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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 716651

Q8-106/059/2022

05/4/2022

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas
05 APR 2022

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTSWe,1) SMT. SHIBANI DEY GUHA alias SHIBANI GUHA (PAN-APHPG5517Q) & (AADHAR No. 7011 5538 0483) wife of Sri Sanjay Guha by Nationality Indian, by faith Hindu, by occupation Service residing at 22,

57558 29 MAR 2022

No.....Rs.-100/- Date.....
Name:. B.C. LAHIRI
Advocate
Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs.(S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor.....

Sub-Registrar-V, South 24 Parganas, Alipore, West Bengal

Rahul Dhar
S/o, Late R. Dhar
Ajay Nagar
Kol-75

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
05 APR 2022

Ramlal De
station- D
SMT. SW

Ramlal Dey Street, Dumdum Cantonment, Kolkata- 700 028, Post Office- Dum Dum, Police station- Dum Dum, District North 24 Parganas, and **2) SMT. SWAPNA DEY DAS alias SMT. SWAPNA DEY (PAN-ASEPD9779M) & (AADHAR No. 9762 2181 9849)** wife of Sri Pankaj Das by Nationality Indian, by faith Hindu, by occupation House wife, residing at Badamtala (Ward No. 15) , Near Seba Sangha Club, Uttar Habra, Habra- 743 263, Post Office- Habra, Police Station- Habra ,District North 24 Parganas hereinafter jointly and collectively referred to as the **"APPOINTERS" SEND GREETINGS:**

WHEREAS we are the absolute owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 10 (Ten) Cottachs, more or less (net areas measuring about 09 Cottachs 11 Chittacks 12.08 sq ft) **TOGETHER WITH** one R.T.Structures measuring about 100 sq ft, more or less , comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S. Dag No. 144, R.S. Khatian No. 94 Being **Municipal Premises No. 2349, Nayabad, Assesses No. 31-109-08-2349-1, Kolkata- 700 099** under Police Station Purba Jadavpur, presently Panchasayer within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 parganas whereupon the said new building will be constructed more fully an particularly described in the **SCHEDULE** written hereunder and herein after called as the **" SAID PREMISES".**

AND WHEREAS we, all the Appointers jointly entered into a **DEVELOPMENT AGREEMENT** dated 5th April,2022 with **M/s ANILA CONSTRUCTION CO (PAN-AIDPD4689B),** having it's office at 70/2, Hader Hat, Kalikapur , Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole proprietor **BIBHUTI BHUSAN DAS ((PAN-AIDPD4689B) & (AADHAR NO.3293 8835 4908)** son of Late Bhupendra Nath Das, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at P-42, Block-A, Satabdi Park, P.O.- Mukundapur, Police Station- Purba Jadavpur, Kolkata – 700 099 for developing and commercially exploiting the said premises by constructing a new building/s in the said premises as per the sanctioned Building Plan as to be obtained from the Kolkata Municipal Corporation or any other Competent Authority. The said Development Agreement was duly registered before the office of the District Sub Registrar – V at Alipore and recorded in Book No.I, Being No. 2194 for the year 2022.

NOW YE KNOW ALL MEN BY THESE PRESENTS that for development of the said premises , we (1) **SMT. SHIBANI DEY GUHA alias SHIBANI GUHA (PAN-APHPG5517Q) & (AADHAR No. 7011 5538 0483)** wife of Sri Sanjay Guha by Nationality

Indian, by fa

Cantonment.

North 24 Pa

DISTRICT SUB-REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

Indian, by faith Hindu, by occupation Service residing at 22, Ramlal Dey Street, Dumdum Cantonment, Kolkata- 700 028, Post Office- Dum Dum, Police station- Dum Dum, District North 24 Parganas, and **2) SMT. SWAPNA DEY DAS alias SMT. SWAPNA DEY (PAN-ASEPD9779M) & (AADHAR No. 9762 2181 9849)** wife of Sri Pankaj Das by Nationality Indian, by faith Hindu, by occupation House wife, residing at Badamtala (Ward No. 15) , Near Seba Sangha Club, Uttar Habra, Habra- 743 263, Post Office- Habra, Police Station- Habra ,District North 24 Parganas, do hereby appoint, nominate constitute and authorize **SRI BIBHUTI BHUSAN DAS, (PAN-AIDPD4689B) & (AADHAR NO.3293 8835 4908)** son of Late Bhupendra Nath Das, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at P-42, Satabdi Park, P.O.- Mukundapur, Police Station- Purba Jadavpur, Kolkata -700 099 and also the proprietor of **ANILA CONSTRUCTION CO, (PAN-AIDPD4689B),** having it's office at 70/2, Hader Hat, Kalikapur , Police Station - Purba Jadavpur, Kolkata - 700 099, as our True and lawful **ATTORNEY** for us ,in our names, on our behalf and in our place to do or to commit or cause to be done or committed the following acts, deeds and things in respect of our said property i.e. **ALL THAT** piece and parcel of land measuring about 10 (Ten) Cottachs, more or less (net areas measuring about 09 Cottachs 11 Chittacks 12.08 sq ft) **TOGETHER WITH** one R.T.Structures measuring about 100 sq ft, more or less , comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 Being **Municipal Premises No. 2349, Nayabad, Assesses No. 31-109-08-2349-1, Kolkata- 700 099** under Police Station Purba Jadavpur, presently Panchasayer within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 parganas , more fully an particularly described in the **SCHEDULE** written hereunder that is to say-

1. To enter into the said premises and to make construction in the said premises and to take all actions for commercially exploiting and developing the said premises , soil testing, making of boundary walls etc.

2. To apply before the Kolkata Municipal Corporation and /or any other concern/authority for obtaining sanction building plan, alterations, verification and / or modification of the building plan in the said Premises and for the said purpose, to sign such applications, maps, plans and representations as may be necessary and as the said attorney shall think and deem fit and proper after submission of the original plans.

3. To apply f
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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

3. To apply for and obtain water, drainage, sewerage, electricity and / or any connections of any other utilities for the said building as well as in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation and / or other competent authorities and for that purpose, to sign all papers and documents and / or representations as any be thought necessary by the said Attorney and to pay all charges in the connection therewith.

4. To appoint Engineers, Architects, Contractors and other agents and sub- contractor/s as the said Attorney shall think fit and proper and to make payment of their fees and charges. However the Appointers shall not be responsible for the terms and conditions with the Architects, Engineers and Contractors etc. nor shall bear any financial liability whatsoever in respect of their claims.

5. To apply for and obtain steel, bricks, cement and other construction materials in their name and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Appointers either financially or otherwise effected.

6. To sign, execute, modify, cancel, alter, draw, approve and all papers, documents, declaration, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plans and constructions of the Appointers without making liability upon the Appointer.

7. To sign and submit all papers, applications and documents for having the mutation, amalgamation of plots if necessary, effected in all public records and with all authorities and / or persons, including the Kolkata Municipal Corporation in respect in respect of the said schedule premises.

8. To appear before the Kolkata Municipal Corporation and / or any other competent authority and Government Department and /or officers and also all other states executive , judicial or quasi-judicial, Municipality and other authority and also all courts and tribunals for all matters connected with the construction of the new building and connection of utilities and sanctioned in of plans and other matters relating to the said premises.

9. To g
afore

Sub-Registrar-V, South 24 Parganas, Alipore, West Bengal

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

9. To give undertakings assurances and indemnities as may be required for the purpose as aforesaid at the developer's own risk and responsibilities without making the Appointers liable therefore.

10. To commence prosecute enforce defend answer and oppose all actions and or other legal proceedings including any other suit or actions and Arbitration proceedings and demand touching any of the matters relating to the said premises or any part thereof and to compromise settle refer or arbitration abandon, submit to judgment in any such action or proceeding aforesaid before any Civil Criminal Court.

11. To sign, verify, declare and / or affirm plants, written statements, petitions, affidavit verification, objection counter objections counter claims, application for execution, revision, review new trial or stay or of whatsoever nature Memorandum of appeal, swear Affidavits and to do generally all other acts, deeds and things as the said Attorneys in his discretion shall think fit and proper in any proceedings or any way therewith so as to defend our possession and title in this said premises.

12. For the purpose as aforesaid, to appoint Advocate/s and to sign and execute Vakalatnama or any other documents authorizing such Advocate/s to act and to terminate such authority and to pay fees of such Advocate/s.

13. To enter into the agreement for sale, transfer and /or the constructed portion of the new building as being the developers' allocation as it is sated in the said development agreement and to sign and execute and deliver such agreement of construction and or agreements for sale /transfer of land thereof and agreement for construction of flats/ units and or any other agreement/s for holding /delivering possession of the constructed portion/s of the developer's Allocations in the new building to be constructed at the said premises.

14. To cancel any agreement and charged damage of any money advanced by the prospective Purchaser/s for reasons of their committing default and or file or suit for specific Performances of contract and or Arbitration Conciliation Act to rise or realized amount together with interest and damages as the case may be and to do all such acts matters and things in respect of selling and or transferring the flats/ units constructed

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

areas together with undivided proportionate impartible share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's Allocation.

15. To sign and execute and deliver Deed of Conveyance or sale Deeds and all other instruments of transfer and agreements and instruments, deeds, indemnities ,undertakings, declarations, conformations and to present the same whether executed by us or by our said attorney and to admit the executions thereof and present for registration before the Registrar of Assurances, Kolkata or any other district sub - registrar or registrars having its jurisdictions concerning the said premises or before any Notary public or any similar purpose to take all necessary steps for perfecting such executions and registrations of the aforesaid documents in respect of the undivided proportionate share of land for the Developer's Allocation only in terms of the said development Agreement.

16. To deliver possession and / or make over constructed flats / portions and issue letter of possession and to do arid perform all and or otherwise in compromise for the deal to the finalized in respect of the entire Owner's Allocation to the Owners in the said Building together with the common areas as mentioned in the respective Developer Agreement.

17. To receive all moneys and grant issue proper receipt and discharges in respect of the amounts to be received on sale and disposal of flats/ units, portions etc. and /or otherwise in connection with the said matters and lands and properties and building and flats and apartments and other spaces portions car parking spaces in the said building in respect of the Developer's Allocation only.

18. It is made clear that this power of Attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said premises by the said Attorney at its own costs. All the jobs mentioned hereinabove will be done by the Attorney or agent herein at his risk and responsibility and under no circumstances the Appointers shall be held responsible for any transaction, misdeeds on the part of the Attorney and agent herein. Besides the Attorney shall do all acts in terms of the said Development Agreement.

AND to

hereby

DISTRICT SUB-REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said Premises for the purpose of the sanction of the building plan which we ourselves could have done lawfully under our own hand if personally present.

AND we, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney **SRI. BIBHUTI BHUSAN DAS** shall lawfully do or cause to be done in or about the said Premises as contained hereinabove.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

ALL THAT piece and parcel of Bastu land measuring about 10 (Ten) Cottachs, more or less, Net Bastu land areas measuring about 09 Cottachs 09 Chittacks 12 sq ft together with one R.T. Structures measuring about 100 sq ft, more or less , comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S. Dag No. 144(p) , R.S. Khatian No. 94, L.R. Khatian No. 2292 & 2293, Being **Municipal Premises No. 2349, Nayabad, Assessee No 31-109-08-2349-1, Kolkata- 700 099,** under Police Station **Purba Jadavpur,** presently Panchasayer within the limit of the Kolkata Municipal Corporation Ward No.109, District South 24 Parganas, butted and bounded by-

ON THE NORTH	:	**12 feet wide KMC Road**
ON THE SOUTH	:	**Land of R.S Dag No 144(p)**
ON THE EAST	:	**Land of R.S.Dag No.144(p)**
ON THE WEST	:	**Land of R.S.Dag No.144 (p)**

IN WITI
2)SMT. S
Power of

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

IN WITNESS WHEREOF we (1) **SMT. SHIBANI DEY GUHA alias SHIBANI GUHA 2)SMT. SWAPNA DEY alias SMT. SWAPNA DEY DAS** hereby executed this Development Power of Attorney on this 5th day of April , 2022

SIGNED SEALED AND DELIVERED
By the **EXECUTANT** herein at Kolkata
In presence of:-

1. (Sanjay Guha)
Flat. no. 502, Renu Kunj
22, Ramlal Dey St.
Kol-28

2. Shankar Mistry
Naybad Kolkata 99

Shibani Dey Guha @ Shibani Guha
Swapna Dey Das @ Swapna Dey

SIGNATURE OF EXECUTANTS/ APPOINTERS

SIGNED SEALED AND DELIVERED
By the **ATTORNEY** herein at Kolkata
In presence of:-

1. (SANJAY GUHA)
Flat. no. 502, Renu Kunj.
22, Ramlal Dey St. Kol-28

2. Shankar mistry

Accepted by me;-
ANILA CONSTRUCTION CO.
Bibhuti Bhusan Sm.
Proprietor.

SIGNATURE OF THE ATTORNEY

Drafted by me:

Bibhas Kumar Ghosh.

(BIBHAS KUMAR GHOSH)
Advocate ,Calcutta High Court
Regd No. WB/733/1995

Computer typed by :

Pradip Modak.

(PRADIP MODAK)
70/2, Hederhat, Kolkata 700 099

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Shibani Dey Gupta @ Shibani Gupta

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Shedpna Dey Das @ Shedpna Dey

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Bibhuti Bhum

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

05 APR 2022

ভারত সরকার
Government of India

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1485/00812/07257

Download Date: 23/11/2020

To
বিভূতি ভূষন দাস
Bibhuti Bhusan Das
P-10 BLOCK-B
SATABDIPARK
MUKUNDAPUR
Mukundapur
Mukundapur
South Twenty Four Parganas West Bengal - 700099
9831575731

Issue Date: 08/04/2017

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

3293 8835 4908

VID : 9160 5605 5196 0010

আমার আধার, আমার পরিচয়

[redacted]

Download Date: 23/11/2020

বিভূতি ভূষন দাস
Bibhuti Bhusan Das
জন্মতারিখ/DOB: 18/09/1978
পুরুষ/ MALE

Issue Date: 08/04/2017

3293 8835 4908

VID : 9160 5605 5196 0010

আমার আধার, আমার পরিচয়

Government of India

[redacted]

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

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[redacted]

ঠিকানা:
পি- ১০ ব্লক- বি, শতাব্দীপার্ক, মুকুন্দপুর, মুকুন্দপুর, দঃ২৪পরগনা, পশ্চিমবঙ্গ - 700099

Address:
P-10 BLOCK-B, SATABDIPARK, MUKUNDAPUR, Mukundapur, South Twenty Four Parganas, West Bengal - 700099

3293 8835 4908

VID : 9160 5605 5196 0010

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ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1062/11013/37439

06/12/2015

To
Swapna Dey Das
স্বপ্না দে দাস
W/O Pankaj Das
WARD NO 15
BADAMTALA
NEAR SEBA SANGHA CLUB
UTTAR HABRA
Habra (m)
Habra,North 24 Parganas
West Bengal - 743263

KH597419499FT

59741949

আপনার আধার সংখ্যা / Your Aadhaar No. :

9762 2181 9849

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

স্বপ্না দে দাস
Swapna Dey Das
পিতা : গুপিনাথ দে
Father GUPINATH DEY

জন্মতারিখ / DOB 20/10/1984
মহিলা / Female

9762 2181 9849

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: ওয়াই/ও: পঙ্কজ দাস
ওয়ার্ড নং , বাদামতলা
নিয়ার সেবা সংঘ ক্লাব, উত্তর হাবরা
হাবরা (এম), হাবরা, উত্তর ২৪ পরগনা
পশ্চিম বঙ্গ,
743263

Address: W/O Pankaj Das
WARD NO 15
BADAMTALA, NEAR SEBA SANGHA CLUB, UTTAR HABRA, Habra (m), North 24 Parganas, Habra, West Bengal, 743263

9762 2181 9849

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. 1111/32422/01194

To
Shibani Guha
শিবানী গুহ
W/O. Sanjay Guha
22
RAMLAL DEY STREET
DUMDUM CANTONMENT
Dumdum (m)
Dumdum, North 24 Parganas
West Bengal - 700028

06/03/2014

KL808759108FT

80875910

আপনার আধার সংখ্যা / Your Aadhaar No. :

7011 5538 0483

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

শিবানী গুহ
Shibani Guha
পিতা : গোপী নাথ দে
Father : Gopi Nath Dey

জন্মতারিখ/DOB 17/01/1974
মহিলা / Female

7011 5538 0483

আধার – সাধারণ মানুষের অধিকার

Major Information of the Deed

d No :	I-1630-02195/2022	Date of Registration	05/04/2022
Query No / Year	1630-8001061059/2022	Office where deed is registered	
Query Date	05/04/2022 11:54:30 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, 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. 1,47,41,489/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002194/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2349, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		9 Katha 9 Chatak 12 Sq Ft	1/-	1,47,14,489/-	Width of Approach Road: 12 Ft., , Project Name :
	Grand Total :				15.8056Dec	1 /-	147,14,489 /-	

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/-	27,000/-	Structure Type: Structure
	Floor No: 1, 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 /-	27,000 /-	

Details :

	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Smt Shibani Guha, (Alias: Smt Shibani Dey Guha)** Wife of Shri Sanjay Guha Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office	 05/04/2022	 LTI 05/04/2022	Shibani Dey Guha @ Shibani Guha 05/04/2022
	22, RAMLAL DEY STREET, City:- Dum Dum, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx7Q, Aadhaar No: 70xxxxxxxx0483, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			
2	**Smt Swapna Dey Das, (Alias: Smt Swapna Dey)** Wife of Shri Pankaj Das Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office	 05/04/2022	 LTI 05/04/2022	Swapna Dey Das @ Swapna Dey 05/04/2022
	Badamtala, Near Seba Sangha Club, Uttar Habra, City:- Habra, P.O:- Habra, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743263 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx9M, Aadhaar No: 97xxxxxxxx9849, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MS ANILA CONSTRUCTION CO** 70/2, HADER HAT, KALIKAPUR, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AIxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

ntative Details :

Name,Address,Photo,Finger print and Signature			
1 Name	Photo	Finger Print	Signature
Bibhuti Bhusan Das (Presentant) Son of Late Bhupendra Nath Das Date of Execution - 05/04/2022, , Admitted by: Self, Date of Admission: 05/04/2022, Place of Admission of Execution: Office	 Apr 5 2022 12:11PM	 LTI 05/04/2022	Bibhuti Bhusan Das. 05/04/2022
P-42, Satabdi Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx9B, Aadhaar No: 32xxxxxxxx4908 Status : Representative, Representative of : MS ANILA CONSTRUCTION CO (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Rahul Dhar Son of Late Ranajit Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			Rahul Dhar.
	05/04/2022	05/04/2022	05/04/2022
Identifier Of Smt Shibani Guha, Smt Swapna Dey Das, Bibhuti Bhusan Das			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Shibani Guha	MS ANILA CONSTRUCTION CO-7.90281 Dec
2	Smt Swapna Dey Das	MS ANILA CONSTRUCTION CO-7.90281 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Shibani Guha	MS ANILA CONSTRUCTION CO-50.00000000 Sq Ft
2	Smt Swapna Dey Das	MS ANILA CONSTRUCTION CO-50.00000000 Sq Ft

Endorsement For Deed Number : I - 163002195 / 2022

04-2022

tificate 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 12:08 hrs on 05-04-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Bibhuti Bhusan Das ,.

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 1,47,41,489/-

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

Execution is admitted on 05/04/2022 by 1. Smt Shibani Guha, Alias Smt Shibani Dey Guha, Wife of Shri Sanjay Guha, 22, RAMLAL DEY STREET, P.O: DUMDUM, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Smt Swapna Dey Das, Alias Smt Swapna Dey, Wife of Shri Pankaj Das, Badamtala, Near Seba Sangha Club, Uttar Habra, P.O: Habra, Thana: Habra, , City/Town: HABRA, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by Profession House wife

Indetified by Rahul Dhar, , , Son of Late Ranajit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 05-04-2022 by Bibhuti Bhusan Das, Proprietor, MS ANILA CONSTRUCTION CO, 70/2, HADER HAT, KALIKAPUR, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Rahul Dhar, , , Son of Late Ranajit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 57558, Amount: Rs.100/-, Date of Purchase: 29/03/2022, Vendor name: Subhankar Das

Leena Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 98385 to 98403

being No 163002195 for the year 2022.

Seal of the District Sub-Registrar-V, Alipore, District South 24 -Parganas

জেলা সাব-রেজিস্ট্রার-৫, আলিপুর, জেলা দক্ষিণ ২৪ পরগণা

Digitally signed by LEENA MONDAL
Date: 2022.04.06 16:39:22 -07:00
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/04/06 04:39:22 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)