2533/18 I-3377/18 I-2176/18

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

1605-1000092593/18

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 983637

28.5.18

7.35

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

25 MAY 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS BETWEEN 1) SRI SUBHAS CHANDRA CHATTERJEE PAN ACLPC9839N son Late Anath Bandhu Chatterjee, by faith Hindu, by occupation- retired person, **2) SRI HIMADRI CHATTERJEE PAN ABZPC1561G** son of Late Himangshu Chatterjee, by faith Hindu, by occupation: - Retired Person, **3) SRI PHALGUNI CHATTOPADHYAY PAN ACQPC0118F** son of Late Himangshu Chatterjee, by faith Hindu, by occupation: - Retired person **4) SRI RAJIB CHATTERJEE PAN AETPC7185B** son of Late Bimal

V.C-628
7-35 Pm

27 MAR 2018
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15 MAR 2016

Serial 6269 Date

Name

Address

Rs. 50/-

A.K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

S. C. MAZUMDER (ADV.)
Alipore Police Court
Kolkata - 700 027

1664

1665

Krishnagopal Ganguli

1666

Tulsi Manjari Chattopadhyay

1667

Gita Mukhopadhyay

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Kumar Chatterjee, by faith Hindu, by occupation: Service **5) SMT RUPA BAGCHI PAN ADRPB2168E** wife of Sri Avijit Bagchi Daughter of Late Bimal Kumar Chatterjee, by faith Hindu, by occupation:- Service, **6) SRI SIBAJI CHATTERJEE PAN AHWPC5549D** son of Late Arun Kumar Chatterjee, by faith Hindu, by occupation: - Service all are Residing at 19,Janak Road, P..O. Tollyguange, Police Station– Tollyguange, Kolkata – 700 029, **7) SRI KRISHNAGOPAL GANGULI PAN AGDPG1973F** son of Late Kalyan Kumar Ganguly, by faith Hindu, by occupation Retired Person, **8) MISS TULSIMANJURI GANGOPADHYAY alias TULSI GANGULY PAN AEJPG6589D** daughter of Late Kalyan Kumar Ganguly, by faith Hindu, by occupation Service, both **7 & 8** residing at 56E, Kankulia Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata:-700019, **9) SMT GITA MUKHOPADHYAY** wife of Sri Shyamal Mukhopadhyay **PAN BMQPM4837A,** by faith Hindu, by occupation Housewife, residing at Dakbuglow Para, P.O. Gangarampur, P.S. Gangarampur, 733124, **10) SMT GAYATRI CHAKRABORTY PAN BMBPC5464L** wife of Sri Tapan Chakraborty, by faith Hindu, by occupation Housewife, residing at 29, Bidhan Pally, P.O. Jadavpur, P.S. Jadavpur Kolkata:-700032 hereinafter referred to and called the **"PRINCIPALS"**

SEND GREETINGS:-

WHEREAS the property having as area of 05 Cottahs 07 Chittacks 20 Square feet (more or less) previously known as plot no. 65 of the Surplus land in improvement scheme No. XV (B) out of the portion of 113, Russa Road South, 119, Dhakuria Road (and called Lake Road) being part of holding no. 71/72, 72 and 75, Sub- Division R. Division VI, Dihi Panchannagram District – 24 Parganas, Police Station – Tollygunge, Kolkata – 700 029, purchase d by Anath Bandhu Chatterjee on 4th day of August 1927 from Trustees for the Development of Calcutta by virtue of a Deed of Sale, registered in

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1668

Gayatri Chakraborty

R.T.9
1672

Himadri Chatterjee

R.T.9
1673

Rajib Chatterjee

R.T.9
1674

Sibaji Chatterjee

R.T.9
1675

Subhas Chandra Chatterjee

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the office of S.R. Alipore and recorded in Book no. 1, Volume No. 77 pages from 172 to 174 bring for 4318 for the year 1927.

AND WHEREAS the said Anath Bandhu Chatterjee while possessing the above said land property as owner thereof mutated his name in the municipal records and raised and constructed a three storied building for his occupation and also for his family members as per the sanctioned plan obtained from the C.M.C.

AND WHEREAS the said Anath Bandhu Chatterjee died intestate on 18th day of May 1944, leaving behind his widow namely Santilata Chatterjee and four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the Principal No. 1 herein) and five daughter namely Amiya Chatterjee, Taru Chatterjee, Shova Chatterjee, Renuka Chatterjee and Rita Chatterjee.

AND WHEREAS after the death of said Anath Bandhu Chatterjee, his property devolved upon his widow namely Santilata Chatterjee as life estate holder and his four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the Principal No. 1 herein) absolutely who became the joint owners of the property each having undivided 1/4th share in the said premises as per Hindu Succession Act.

AND WHEREAS after promulgation of Hindu Succession Act 1956 the limited life estate of Santilata Chatterjee became absolute Joint Owners, therefore said Santilata Chatterjee along with four sons Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the Principal No. 1 herein) become the joint owners of the property each having undivided 1/5th share in the said premises.

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AND WHEREAS Santilata Chatterjee while exercising her undivided 1/5th share of the said property died intestate on 26th October, in the year 1987 leaving behind her four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the Principal No. 1 herein) and five daughter namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/45th share in the said property from their mother deceased Santilata Chatterjee.

AND WHEREAS thus said Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee (the Principal No. 1 herein) each of them inherited undivided 2/9th share in the said property from deceased said Ananth Bandhu Chatterjee and Santilata Chatterjee, and Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee each of them inherited undivided 1/45th share in the said property from deceased said Santilata Chatterjee.

AND WHEREAS the said Himangshu Chatterjee while exercising his undivided 2/9th share of the said property died intestate on 25th July 1996 leaving behind his wife Mukul Chatterjee and two sons namely Himadri Chatterjee (the Principal No.2 herein) and Phalguni Chattopadhyay (the Principal No.3 herein) as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27th share in the said premises left by deceased Himagshu Chatterjee.

AND WHEREAS the said Arun Kumar Chatterjee while exercising his undivided 2/9th share in the said property died intestate on 18th March 1998 leaving behind his wife Arati Chatterjee and one sons namely Sibaji Chatterjee (the Principal No.6 herein)

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and one daughter Purnima Chakraborty nee Chatterjee, as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27th share in the said premises left by deceased Arun Kumar Chatterjee.

AND WHEREAS the said Bimal Kumar Chatterjee while exercising his undivided 2/9th share of the said property died intestate on 25th October 2003 leaving behind his wife Basana Chatterjee and one son namely Rajib Chatterjee (the Principal No.4 herein) and one daughter Rupa Bagchi nee Chatterjee (the Principal No. 5 herein) as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27th share in the said premises left by deceased Bimal Kumar Chatterjee.

AND WHEREAS the said Amiya Mascharak nee Chatterjee while exercising her undivided 1/45th share of the said property died intestate on 13th March 1996 leaving behind her son namely Nirmalendu Mascharak, daughter namely Ruby Ganguly nee Mascharak, daughter–in- law Madhuri Mascharak, two grandson namely Som Mascharak and Subhara Mascharak and one granddaughter Sharmistha Chowdhury nee Mascharak as her legal heirs and successors according to Hindu Successions Act 1956. Thus Nirmalendu Mascharak inherited undivided 1/135th share, Ruby Ganguly nee Mascharak inherited undivided 1/135th share, and Madhuri Mascharak , Som Mascharak , Subhara Mascharak and Sharmistha Chowdhury nee Mascharak jointly inherited 1/135th share in the said premises left by deceased Amiya Mascharak.

AND WHEREAS the said Shova Banerjee while exercising her undivided 1/45th share of the said property died intestate on 14th June2002, leaving behind her only daughter namely Mala Ganguly nee Banerjee, as her legal heirs and successors according to Hindu Successions Act 1956, said Mala Ganguly inherited undivided 1/45th share in the said premises left by deceased Shova Banerjee.

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AND WHEREAS said Subhas Chandra Chatterjee (being owner of undivided 2/9th Share), Taru Ganguly nee Chatterjee (being owner of undivided 1/45th share), Renuka Mukherjee nee Chatterjee (being owner of undivided 1/45th share), Rita Chatterjee (being owner of undivided 1/45th share), Mukul Chatterjee (being owner of undivided 2/27th share), Himadri Chatterjee (being owner of undivided 2/27th share), Phalguni Chattopadhyay (being owner of undivided 2/27th share), Arati Chatterjee (being owner of undivided 2/27th share), Sibaji Chatterjee (being owner of undivided 2/27th share), Purnima Chakraborty nee Chatterjee (being owner of undivided 2/27th share), Basana Chatterjee (being owner of undivided 2/27th share), Rajib Chatterjee (being owner of undivided 2/27th share), Rupa Bagchi nee Chatterjee (being owner of undivided 2/27th share), Mala Ganguly nee Banerjee (being owner of undivided 1/45th share) Nirmalendu Mascharak (being owner of undivided 1/135th share), Ruby Ganguly nee Mascharak (being owner of undivided 1/135th share), Madhuri Mascharak (being owner of undivided 1/540th share), Som Mascharak (being owner of undivided 1/540th share), Subhara Mascharak (being owner of undivided 1/540th share), and Sharmistha Chowdhury nee Mascharak (being owner of undivided 1/540th share), are enjoying their above property according to their respective undivided share being the Joint Owners.

AND WHEREAS the said Smt. Renuka Mukherjee nee Chatterjee an erstwhile co-owner of the said premises who had undivided 1/45th share in the said property by registered Deed of gift dated 29-02-2008, give, bequeathed, gift her right, title and interest in the aforesaid property to her brother Sri Subhas Chandra Chatterjee (the owner no 1 herein), the said deed of gift was registered in the office of District Sub-Registrar at Alipore and has been recorded in Book No. 1, Volume No. 178, pages 139 to 150, Being No. 02497 for the year 2008, and thus Subhas Chandra Chatterjee become the owner of undivided 11/45th share in the said property. (undivided 2/9th

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share inherited from deceased said Ananth Bandhu Chatterjee and said Santilata Chatterjee with undivided 1/45th share by way of gift from said Renuka Chatterjee)

AND WHEREAS the said Smt. Mala Ganguly an erstwhile co- owner of the said property who had undivided 1/45th share in the premises out of his natural love and affection by registered deed of gift dated 06-11-2008, gave bequeathed, gifted at her right, title and interest in the aforesaid property to Smt. Rita Chatterjee the said deed of gift was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. 1, Being No. 05259 for the year 2008, and thus Rita Chatterjee become the owner of undivided 2/45th share in the said property. (undivided 1/45th share inherited from deceased said Santilata Chatterjee with undivided 1/45th share by way of gift from said Mala Ganguly)

AND WHEREAS the said Mukul Chatterjee while exercising her undivided 2/27th share of the said property died intestate on 13th December, leaving behind her two son namely Himadri Chatterjee (the Principal No. 2 herein) and Phalguni Chattopadhyay (the Principal No. 3 herein) as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/27th share in the said premises left by deceased Mukul Chatterjee, and thus Himadri Chatterjee and Phlaguni Chatterjee each become owner of undivided 1/9th share in the said property.

AND WHEREAS the said Smt. Ruby Ganguly an erstwhile co-owner of the said property who had undivided 1/135th share in the premises sold to Rajib Chatterjee the Principal No. 4 herein)by registered deed of Sale dated 08-06-2009, sold bequeathed, her right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 15, Pages 1829 to 1842 Being No.

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03380 for the year 2009, and thus said Rajib Chatterjee (the Principal No. 4 herein) become the owner of undivided 11/135th share in the said property.

AND WHEREAS the said Sri Nirmalendu Mascharak an erstwhile co-owner of the said property who had undivided 1/135th share in the premises sold to Himadri Chatterjee by registered deed of Sale dated 08-06-2009, sold bequeathed, his right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 15, Pages 1815 to 1828 Being No. 03379 for the year 2009, and thus said Himadri Chatterjee (the Principal No. 2 herein) become the owner of undivided 16/135th share in the said property.

AND WHEREAS the said Smt. Arati Chatterjee and Smt. Purnima Chakraborty an erstwhile co-owners of the said premises they had undivided 4/27th share in the property gifted to Sri Sibaji Chatterjee (the Principal No. 6 herein) by registered deed of Gift dated 30-08-2010, transferred , their right, title and interest in the aforesaid property. The said deed of Gift was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No 32, Pages 3093 to 3109 Being No. 07438 for the year 2010 and thus said Sibaji Chatterjee (the Principal No. 6 herein) become the owner of undivided 2/9th share in the said property.

AND WHEREAS the said Smt Rita Chatterjee an erstwhile co-owner of the said property who had undivided 2/45th share in the said premises by registered Deed of gift dated 21-12-2011, transferred, gift her right, title and interest in the aforesaid property to her brother Sri Subhas Chandra Chatterjee (the owner no 1 herein), the said deed of gift was registered in the office of District Sub- Registrar at Alipore and has been recorded in Book No. 1, C.D. Volume No. 40, pages 3897 to 3913, Being No. 03944 for the year 2011, and thus Subhas Chandra Chatterjee become the owner of undivided

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13/45th share in the said property. (undivided 2/9th share inherited from deceased said Ananth Bandhu Chatterjee and said Santilata Chatterjee with undivided 1/45th share by way of gift from said Renuka Chatterjee with undivided 2/45th share by way of gift from said Rita Chatterjee).

AND WHEREAS the said Madhuri Mascharak, Som Mascharak, Subhara Chowdhury nee Mascharak, and Sharmistha Mascharak, an erstwhile co-owners of the said property they had jointly undivided 1/135th share in the premises sold to Phalguni Chattopadhyay by registered deed of Sale dated 07-02-2012, sold bequeathed, their right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 4, Pages 2361 to 2388 Being No. 00967 for the year 2012, and thus said Phalguni Chattopadhyay (the Principal No. 3 herein) become the owner of undivided 16/135th share in the said property.

AND WHEREAS the said Basana Chatterjee while exercising her undivided 2/27th share of the said property died intestate on 13th August 2012, leaving behind her son namely Rajib Chatterjee (the Principal No. 4 herein) and daughter Rupa Bagchi (the Principal No. 5 herein) as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/27th share in the said premises left by deceased Basana Chatterjee, and thus Rajib Chatterjee become owner of undivided 16/135th share and Rupa Bagchi become owner of undivided 1/9th share in the said property.

AND WHEREAS the said Taru Ganguly while exercising her undivided 1/45th share of the said property died intestate on 11-09-2012, leaving behind her son namely Krishna Gopal Ganguly (the Principal No. 7 herein) and three daughter namely Tulsi Ganguly alias Tulsimanjuri Gangopadhyay (the Principal No. 8 herein), Gita

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Mukhopadhyay nee Ganguly (the Principal No. 9 herein), Gayatri Chakraborty nee Ganguly (the Principal No. 10 herein), as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/180th share in the said premises left by deceased Taru Ganguly.

AND WHEREAS therefore at present said Subhas Chandra Chatterjee (the Principal No. 1 herein being owner of undivided 13/45th Share), Himadri Chatterjee (the Principal No. 2 herein being owner of undivided 16/135th share), Phalguni Chattopadhyay (the Principal No. 3 herein being owner of undivided 16/135th share), Rajib Chatterjee (the Principal No. 4 herein being owner of undivided 16/135th share), Rupa Bagchi (the Principal No. 5 herein being owner of undivided 1/9th share), Shibaji Chatterjee (the Principal No. 6 herein being owner of undivided 2/9th share), Krishna Gopal Ganguly (the Principal No. 7 herein being owner of undivided 1/180th share) Tulsi Ganguly alias Tulsimanjuri Gangopadhyay (the Principal No. 8 herein being owner of undivided 1/180th share), Gita Mukhopadhyay (the Principal No. 9 herein being owner of undivided 1/180th share), and Gayatri Chakraborty (the Principal No. 10 herein being owner of undivided 1/180th share), are enjoying their above property according to their respective undivided share being the Joint Owners ALL THAT land hereditaments and premises measuring an area of 5(Five)) cottahs 7 (Seven) Chittacks 20 (Twenty) sq. ft. be the same little more or less together with old three storied brick built building standing thereon lying situate at previously known as Plot No. 65 of the Surplus Land in Improvement Scheme No. XV(B) out of the portion of 113, Russa Road, South, 119, Dhakuria Road and then called Lake Road) being part of holding Nos. 71/72, 72 & 75, Sub- Division, Division –VI, in Dihi Panchannagram, Police Station:- Tollyguange, now lying within the limits of the Kolkata municipal Corporation at present known as being Premises No. 19, Janak Road, Police Station Tollyguange

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Kolkata : 700 029, ,under K.M.C. Ward No. 83, Borough No. VIII, with in the Sub-Registry Office-Alipore, District: - 24 Parganas (South).

AND WHEREAS due to personal difficulties we the aforesaid Principals not in a position to look after, manage, control, supervise and properly administer our aforesaid properties directly ourselves and are expedient and feel necessary to appoint an Attorney, who will look after, manage, control, supervise the said properties and we the aforesaid Principals intend to construct a multistoried Building thereon but due to paucity of fund we, the above named Principals approached the Developer **M/S Rupayan Projects Pvt. Ltd.** a Company within the meaning of the Companies Act 1956 having its registered office situated at 2/3B, Chandra Nath Chatterjee Street, P.S. Bhawanipore, Kolkata 700 025, to construct such building on the said landed properties at the cost and expenses of the said Developer or out of funds to be procured by the said Developer from the intending buyer or others on certain agreed terms and conditions.

AND WHEREAS we, the above named Principals herein have entered in to a Development Agreement on **26th** day of **March 2018,** with the said Developer **M/S Rupayan Projects Pvt. Ltd.** having its PAN AAECR0073R a Company within the meaning of the Companies Act 1956 having its registered office situated at 2/3B, Chandra Nath Chatterjee Street, P.S. Bhawanipore, Kolkata 700 025 and represented by its Directors **(1) SRI SURAJIT KUNDU** son of Late Tarapada Kundu having his Income Tax PAN No. AFZPK0278A residing at 2/3B, Chandra Nath Chatterjee Street, Police Station: Bhawanipore, Kolkata:- 700 025, for construction of a multistoried building in or upon the said premises / property more fully and particularly described

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in the First Schedule hereunder written, with such terms and conditions clearly cited therein. Which was duly registered on 26-03-2018, at the office of A.D.S.R. Alipore and recorded in the Book No. Volume No. , pages to

Being No. 01918 for the year 2018

AND WHEREAS in pursuance of the said agreement entered between us and the said Developer and in pursuance of understanding between the parties it is necessary and also expedient for us to appoint a Constituted Attorney to look after the affairs of all our aforesaid property during our absence.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint **SRI SURAJIT KUNDU PAN AFZPK0278A** son of Late Tarapada Kundu, by faith Hindu, by occupation Service residing at 2/3B, Chandra Nath Chatterjee Street, Police Station:- Bhawanipore, Kolkata:- 700 025, as our true and lawful Attorney in our names and on our behalf to do, execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in pursuance of the said registered Development Agreement dated 26/03/2018.

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof as the said Constituted

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attorney shall think fit and proper as per terms of said registered Development Agreement dated 26/03/2018.

2. To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any buildings thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.

3. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get, prepare plans, demolition, to submit building plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing building or Buildings or structures on the said premises or any portion or portions thereof before the K.M.C.

4. To sign all necessary documents for sanction the building plan from K.M.C and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such building plan and other and to appear and represent before the Kolkata Municipal Corporation authority

5. To build upon to exploit commercially the said premises by making construction of building thereon and for that to arrange by Attorney to take down, to demolish structures of whatsoever nature existing thereon or as may be constructed in future as per terms of said Development Agreement dated 26/03/2018.

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6. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new Contractor as the said Constituted Attorney shall think fit and proper as per terms of said Development Agreement dated 26/03/2018.

7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Sale Deed in respect of said property in terms of the Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises of Developers Allocation and make representations to the concern authorities for getting such certificate and/or permissions.

8. To negotiate terms and to sell the said space/spaces/flats with proportionate share of land in the premises/said property to any purchaser or purchasers of Developers allocation at such price which the said Attorney in his absolute discretion thinks proper.

9. To enter into any agreement or Agreements for sale or sales of space or spaces with super structure or flats or shop rooms along with proportionate share of land and/or cancel and the same with the intending purchaser or purchasers of Developers Allocation.

10. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending purchaser

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Signature.....

27 MAR 2018

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ALIPORE, SOUTH 24 PGS.

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or purchasers of the purchase money and to give, good, valid, receipt and/or discharges for the same to the purchaser or purchasers of Developers Allocation.

11. That out of Developers Allocation the Attorney shall or may sign and to execute any agreement, Deed of Conveyance and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with superstructure and/or flat/flats/spaces of Developer's allocation in the proposed building with easements rights of the common areas of the proposed selling of space/flat flats along with proportionate share of land in favour of the intending purchaser or purchasers their nominees and in the agreement, Deed of conveyance or conveyances of the proposed sale of the Developer's allocation and the said attorney receipt and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending purchaser or purchasers.

12. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed building at the schedule premises and for fully and effectually conveying the said proportionate share of land, flat/flats together with the easements right of the common passage in the property in respect of the developer's allocation on and for our behalf and it is to be treated as done by us being present personally ourselves do personally present in respect of Developers Allocation.

13. To prepare sign execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper

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documents deeds contract agreement, applications consent and other documents as may in any way be required before the competent authority to be or any of the powers herein contained including sale of Developer's allocation, permission of the said premises and every or any part thereof and the termination of all contracts, rights of occupancy/user and/or enjoyment by any person or persons whatsoever, the schedule property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the any Agreement as per terms of the said Development Agreement dated 26/03/2018.

14. To file any Complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if our Attorney thinks fit may compromise or refer to Arbitration and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court, or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, vakalatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other office concern, Govt. Semi Govt. or other offices.

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16. For the better and more effectually executing the powers or authorities aforesaid to appoint and employ solicitors, Advocates and/or debts collecting or other agents.

17. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purpose herein Contained.

18. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the mutation , amalgamation purpose and also Tax assessment or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.

19. That the attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof in respect of Developer's Allocation. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the party or parties and/or purchaser or purchasers thereof and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the Principal herein of Developers Allocation.

20. Be it mentioned that this power of attorney does not empower our said attorney to sell, transfer, alienate, part with possession and or deal with the area of owner's allocation in any manner whatsoever.

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Signature.....

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21. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said agreement and to execute all our rights therein by our said attorney.

This power is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This power will be ceased to subsist and remain canceled on breach of contract on the part of the Attorney. This power of Attorney being collateral documents, of the said Development Agreement dated 26/03/2018, and whatsoever acts deeds and things concerning the said Premises /property be done by the Attorney shall be deemed to be done on behalf of our said Attorney and our said Attorney be bound by such acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded upon violation or the lawful breach of contract on the part of Developer/Attorney.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if personally presents.

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Alipore, South 24 Pgs.

Signature.....

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ALIPORE, SOUTH 24 PGS.

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FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT land hereditaments and premises measuring an area of 5(Five)) cottahs 7 (Seven) Chittacks 20 (Twenty) sq. ft. be the same little more or less together with old three storied brick built building measuring about 1500 Sft standing thereon lying situate at previously known as Plot No. 65 of the Surplus Land in Improvement Scheme No. XV(B) out of the portion of 113, Russa Road, South, 119, Dhakuria Road and then called Lake Road) being part of holding Nos. 71/72, 72 & 75, Sub- Division R, Division –VI, in Dihi Panchannagram, Police Station:- Tollyguange, now lying within the limits of the Kolkata municipal Corporation at present known as being Premises No. 19, Janak Road, Police Station Tollyguange Kolkata : 700 029, ,under K.M.C. Ward No. 87, Borough No. VIII, with in the Sub- Registry Office-Alipore, District: - 24 Parganas (South) butted and bounded as follows:

ON THE NORTH	Premises No.26, Sardar Sankar Raod & 17, Janak Road;
ON THE SOUTH	Premises No 21A,21B &.23 Janak Raod;
ON THE EAST	Premises No 8,Parasar Road;
ON THE WEST	Janak Road.

অতিরিক্ত জেলা অবর নিবন্ধকের মোহর
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Alipore, South 24 Pgs.
আলিপুর, দক্ষিণ ২৪ পরগণা

Signature.....

27 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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IN WITNESS WHEREOF the above named Principals and Attorney have hereunto set and subscribed our respective hand and signature on this the 27th day of March Two Thousand Eighteen (2018).

SIGNED, SEALED & DELIVERED

by the parties at Kolkata

IN THE PRESENCE OF:

1. Subhasish Dutta
S/o, Sailendra Nath Dutta
21, Kansari Para Road
Kolkata - 700025

2. Shyamal Kr. Nandy
S/o Late Mahadev Ch. Nandy
Ananda Nagar, Lane-3
Parbangala, Maheshtala
Kalkata-700140

1. Subhas Chandra Chatterjee
2. Himadri Chatterjee
3. Phalguni Chatterjee
4. Rajib Chatterjee
5. Rupa Bagchi
6. Sibaji Chatterjee
7. Krishnagopal Gangopadhyay
8. Tulsi Mukhopadhyay
9. Gita Mukhopadhyay
10. Gayatri Chakraborty

SIGNATURE OF THE PRINCIPALS

I do hereby accept the above
Power given by the Principals

SIGNATURE OF THE ATTORNEY

Rabindranath Pal
Adv.
WB3/715/80

27 MAR 2018
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

অতিরিক্ত জেলা অবর নিবন্ধকের মোহর
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Alipore, South 24 Pgs.
আলিপুর, দক্ষিণ ২৪ পরগণা

Signature.....

27 MAR 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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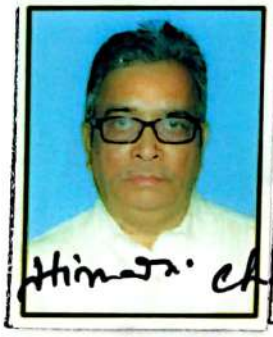
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUBHAS CHANDRA CHATTERJEE

Signature Subhas Chandra Chatterjee



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left hand					
right hand					

Name HIMADRI CHATTERJEE

Signature Himadri Chatterjee

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left hand					
right hand					

Name PHALGUNI CHATTOPADHYAY

Signature Phalguni Chattopadhyay

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Alipore, South 24 Pgs.

Signature.....

27 MAR 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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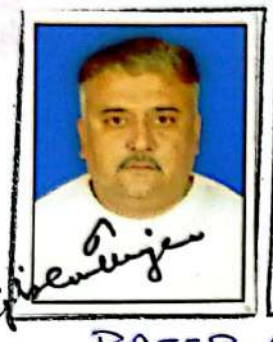

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left hand					
right hand					

Name RAJIB CHATTERJEE

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RUPA BAGCHI

Signature Rupa Bagchi

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left hand					
right hand					

Name SHIBAJI CHATTERJEE

Signature Sibaji Chatterjee

Signature.....

27 MAR 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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left hand					
right hand					

Name KRISHNA GOPAL GANGULY

Signature Krishnagopal Ganguli

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left hand					
right hand					

Name TULSI GANGULY ALIAS TULSIMANJURI GANGOPADHYAY

Signature Tulsimanjuri Gangopadhyay

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left hand					
right hand					

Name GITA MUKHOPADHYAY

Signature Gita Mukhopadhyay

Signature.....

27 MAR 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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Gayatri Chakraborty

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name GAYATRI CHAKRABORTY.

Signature Gayatri Chakraborty

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left hand					
right hand					

Name SURAJIT KUNDU

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature .....

Signature.....

27 MAR 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000092593/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Subhas Chandra Chatterjee 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Principal			

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	Himadri Chatterjee 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Principal			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Phalguni Chattopadhyay 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Principal			

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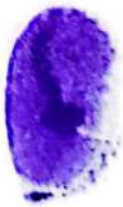
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Rajib Chatterjee 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Principal			
5	Rupa Bagchi 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Principal			
6	Sibaji Chatterjee 19,Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Principal			
7	Krishna Gopal Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Principal			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Tulsi Manjuri Gangopadhyay Alias Tulsi Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Principal			27.03.18
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
9	Gita Mukhopadhyay Dakbuglow Para, P.O:- Gangarampur, P.S:- Gangarampur, Gangarampur, District:- Dakshin Dinajpur, West Bengal, India, PIN - 733124	Principal			27. 3. 2018
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
10	Gayatri Chakraborty 29, Bidhan Pally, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Principal			27.03.2018

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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Surajit Kundu 2/3B, Chandra Nath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Attorney [M/S RUPAYAN PROJECTS PRIVATE LIMITED]			27/3/2018

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr AMIT KUMAR GHOSH Son of Late GANGA PRASAD GHOSH ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Subhas Chandra Chatterjee, Himadri Chatterjee, Phalguni Chattopadhyay, Rajib Chatterjee, Rupa Bagchi, Sibaji Chatterjee, Krishna Gopal Ganguly, Tulsi Manjuri Gangopadhyay, Gita Mukhopadhyay, Gayatri Chakraborty, Surajit Kundu	

(Md Shadman)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

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Major Information of the Deed

Deed No :	**I-1605-03377/2018**	**Date of Registration**	**25/05/2018**
Query No / Year	**1605-1000092593/2018**	**Office where deed is registered**	
Query Date	**27/03/2018 2:30:51 PM**	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	TARUN KUMAR DEY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339774712, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 3,07,18,110/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501918/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Janak Road, , Premises No. 19, Ward No: 83

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		5 Katha 7 Chatak 20 Sq Ft	1/-	2,95,93,110/-	Property is on Road
	Grand Total :				**9.0177Dec**	**1 /-**	**295,93,110 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1500 sq ft**	**1 /-**	**11,25,000 /-**	

Major Information of the Deed :- I-1605-03377/2018-25/05/2018

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Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Subhas Chandra Chatterjee** Son of Late Anath Bandhu Chatterjee 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACLPC9839N, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence
2	**Himadri Chatterjee** Son of Late Himangshu Chatterjee 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABZPC1561G, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence

3	Name	Photo	Fringerprint	Signature
	Phalguni Chattopadhyay Son of Late Himangshu Chatterjee Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 25/05/2018 ,Place : Office	 25/05/2018	 LTI 25/05/2018	25/05/2018
	19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACQPC0118F, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 25/05/2018 ,Place : Office			

4	**Rajib Chatterjee** Son of Late Bimal Kumar Chatterjee 19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AETPC7185B, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence

5	Name	Photo	Fringerprint	Signature
	Rupa Bagchi Wife of Shri Avijit Bagchi Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 25/05/2018 ,Place : Office	 25/05/2018	 LTI 25/05/2018	25/05/2018
	19, Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADRPB2168E, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 25/05/2018 ,Place : Office			

Major Information of the Deed :- I-1605-03377/2018-25/05/2018

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6	**Sibaji Chatterjee** Son of Late Arun Kumar Chatterjee 19,Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHWPC5549D, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence
7	**Krishna Gopal Ganguly** Son of Late Kalyan Kumar Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGDPG1973F, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence
8	**Tulsi Manjuri Gangopadhyay, (Alias: Tulsi Ganguly)** Daugther of Late Kalyan Kumar Ganguly 56E, Kankulia Road, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEJPG6589D, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence
9	**Gita Mukhopadhyay** Wife of Shri Shyamal Mukhopadhyay Dakbuglow Para, P.O:- Gangarampur, P.S:- Gangarampur, Gangarampur, District:-Dakshin Dinajpur, West Bengal, India, PIN - 733124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMQPM4837A, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence
10	**Gayatri Chakraborty** Wife of Shri Tapan Chakraborty 29, Bidhan Pally, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMBPC5464L, Status :Individual, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2018 , Admitted by: Self, Date of Admission: 27/03/2018 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**M/S RUPAYAN PROJECTS PRIVATE LIMITED** 2/3B, Chandra Nath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAECR0073R, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Surajit Kundu (Presentant)** Son of Late Tarapada Kundu 2/3B, Chandra Nath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFZPK0278A Status : Representative, Representative of : M/S RUPAYAN PROJECTS PRIVATE LIMITED (as DIRECTOR)

Major Information of the Deed :- I-1605-03377/2018-25/05/2018

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Identifier Details :

Name & address	
Mr AMIT KUMAR GHOSH Son of Late GANGA PRASAD GHOSH ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of Subhas Chandra Chatterjee, Himadri Chatterjee, Phalguni Chattopadhyay, Rajib Chatterjee, Rupa Bagchi, Sibaji Chatterjee, Krishna Gopal Ganguly, Tulsi Manjuri Gangopadhyay, Gita Mukhopadhyay, Gayatri Chakraborty, Surajit Kundu	
	25/05/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subhas Chandra Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
2	Himadri Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
3	Phalguni Chattopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
4	Rajib Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
5	Rupa Bagchi	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
6	Sibaji Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
7	Krishna Gopal Ganguly	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
8	Tulsi Manjuri Gangopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
9	Gita Mukhopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec
10	Gayatri Chakraborty	M/S RUPAYAN PROJECTS PRIVATE LIMITED-0.901771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Subhas Chandra Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
2	Himadri Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
3	Phalguni Chattopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
4	Rajib Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
5	Rupa Bagchi	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
6	Sibaji Chatterjee	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
7	Krishna Gopal Ganguly	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
8	Tulsi Manjuri Gangopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
9	Gita Mukhopadhyay	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft
10	Gayatri Chakraborty	M/S RUPAYAN PROJECTS PRIVATE LIMITED-10.00000000 Sq Ft

Major Information of the Deed :- I-1605-03377/2018-25/05/2018

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On 27-03-2018

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

Presented for registration at 19:35 hrs on 27-03-2018, at the Private residence by Surajit Kundu ,.

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 3,07,18,110/-

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

Execution is admitted on 27/03/2018 by 1. Subhas Chandra Chatterjee, Son of Late Anath Bandhu Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Himadri Chatterjee, Son of Late Himangshu Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 3. Rajib Chatterjee, Son of Late Bimal Kumar Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 4. Sibaji Chatterjee, Son of Late Arun Kumar Chatterjee, 19,Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 5. Krishna Gopal Ganguly, Son of Late Kalyan Kumar Ganguly, 56E, Kankulia Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 6. Tulsi Manjuri Gangopadhyay, Alias Tulsi Ganguly, Daughter of Late Kalyan Kumar Ganguly, 56E, Kankulia Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 7. Gita Mukhopadhyay, Wife of Shri Shyamal Mukhopadhyay, Dakbuglow Para, P.O: Gangarampur, Thana: Gangarampur, , City/Town: GANGARAMPUR, Dakshin Dinajpur, WEST BENGAL, India, PIN - 733124, by caste Hindu, by Profession House wife, 8. Gayatri Chakraborty, Wife of Shri Tapan Chakraborty, 29, Bidhan Pally, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife

Indetified by Mr AMIT KUMAR GHOSH, , , Son of Late GANGA PRASAD GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 27-03-2018 by Surajit Kundu, DIRECTOR, M/S RUPAYAN PROJECTS PRIVATE LIMITED, 2/3B, Chandra Nath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr AMIT KUMAR GHOSH, , , Son of Late GANGA PRASAD GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 25-05-2018

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.

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

Execution is admitted on 25/05/2018 by 1. Phalguni Chattopadhyay, Son of Late Himangshu Chatterjee, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Rupa Bagchi, Wife of Shri Avijit Bagchi, 19, Janak Road, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service

Major Information of the Deed :- I-1605-03377/2018-25/05/2018

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Identified by Mr AMIT KUMAR GHOSH, , , Son of Late GANGA PRASAD GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 6269, Amount: Rs.50/-, Date of Purchase: 15/03/2018, Vendor name: A K Purakayastha

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-03377/2018-25/05/2018

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 111417 to 111465

being No 160503377 for the year 2018.

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

Digitally signed by MD SHADMAN
Date: 2018.06.05 16:01:02 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 05/06/2018 16:00:46

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)

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