I could have been done by our self.
19. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf of or to be instituted or 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.
20. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign any verify applications thereof.

21. To sign, declare and/or affirm any plaint, written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or any appeal or and other documents or papers in any proceedings or in any way connected thereof.
22. 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.
23. To effect mutation 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 **02 Cottahs 07 Chittacks 23 Sq.ft.** more or less along with 100 Sq.ft. Tiles Shed on the Ground Floor, Cemented Floor together with all appurtenances thereto lying situate under **Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi No.173, Khatian No.255, Dag No. 2069, Police Station Dum Dum, District North 24-Parganas** within the limit of **Dum Dum Municipality, Ward No.04, under Municipal Holding No.261, Pulin Avenue, Kolkata – 700081,** within the limit of Addl. District Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas (North), which is fully described in the Schedule herein below.
24. To for all or any of the purposes hereinbefore stated to appear and represent me before all Authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan building/site plan and to obtain the completion Certificate from the Competent Authority.
25. To delegate such powers as the said Attorney in his absolute discretion shall think fit and proper and upon such delegation the said power of Attorney shall be deemed to have been granted by the Executant as the said delegate or delegates as the case may be.
26. 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.
27. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may be necessary in connection with any of such case.

28. Be it noted that this Power of Attorney is being granted in favour of the said attorney without 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 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 me personally.

A N D I 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 of parcel of homestead land measuring an area of **02 Cottahs 07 Chittacks 23 Sq.ft.** more or less along with 100 Sq.ft. Tiles Shed on the Ground Floor, lying and situated at **Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi No. 173, Khatian No.255, Dag No. 2069, Police Station Dum Dum, District North 24-Parganas** within the limit of **Dum Dum Municipality, Ward No.04, under Municipal Holding No.261, Pulin Avenue, Kolkata – 700081**, within the limit of Addl. District Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas (North), butted and bonded as follows:-

ON THE NORTH : Dag No. 2064, 2065, 2069;
 ON THE SOUTH : Dag No. 2043, 2091 & 2070;
 ON THE EAST : 16' Wide Municipal Road;
 ON THE WEST : Dag No. 2064, 2065, 2069;

IN WITNESS WHEREOF the owners have hereunto set and subscribed their hands and seals on this
13/6.. day of September, 2019.

SIGNED, SEALED & DELIVERED

In the presence of:

1. P. MONDAL
32, DR. J. K. DHAR
ROAD, KOL-28

2. Shri Kamal Subrahmanyan
24/66, JESSORE ROAD,
KOL-28.

Chiradip Paul.
Joydeep Paul.

SIGNATURE OF THE EXECUTANTS

BETOP HOUSING DEVELOPERS PVT. LTD.
Ratnakumar Sheela Gupta
Director

SIGNATURE OF THE ATTORNEY


































DEED PREPARED BY ME:



Ajit Das
Advocate, High Court, Calcutta.
Enl. WB. 947/494/98.

PAGE NO. -
 SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executive/ Presentator

 <i>Aniruddh Paul.</i>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
 <i>Joy Paul.</i>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
 <i>Anurag Paul.</i>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					





स्थायी 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.वं.-III

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

Ratnankur Sen Gupta

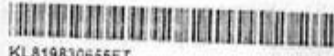


ভারত সরকার
Unique Identification Authority of India
Government of India

আধার কার্ডের আই ডি / Enrollment No. : 1111/32432/00654

To
Nikamal Sutradhar
শীলকমল সুত্রধর
92/2
ITALGACHA ROAD
DUMDUM
Dumdum (m)
Dumdum, North 24 Parganas
West Bengal - 700028

02/03/2014



KL819830655FT

81983065



আপনার আধার সংখ্যা / Your Aadhaar No. :

3516 9196 3893

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শীলকমল সুত্রধর
Nikamal Sutradhar
পিতা : কৃষ্ণ চন্দ্র সুত্রধর
Father : KRISHNA CHANDRA SUTRADHAR

জন্মতারিখ/DOB: 04/02/1987
পুংস্ব / Male

3516 9196 3893



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1506-08332/2019	Date of Registration	13/09/2019
Query No / Year	1506-1000202318/2019	Office where deed is registered	
Query Date	13/09/2019 1:35:26 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Nilkamal Sutradhar Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 8017047897, 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. 31,41,499/-	
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]:- 150608320/2019 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:261 Pin Code : 700081

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2069	RS-255	Bastu	Bastu	2 Katha 7 Chatak 23 Sq Ft	1/-	31,11,499/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					4.0746Dec	1 /-	31,11,499 /-	

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					
Total :		100 sq ft	1 /-	30,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr CHIRADIP PAUL Son of Late CHINMOY PAUL Executed by: Self, Date of Execution: 13/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office	 13/09/2019	 LTI 13/09/2019	Signature  13/09/2019
	25/3, PULIN AVENUE, 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.:: ASHPP5807H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office			
2	Name Mr JOYDEEP PAUL Son of Late CHINMOY PAUL Executed by: Self, Date of Execution: 13/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office	 13/09/2019	 LTI 13/09/2019	Signature  13/09/2019
	25/3, PULIN AVENUE, 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.:: BAXPP9028B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office			



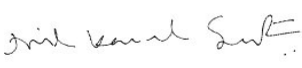
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.:: AAF3B3007J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RATNANKUR SENGUPTA (Presentant) Son of Late RATAN SENGUPTA Date of Execution - 13/09/2019, , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Sep 13 2019 2:01PM	LTI 13/09/2019	13/09/2019
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,Aadhaar No Not Provided Status : Representative, Representative of : BETOP HOUSING DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Nilkamal Sutradhar Son of Late Krishna Ch Sutradhar 24/66 Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028			
	13/09/2019	13/09/2019	13/09/2019
Identifier Of Mr CHIRADIP PAUL, Mr JOYDEEP PAUL, Mr RATNANKUR SENGUPTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr CHIRADIP PAUL	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-2.03729 Dec
2	Mr JOYDEEP PAUL	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-2.03729 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr CHIRADIP PAUL	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft
2	Mr JOYDEEP PAUL	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft

Endorsement For Deed Number : I - 150608332 / 2019

On 13-09-2019

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 13:29 hrs on 13-09-2019, 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 31,41,499/-

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

Execution is admitted on 13/09/2019 by 1. Mr CHIRADIP PAUL, Son of Late CHINMOY PAUL, 25/3, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Business, 2. Mr JOYDEEP PAUL, Son of Late CHINMOY PAUL, 25/3, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Business

Indetified by Nilkamal Sutradhar, , , Son of Late Krishna Ch 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 13-09-2019 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 Nilkamal Sutradhar, , , Son of Late Krishna Ch 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 1326, Amount: Rs.100/-, Date of Purchase: 07/08/2019, Vendor name: Ranjita Paul



Suman Basu
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 1506-2019, Page from 402610 to 402630

being No 150608332 for the year 2019.



(Suman Basu) 16/09/2019 13:08:28

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)