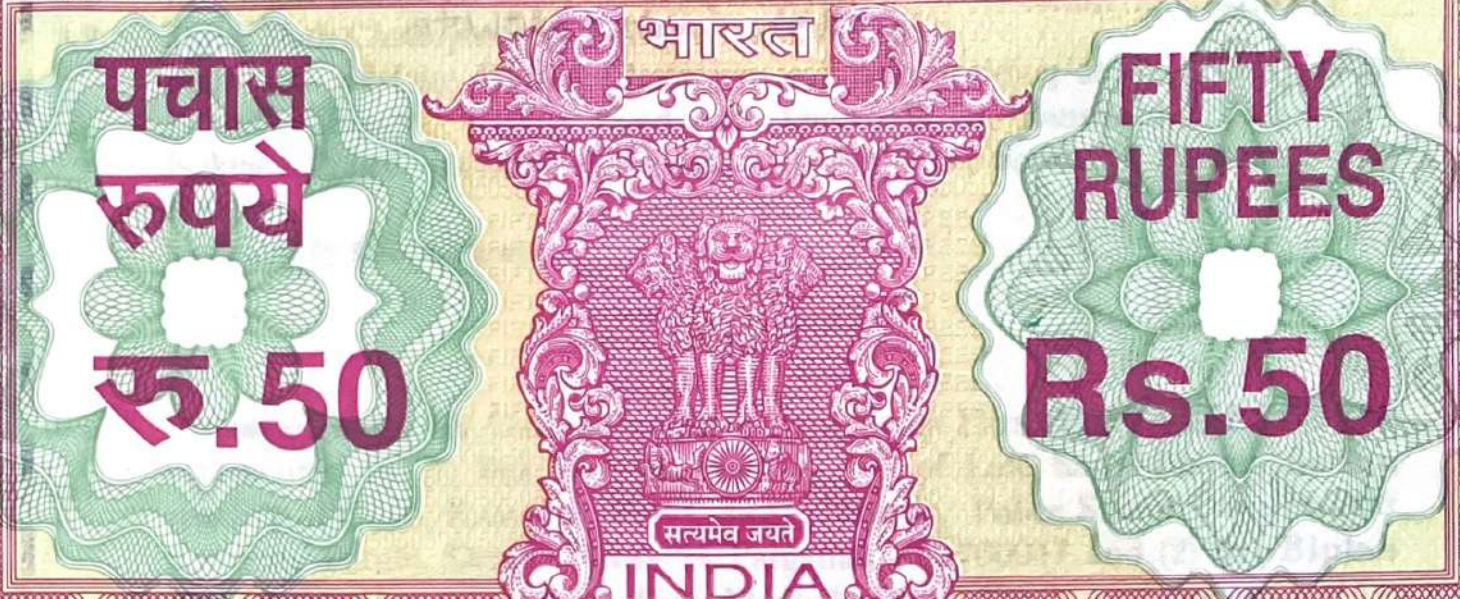


6534/2023

6534/2023

भारतीय गैर न्यायिक



पचास
रुपये
रु. 50

FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 158421

8/11/2023/23

11/5
14:30



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

11 MAY 2023

GENERAL POWER OF ATTORNEY

1. Date: 11th May 2023
2. Place: Kolkata
3. Parties

Biplab Datta Banik.

Suman Senkar,

Tarak Nath Chatterjee

Biswarath Chatterjee

- 3.1 Biswanath Chatterjee (PAN AZTPC0506B)
3.2 Tarak Nath Chattopadhyay (PAN ACMPC1054A)
both sons of Late Hiralal Chatterjee and both residing at 87/12/365E, Raja Subodh Chandra Mullick Road (also known E 63, Ramgarh), Post Office Naktala, Police Station Netaji Nagar, Pin 700 047, South 24 Parganas, West Bengal
(collectively **Grantors**)

And

- 3.3 **Messrs Aesthetic Construction**, a Partnership Firm (PAN AATFA5730A), represented by (1) **Sri Suman Sarkar**, son of Late Sashi Bhusan Sarkar, residing at C/16, Ramgarh, Post Office – Naktala, Police Station Netaji Nagar (formerly Patuli), District South 24 Parganas, Pin-700047 and (2) **Sri Biplab Dutta Banik**, son of Late Beni Madhab Dutta Banik, residing at E/154, Ramgarh, Post Office Naktala, Police Station Netaji Nagar (formerly Patuli), District South 24 Parganas, Pin-700 047 (**Attorney**).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Development Agreement:** The Parties have entered into a Development Agreement dated 11/05/23 registered in the Office of the *Additional Registrar of DSSM* and recorded in Book No. I, CD Volume No. 6516, Pages — to —, Being Deed No. 6516 for the year 2023 (**Said Development Agreement**) with regard to collaboration for development and commercial exploitation of the land measuring 4 (four) cottah 8 (eight) chittack and 22.5 (twenty two decimal five) Square Feet, more or less together with structures thereon admeasuring about 1900 (nineteen hundred) square feet, situate, lying at Mouza Naktala, J. L. No.32, C. S. Dag No. 433 (P), E/P. No.202, S.P.No.419, being Municipal Premises No. 87/12/365E, Raja Subodh Chandra Mullick Road, Kolkata - 700 047 (also known as E 68, Ramgarh), Police Station Netaji Nagar (formerly Patuli therebefore Jadavpore), Post Office Naktala, within District South 24 Parganas, under Municipal Ward No.100 of the Kolkata Municipal Corporation, having Kolkata Municipal Corporation Assessee No. 211000841655, described in the **Schedule** below and delineated on the **Plan** attached and bordered in colour **Red** thereon (**Said Premises**); by construction of new building on the Said Premises (**New Building**).

- 4.1 **Reason for Granting of Powers:** It has been agreed between the Parties under the Said Development Agreement that the Said Premises shall be developed by constructing thereon ready-to-use residential building with common amenities and facilities and commercially exploiting the New Building for the benefit of the Parties hereto (such development and commercial exploitation collectively **Said Project**). Under Clauses 10.1 and 10.2 of the Said

Biplab Dutta Banik
Suman Sarkar
Tarak Nath Chattopadhyay
Biswanath Chatterjee

Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorney for the purposes of (1) getting the building plan sanctioned /revised/revalidated/modified/alterd by Kolkata Municipal Corporation and other authorities concerned in this regard in terms of the Said Development Agreement (2) construction of the New Building in terms of this Said Development Agreement and (3) booking and entering into agreements for transfer of Developer's Allocation (defined in Clause 12.1 of the Said Development Agreement), being; 1 (one) flat, in the north eastern side in the ground floor, measuring about 459 (four hundred and fifty nine) Square Feet approximately in built up area, 1 (one) flat in the western side of the first floor, measuring about 880 (eight hundred and eighty) Square Feet in built up area, 1 (one) flat in the western side of the second floor, measuring about 880 (eight hundred and eighty) Square Feet in built up area, 1 (one) flat in the western side of the third floor, measuring about 880 (eight hundred and eighty) Square Feet in built up area, 1 (one) flat in the eastern side of the third floor, measuring about 962 (nine hundred and sixty two) Square Feet in built up area, together with the undivided impartible share in the land contained in the Said Premises as be attributable to the said flats and undivided impartible share in the Common Portions in the New Building as be attributable to the said flats and 4 (four) nos exclusive car parking spaces in the ground floor of the New Building. It is mentioned in Clause 11.3 of the Said Development Agreement that the area of the flats mentioned in the Developer's Allocation may vary upon final measurement after completion of the New Building.

5. Subject Matter of Power of Attorney

5.1 **Acts Under Said Development Agreement:** Powers and authorities for the purposes of (1) getting the building plans sanctioned/revised/revalidated/modified/ altered by the Kolkata Municipal corporation and other authorities concerned in this regard in terms of the Said Development Agreement (2) construction of the New Building in terms of this Said Development Agreement and (3) booking and entering into agreements for transfer of the units/spaces/car parking spaces comprised in Developer's Allocation.

6. Appointment

6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. Powers and Authorities

7.1 **Said Sanctions and Other Statutory Compliances:** To cause construction of the New Building and overall development of the Said Premises and getting the building plan sanctioned/revised/revalidated/modified/alterd from the Kolkata Municipal corporation and other authorities concerned in this regard by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain

Biswajit Chatterjee

*Bijal Inla Banik
Suman Senham
Partner of the Chartered Accountant*

drainage connection, water connection, occupancy certificate and other certificates from Kolkata Municipal corporation and other authorities concerned in this regard.

- 7.2 **Dealing with Authorities:** To deal with the Kolkata Municipal corporation and other authorities concerned for getting the building plans sanctioned/ revised/revalidated/modified/alterd including drainage connection, water connection, occupancy certificate and other certificates and in this regard to appear before all or any authorities and also to prepare, sign, execute and submit plans, sketches, drawings, declaration, maps, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 7.3 **Connection of Utilities:** To apply for and obtain electricity, water, sewerage, drainage, telephone, gas and other public utility services and/or other connections of any other utility or facility such as lift, generator etc. in the Said Premises in such name or names as the said Attorney/s shall think proper from the appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances, permissions and approvals under various Acts, including but not limited to clearances under the Urban Land (Ceiling & Regulations) Act, 1976 and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 7.5 **Property Tax:** To make payment of up-to-date property tax in respect of the Said Premises by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.6 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to mutate the names of the Grantors in the records of the concerned authorities and to pay fees, costs and charges for that purpose.
- 7.7 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for causing construction of the New Building and overall development of the Said Premises.
- 7.8 **Building Materials:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction

BISWA-NATH GHOSH

Biplab Dutta Banik

Suman Sankar
Tanwar-Nath Ghosh

equipment for the purpose of causing for causing construction of the New Building and overall development of the Said Premises.

- 7.9 **Construction of the New Building:** To take all steps for causing construction of the New Building and overall development of the Said Premises and in this regard to construct temporary sheds and godowns for storage of building materials and running of site office on the Said Premises as be deemed fit and proper by the Attorney.
- 7.10 **Contracts for Construction:** In relation to causing construction of the New Building and overall development of the Said Premises, to sign, execute and deliver all kind of contracts with any third party under the terms and conditions as be deemed fit and proper by the Attorney without creating any liability or obligation on the Grantors.
- 7.11 **License for Lifts:** To apply for and obtain permissions and licenses to install and run/operate lift in the New Building and to place orders for supply and installation of such lift on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries as be deemed fit and proper by the said Attorney.
- 7.12 **Insurance:** To insure and keep insured the New Building or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance as be deemed fit and proper by the Attorney.
- 7.13 **Project Finance:** To arrange for financing of the Said Project by Bank/Financial Institution/other entity and obtain loans for the Said Project and to sign and execute necessary documents on behalf of the Grantors and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for availing such Project Finance only in respect of the Developer's Allocation (defined in Clause 12.1 of the Said Development Agreement) and not in respect of any portion of the Owners' Allocation (defined in Clause 11.1 of the Said Development Agreement).
- 7.14 **Transfer of Units/Spaces/Car Parking Spaces:** To negotiate for transfer of units/spaces/car parking spaces comprised in the Developer's Allocation with third parties and to prepare and enter into agreements, conveyances, leases and other instruments in this regard and to receive consideration/ proceeds from the purchasers/transferees and to issue or grant or execute receipt therefor.
- 7.15 **Execution and Registration:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in Clauses 7.2, 7.3 and 7.4 above and also the agreements, conveyances, leases and other instruments for the transfer of the units/spaces/car parking spaces comprised in the Developer's Allocation and to present for registration, admit execution, have registered and obtain originals of the same and in this regard to appear before

By/for Dulla Banik.
Sumon Sankar
Taran Singh

Biswas

Notary Public, Sub-Registrars, Registrars, Magistrates and all other officers and authorities.

- 7.16 **Acceptance of Papers:** To accept notices and service of papers from Kolkata Municipal Corporation, Directorate of Fire Services, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police Authorities, Civil and Criminal Courts and/or any other statutory authorities and/or other persons.
- 7.17 **Appointment:** To retain and appoint architects, structural engineers, civil engineers, overseers, contractors, masons, *mistries*, electricians, plumbers, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein and as be deemed fit and proper by the Attorney/s.
- 7.18 **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest etc. from any person or persons, body or bodies, authority or authorities and receive refund and to receive and grant valid receipts and discharges in respect thereof.
- 7.19 **Watch and Ward:** To employ and appoint *chowkidars*, *durwans*, watchmen, guards and other security personnel for the Said Premises as be deemed fit and proper by the Attorney.
- 7.20 **Termination of Contracts:** To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any third party and to deal with the Unit of such third party in such manner as the Attorney may deem fit and proper.
- 7.21 **Payments:** To receive all payments with regard to transfer of the Units comprised in the Developer's Allocation from the concerned transferees and acknowledge receipt of the payments.
- 7.22 **Legal Action:** To take any legal action or to defend any legal proceeding including but not limited to arbitration proceeding and to sign execute affirm and verify all complaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings arising out of any matter in respect of the Said Premises and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.23 **Outgoings:** To pay all outgoings, including property taxes etc. in respect of the Said Premises and to collect receipts therefor.

8. Covenants and Ratification

- 8.1 **Covenants:** The Grantors agree and covenant with the Attorney that the liabilities and obligations of the Grantors shall continue to remain the same as

Biplab Indira Banik

Swam Santhos
Tarakan - 1000 Clerk/Secretary

Biswanath Chatterjee

mentioned in the Said Development Agreement, irrespective of grant of this Power of Attorney.

8.2 **Hereby Made:** Subject to the above, the Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

**Schedule
(Said Premises)**

Land measuring 4 (four) cottah 8 (eight) chittack and 22.5 (twenty two decimal five) square teet, more or less together with structures thereon admeasuring about 1900 (nineteen hundred) square feet, situate, lying at Mouza Naktala, J. L. No,32, C. S. Dag No. 433 (P), E/P. No.202, S.P.No.419, being Municipal Premises No. 87/12/365E, Raja Subodh Chandra Mullick Road, Kolkata - 700 047 (also known as E 63, Ramgarh), Police Station Netaji Nagar (formerly Patuli therebefore Jadavpore), Po st Office Naktala, within District South 24 Parganas, under Municipal Ward No.100 of the Kolkata Municipal Corporation, having Kolkata Municipal Corporation Assessee No. 211000841655 and delineated on the Plan attached and bordered in colour Red thereon and butted and bounded as follows:

- On the North : Partly by Premises No. E/63/1 Ramgarh and partly by Premises No. E/62/1 Ramgarh
- On the East : Partly by 10 feet wide Colony Road and partly by Premises No. E/83/1 Ramgarh
- On the West : Partly by 12 feet wide KMC Road and partly by Premises No. E/52/1 Ramgarh.
- On the South : Partly by 18 feet wide KMC Road and partly by Premises No. E/64 Ramgarh and partly by E/64/1 Ramgarh

Biplab Dutta Banik .
Swam Sahay
Charan Kishore Chatterjee

Biswajit Chatterjee

9. Execution and Delivery

9.1 **In Witness Whereof** the Grantors and the Attorney have executed this Power of Attorney on the above date.

Biswanath Chatterjee
Biswanath Chatterjee

Tarak Nath Chattopadhyay
Tarak Nath Chattopadhyay

[Grantors]

We accept:

**For
Aesthetic Construction**

Aesthetic Construction
Suman Sarkar

(Sri Suman Sarkar)
Partner

Aesthetic Construction

Biplab Dutta Banik

(Sri Biplab Dutta Banik)
Partner

(Partners)

Attorney

Drafted by:

Swati Chatterjee,
F/1390/1245/2018
Advocate of High Court, Calcutta

Witnesses:

Signature Swati Chatterjee

Signature Manash Chatterjee

Name Swati Chatterjee

Name Manash Chatterjee

Father's Name Late. Monoranjan
Mukherjee

Father's Name Late Anil Kumar Chatterjee

Address E-63 Ramgarh

Address D/13, Ramgarh

Kol - 700047

Kol - 700047

SPECIMEN FORM FOR TEN FINGERPRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Pawan Kumar Chatterjee

Signature



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Biswanath Chatterjee

Signature



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Biplak Datta Banik

Signature

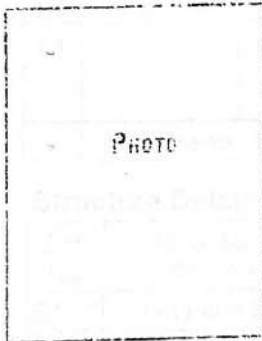
SPECIMEN FORM FOR TEN FINGERPRINTS



Suman Senka

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

Major Information of the Deed

Deed No :	I-1904-06532/2023	Date of Registration	11/05/2023
Query No / Year	1904-8001193601/2023	Office where deed is registered	
Query Date	11/05/2023 2:15:12 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K Mallick 3/161, Belgharia, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9830328824, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,52,29,686/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190406516/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



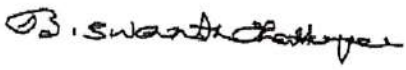


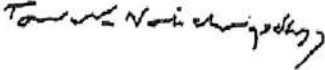
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 87/12/365E, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 8 Chatak 22.5 Sq Ft	1/-	1,39,47,186/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :				7.4766Dec	1 /-	139,47,186 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1900 Sq Ft.	1/-	12,82,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1900 sq ft	1 /-	12,82,500 /-	



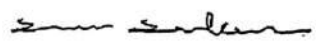



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Biswanath Chatterjee Son of Late Hiralal Chatterjee Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office</p>	<p>Photo</p>  <p>11/05/2023</p>	<p>Finger Print</p>  <p>LTI 11/05/2023</p>	<p>Signature</p>  <p>11/05/2023</p>
<p>87/12/365E Raja Subodh Chandra Mullick Road, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: azxxxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Tarak Nath Chattopadhyay Son of Late Hiralal Chatterjee Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office</p>	<p>Photo</p>  <p>11/05/2023</p>	<p>Finger Print</p>  <p>LTI 11/05/2023</p>	<p>Signature</p>  <p>11/05/2023</p>
<p>87/12/365E Raja Subodh Chnadra Mullick Road, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: acxxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office</p>				



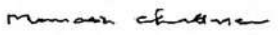
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Aesthetic Construction C/16 Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: aaxxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Suman Sarkar (Presentant) Son of Late Sashi Bhusan Sarkar Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office			
		May 11 2023 2:27PM	LTI 11/05/2023	11/05/2023
C/16 Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bgxxxxxx1k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aesthetic Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Biplab Dutta Banik Son of Late Beni Madhab Dutta Banik Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office			
		May 11 2023 2:28PM	LTI 11/05/2023	11/05/2023
E/154 Ram Garh, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aoxxxxxx7n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aesthetic Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chatterjee Son of Late Anil Kumar Chatterjee D/93, Ramgarh, City:- Kolkata, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047			
	11/05/2023	11/05/2023	11/05/2023
Identifier Of Mr Biswanath Chatterjee, Mr Tarak Nath Chattopadhyay, Mr Suman Sarkar, Mr Biplab Dutta Banik			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Chatterjee	Aesthetic Construction-3.73828 Dec
2	Mr Tarak Nath Chattopadhyay	Aesthetic Construction-3.73828 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Chatterjee	Aesthetic Construction-950.00000000 Sq Ft
2	Mr Tarak Nath Chattopadhyay	Aesthetic Construction-950.00000000 Sq Ft

Endorsement For Deed Number : I - 190406532 / 2023

On 11-05-2023

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

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

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

Presented for registration at 14:30 hrs on 11-05-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Suman Sarkar ,

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 1,52,29,686/-

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

Execution is admitted on 11/05/2023 by 1. Mr Biswanath Chatterjee, Son of Late Hiralal Chatterjee, 87/12/365E Raja Subodh Chandra Mullick Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr Tarak Nath Chattopadhyay, Son of Late Hiralal Chatterjee, 87/12/365E Raja Subodh Chnadra Mullick Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr Manas Chatterjee, , , Son of Late Anil Kumar Chatterjee, D/93, Ramgarh, P.O: Naktala, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

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

Execution is admitted on 11-05-2023 by Mr Suman Sarkar, Partner, Aesthetic Construction, C/16 Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Manas Chatterjee, , , Son of Late Anil Kumar Chatterjee, D/93, Ramgarh, P.O: Naktala, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

Execution is admitted on 11-05-2023 by Mr Biplab Dutta Banik, Partner, Aesthetic Construction, C/16 Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Manas Chatterjee, , , Son of Late Anil Kumar Chatterjee, D/93, Ramgarh, P.O: Naktala, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

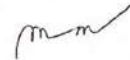
Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 46044, Amount: Rs.50.00/-, Date of Purchase: 04/03/2023, Vendor name: M GHOSH



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 325125 to 325143
being No 190406532 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.05.15 16:56:08 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/05/15 04:56:08 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)