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পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

AA 505864

14/03/19  
 7/03/19

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, WE, (1)SMT. SAYANTANI GHOSH, (PAN-BOBPG3399Q), wife of Sri Debasish Mondal, and daughter of Sri Sudhir Kumar Ghosh, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 941, Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata – 700 099 and (2) DOLAN CHAMPA PAL, (PAN-AWKPP0122G), daughter of Sukhamay Das, wife of Anil Chandra Pal, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 28B/1A, Rahim Ostagar Road, P.O. Lake Gardens, P.S. Lake, Kolkata – 700 045, hereinafter called the “PRINCIPALS (OWNERS)” SEND GREETINGS :

*[Signature]*  
 MD  
 New case

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


District Sub-Registrar  
 Alipore, South 24 Parganas

14 MAR 2019

WHEREAS by virtue of a registered Deed of Sale dated 14.03.2019, registered in the office of the District Sub-Registrar - V, Alipore, South 24 Parganas and recorded in Book No.I, Deed No. 00662 for the year 2019, the Parties of the First Part i.e., the OWNERS/PRINCIPALS herein jointly purchased a piece and parcel of net land measuring an area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. more or less togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 known as K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, togetherwith all easement rights for a valuable consideration from the previous Owner namely Smt. Sunita Paul, wife of Mr. Ashoke Paul, residing at 98, Naba Nagar, Jadavpur, P.O. Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032.

AND WHEREAS so the OWNERS/PRINCIPALS herein are now the joint Owners of the entire plot of land measuring an area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. more or less togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 known as K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, District : South 24-Parganas and the entire property as described in the SCHEDULE below.

AND WHEREAS being desirous of a new building at the said Premises but due to lack of experience as well as paucity of fund We the PRINCIPALS herein have entered into a registered Development Agreement dated 14.03.2019, registered in the office of District Sub-Registrar-V, Alipore, South 24 Parganas, and recorded into Book No.1, Deed No.00663 for the year 2019, to develop our property by the Developer namely "ABASAN KOLKATA", (PAN - AAMFA4040Q), a Partnership firm, having its registered office at 18/1(898) Kalikapur Road, Post Office : Mukundapur, P.S. Garfa, Kolkata – 700 099, represented by its partners namely (1) SRI PRADIP KUMAR DEY, (PAN – AEAPD7576A), son of Late Harendra Lal Dey, by faith Hindu, by Occupation : Business, by Nationality : Indian, residing at 3, North Purbachal Garden Road, Post Office -



Sayantani Ghosh

Sayantani Ghosh

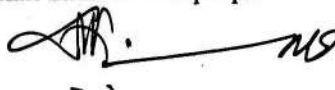


Haltu, Police Station - Garfa, Kolkata - 700 078 and (2) **SRI SANJEET KUMAR ROY**, (PAN - AFPPR0028F), son of Sri Rabindra Prasad Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 7 Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700 099, as a **DEVELOPER** to erect and complete the construction of a Ground Plus four storied building with lift facility in our said land known as **K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0**, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, District : South 24-Parganas, as per Building Plan to be sanctioned by The Kolkata Municipal Corporation as morefully mentioned and described in the said registered Development Agreement dated 14.03.2019 made between the **LAND OWNERS** i.e. the **PRINCIPALS** herein and said "**ABASAN KOLKATA**" the Power holder herein.

**AND WHEREAS** as per the said registered Development Agreement dated 14.03.2019 We the **PRINCIPALS** herein have engaged said "**ABASAN KOLKATA**", a Partnership firm, having its registered office at 18/1(898) Kalikapur Road, Post Office : Mukundapur, P.S. Garfa, Kolkata - 700 099, represented by its partners namely (1) **SRI PRADIP KUMAR DEY**, son of Late Harendra Lal Dey, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata - 700 078 and (2) **SRI SANJEET KUMAR ROY**, son of Sri Rabindra Prasad Roy, residing at 7 Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700 099, as the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, We the **PRINCIPALS** herein, do hereby appoint said (1) **SRI PRADIP KUMAR DEY**, son of Late Harendra Lal Dey, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata - 700 078 and (2) **SRI SANJEET KUMAR ROY**, son of Sri Rabindra Prasad Roy, residing at 7 Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700 099, both are the Partners of a Partnership firm namely "**ABASAN KOLKATA**", a Partnership firm, having its registered office at 18/1(898) Kalikapur Road, Post Office : Mukundapur, P.S. Garfa, Kolkata - 700 099, to execute jointly and/or severally as our Lawful Attorney on our behalf and is our names to do all acts, deeds and things in the following manners:




1. To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
2. To look after and to control all the affairs for the development of the said land and construction of a Ground Plus Four storied building with lift facility thereon on the said property as per sanctioned Building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration in respect of the said property as mentioned in the **SCHEDULE** below and register such document as per requirement for the construction interest of the proposed project and also necessary mutation before The Kolkata Municipal Corporation in respect of the property as and when necessary on our behalf and execute and sign all the papers and forms and swear affidavit related thereto, for us in our names.
3. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, that may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities in respect of our land.
4. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
5. To pay fees for obtaining sanction, modification and such other orders and permissions from the necessary authorities on behalf of landowners as required for sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.





6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose and to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
8. To apply for obtaining electricity gas, water sewerage, drainage, generator, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities for such connection.
9. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
10. To sign building Plan and/or modified Plan and/or revised Building Plan for our said property and all the papers thereto and to sign the same on our behalf or file the said Building Plan or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same on our behalf from The Kolkata Municipal Corporation and execute any affidavit thereto and also execute and register any deed of Declaration to be required for the same.
11. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kasba and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary

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papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kasba as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.

12. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers and do all the acts related thereto and also to sign for lift connection in the concerned department in respect of the Premises and to sign all the papers and do all the acts related thereto
13. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers and do all the acts related thereto.
14. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
15. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
16. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property 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.
17. To negotiate with others for giving possession of the flats etc. in lieu of proper consideration sum only on the **DEVELOPER'S ALLOCATION** i.e. entire sale proceeds of the entire First Floor and entire Third Floor Flat area of the proposed building and also one single Bed Room Flat on Fourth Floor North-East side of the proposed building and the **DEVELOPER** shall also get remaining Car Parking Spaces (excluding four Nos. of Car Parking Space of Owners' Allocation) on Ground Floor togetherwith undivided proportionate share of land and also common rights and facilities of the building as mentioned in the said **SCHEDULE - D** of the said registered Development Agreement dated 14.03.2019 excluding the **OWNERS' ALLOCATION** i.e. entire Second Floor Flat area of the proposed building as per K.M.C. sanction area and the **OWNERS** shall also get one double





Bed Rooms Flat on Fourth Floor North-West side of the proposed building and another one Three Bed Rooms Flat on Fourth Floor South-West side of the proposed building and the OWNERS shall also get Four Nos. of Car Parking Spaces on the Ground Floor of the proposed building.. togetherwith undivided proportionate share of land and also common rights and facilities of the building as mentioned in the said SCHEDULE -B of the said registered Development Agreement dated 14.03.2019.

18. To collect advance or part payment or full consideration from the intending purchasers for the flats alongwith the proportionate share of land as per said registered Development Agreement on the **DEVELOPER'S ALLOCATION** and grant receipt in favour of the such intending purchasers who are interested to take possession of the flat/flats, Car Parking Space etc. in lieu of satisfactory consideration.
19. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the said registered Development Agreement as mentioned above excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER** only after satisfactory completion and peaceful delivery to us our **OWNERS' ALLOCATION** as per aforesaid Development Agreement.
20. To negotiate with intending persons who desire to purchase in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorneys shall think fit and proper as per said registered Development Agreement.



21. 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.
22. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same, without making us the Owners, liable in any way as to its fulfillment.
23. To appear and represent us before any notary, Registrar of Assurances-I, Kolkata, District Sub-Registrar-V, Alipore, Additional District Sub-Registrar, Sealdaha, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and or any kind of instrument writing executed and signed by the said Attorneys in any manner concerning the said property as per said registered Development Agreement.
24. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorneys as per said Development Agreement.
25. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
26. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by any person or persons in respect of the said property.
27. To compromise suits or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
28. To sign, declare and/or affirm any plaints, written statements, petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.





29. To deposit and withdraw moneys and/or documents in and from any Court or courts and/or other person or persons or authority and give valid receipts and discharge thereof.

**AND GENERALLY TO** act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

**AND** our hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works till the completion of the whole deal/transaction.

**SCHEDULE OF THE ABOVE REFERRED TO  
DESCRIPTION OF THE ENTIRE PROPERTY**

**ALL THAT** piece and parcel of net Bastu land measuring an area of **5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft.** more or less corresponding to 344.663 Sq.mtr. togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less whereon a Ground Plus four Storied residential building with lift facility shall be erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation after demolition of the existing structure (if any) situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 known as **K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0,** presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, District : South 24-Parganas, and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	Presently D.P.K. Kalibari formerly 30'-0" wide Road;
<u>ON THE SOUTH</u>	:	Plot No.30 and 31;
<u>ON THE EAST</u>	:	Land of others (R.S. Dag No.195);
<u>ON THE WEST</u>	:	30'-0" wide Road extended from North to South.



IN WITNESS WHEREOF We the PRINCIPALS herein have hereto signed this Power of Attorney on this the 14<sup>th</sup> day of **March**, Two Thousand Nineteen (2019).

**WITNESSES:**

1. Debasish Mondal  
114/20 Purbachal Main Rd.  
KOL - 700078.

1. Sayantani Ghosh
2. Dolan Champa Pal.

SIGNATURE OF THE PRINCIPALS

For ABASAN KOLKATA

Pradip Kumar Roy  
Partner

2. ~~Somesh Mishra~~  
~~Advocate~~  
~~High Court~~  
~~Calcutta~~

For ABASAN KOLKATA

Sanjay Kumar Roy  
Partner

SIGNATURE OF THE POWER HOLDER

PREPARED & DRAFTED BY :

Debes Kumar Misra (Advocate)

(DEBES KUMAR MISRA)  
ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA  
Resi-cum-Chamber :69/1, Baghajatin  
Place, Kolkata-86

PH-9830236148(D.K.M.),  
Email:debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email:mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email:tapesh.mishra85@gmail.com



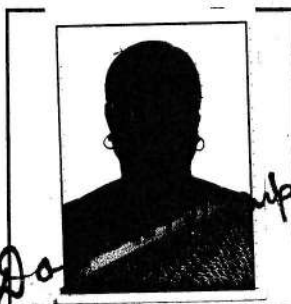


Sayantani Ghosh

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

Name SAYANTANI GHOSH

Signature Sayantani Ghosh



Dolan Champa Pal

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

Name DOLAN CHAMPA PAL

Signature Dolan Champa Pal



Pradip Kumar Dey

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

Name P. RADIP KUMAR DEY

Signature Pradip Kumar Dey



Sanjeet Kumar Roy

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

Name SANJEET KUMAR ROY

Signature Sanjeet Kumar Roy

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAYANTANI GHOSH

SUDHIR KUMAR GHOSH

09/09/1987

Permanent Account Number

BOBPG3399Q

*Sayantani Ghosh*

Signature



16072014

यदि इस कार्ड को किसी अन्य व्यक्ति को दे दिया जाए  
तो उसे वापस लेना आवश्यक है।  
यदि किसी अन्य व्यक्ति को दे दिया जाए तो उसे वापस लेना  
आवश्यक है।  
फोन - 411/016

If this card is lost, someone's lost card is found  
Please inform regarding to  
Income Tax PAN Service Unit, NSDL  
Plot No. 41, Survey No. 997/3  
Model Colony, Near Deep Bunglow Chowk  
Pune - 411 001

Tel: 020-22113036 Fax: 020-22113081  
e-mail: [ininfo@nsdl.com](mailto:ininfo@nsdl.com)



**आयकर विभाग**  
**Tax Department**  
**INDIA**

**दोलन चाम्पा पाल**  
**SUKHAMAY DAS**  
**32/10/1967**  
 Permanent Account Number  
**AWKPP0122G**

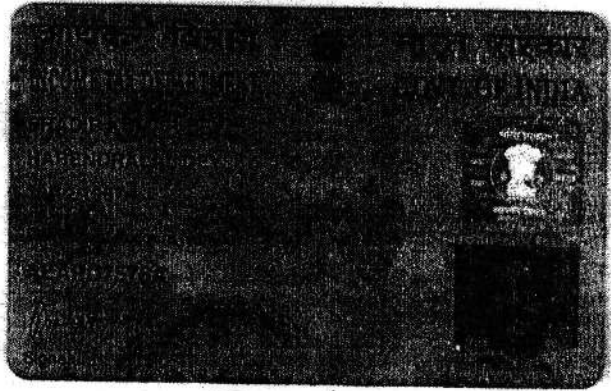
*Sukhamay Das*  
 Signature

For ease this card is best if you already inform / return to  
 Revenue Tax PAN Services Unit, EUSSE  
 Post Box 5, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.  
 अधिकार विभाग  
 नवी मुंबई - ४०० ६१४

*Dolan Champa Pal.*







*Wardip kangas s s*

शुद्ध कर विभाग  
INCOME TAX DEPARTMENT

संघ सरकार  
GOVERNMENT OF INDIA

SANJEET KUMAR ROY  
RABINDRA PRASAD ROY

10/04/1977

Permanent Account Number  
AFPRR0028F

Signature





### Major Information of the Deed

Deed No :	I-1630-00673/2019	Date of Registration	14/03/2019
Query No / Year	1630-1000070302/2019	Office where deed is registered	
Query Date	14/03/2019 2:49:13 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status :Advocate		
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. 1,07,95,645/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000663/2019 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: 3618, , Ward No: 109 Pin Code : 700099

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		5 Katha 2 Chatak 20 Sq Ft	1/-	1,07,65,645/-	Width of Approach Road: 30 Ft., Project Name
<b>Grand Total :</b>					<b>8.5021Dec</b>	<b>1 /-</b>	<b>107,65,645 /-</b>	



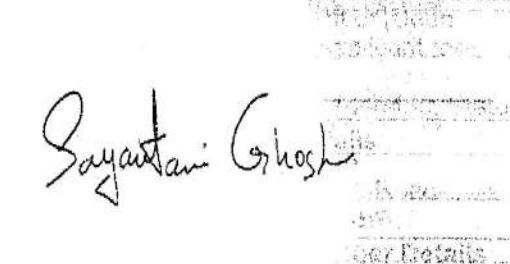


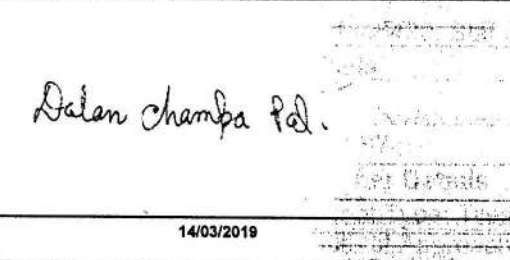
#### Structure Details :

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: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	

Major Information of the Deed :- I-1630-00673/2019-14/03/2019





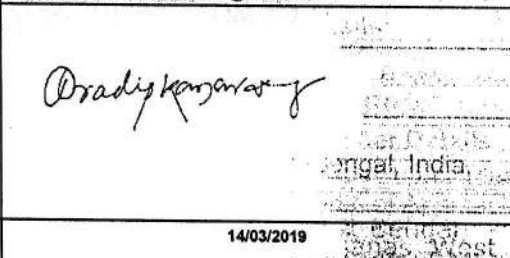
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mrs Sayantani Ghosh (Presentant)</b>                      Wife of Mr Debasish Mondal                      Executed by: Self, Date of Execution: 14/03/2019                      , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>14/03/2019</p>	<p><b>Finger Print</b></p>  <p>LTI 14/03/2019</p>	<p><b>Signature</b></p>  <p>14/03/2019</p>
<p>94, Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOBPG3399Q, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Dolan Champa Pal</b>                      Wife of Anil Chandra Pal                      Executed by: Self, Date of Execution: 14/03/2019                      , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>14/03/2019</p>	<p><b>Finger Print</b></p>  <p>LTI 14/03/2019</p>	<p><b>Signature</b></p>  <p>14/03/2019</p>
<p>28B/1A, Rahim Ostagar Road, P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWKPP0122G, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office</p>				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Abasan Kolkata</b>                      18/1 (898), Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AAMFA4040Q, Status :Organization, Executed by: Representative</p>			



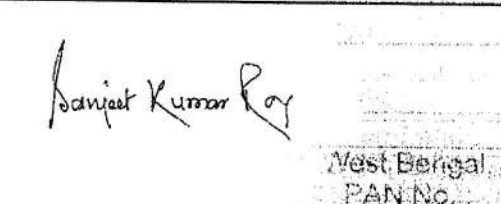
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Pradip Kumar Dey</b>                      Son of Late Harendra Lal Dey                      Date of Execution - 14/03/2019 , , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Mar 14 2019 3:12PM</p>	<p><b>Finger Print</b></p>  <p>LTI 14/03/2019</p>	<p><b>Signature</b></p>  <p>14/03/2019</p>



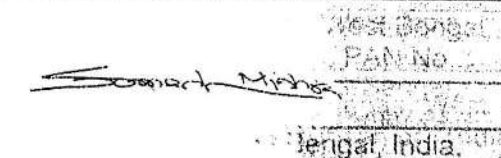
Major Information of the Deed :- I-1630-00673/2019-14/03/2019



North Purbachal Garden Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEAPD7576A Status : Representative, Representative of : Abasan Kolkata (as partner)

2	Name	Photo	Finger Print	Signature
	<b>Mr Sanjeet Kumar Roy</b> Son of Mr Rabindra Prasad Roy Date of Execution - 14/03/2019, , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office			 West Bengal PAN No.
	Mar 14 2019 3:13PM	LTI 14/03/2019	14/03/2019	
7, Rupanjali Park, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFPPR0028F Status : Representative, Representative of : Abasan Kolkata (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Somesh Mishra</b> Son of Mr Debes Kumar Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			 West Bengal PAN No. Bengal, India
14/03/2019	14/03/2019	14/03/2019	

Identifier Of Mrs Sayantani Ghosh, Dolan Champa Pal, Mr Pradip Kumar Dey, Mr Sanjeet Kumar Roy

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sayantani Ghosh	Abasan Kolkata-4.25104 Dec
2	Dolan Champa Pal	Abasan Kolkata-4.25104 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sayantani Ghosh	Abasan Kolkata-50.00000000 Sq Ft
2	Dolan Champa Pal	Abasan Kolkata-50.00000000 Sq Ft

**Endorsement For Deed Number : I - 163000673 / 2019**

On 14-03-2019

**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.

Major Information of the Deed :- I-1630-00673/2019-14/03/2019



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

Presented for registration at 14:00 hrs on 14-03-2019, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs. Sayantani Ghosh, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,95,645/-

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

Execution is admitted on 14/03/2019 by 1. Mrs Sayantani Ghosh, Wife of Mr Debasish Mondal, 94, Kalikapur Road, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 2. Dolan Champa Pal, Wife of Anil Chandra Pal, 28B/1A, Rahim Ostagar Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-03-2019 by Mr Pradip Kumar Dey, partner, Abasan Kolkata, 18/1 (898), Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-03-2019 by Mr Sanjeet Kumar Roy, partner, Abasan Kolkata, 18/1 (898), Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ) 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 12732, Amount: Rs.100/-, Date of Purchase: 11/03/2019, Vendor name: Subhankar Das

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

Major Information of the Deed :- I-1630-00673/2019-14/03/2019



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

**Registered in Book - I**

**Volume number 1630-2019, Page from 26570 to 26592**

**being No 163000673 for the year 2019.**



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2019.03.19 16:04:36 +05:30  
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 19-03-2019 16:01:23**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**  
**West Bengal.**



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