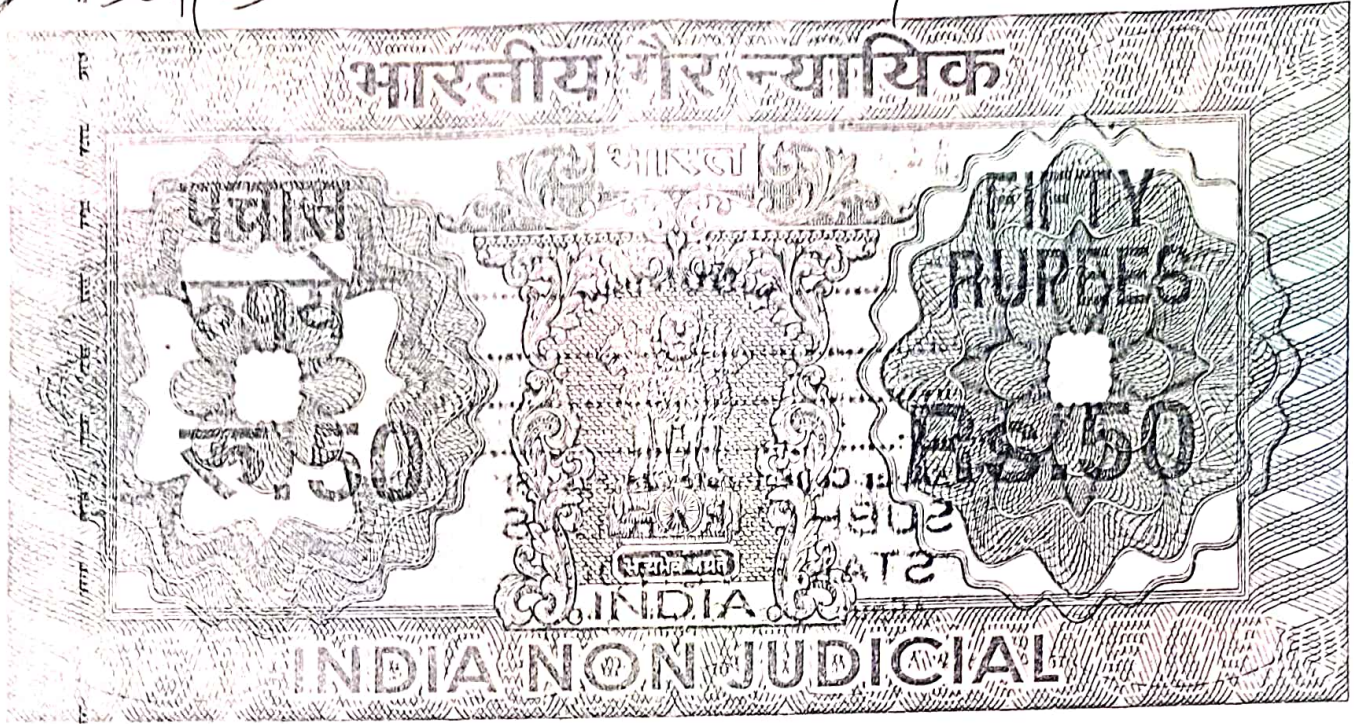


507/23

5-535/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 253367

16-01-23  
 3/  
 Q-8/12241/23

Certified that the document is executed to  
 English. The signature of the  
 instrument is in accordance with the  
 provisions of section 17 of the Indian  
 Registration Act, 1908.

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

16 JAN 2023

THE DEVELOPMENT GENERAL POWER OF ATTORNEY

THIS THE DEVELOPMENT GENERAL POWER OF  
ATTORNEY on this ..16<sup>th</sup>.. day of January., of Two thousand  
 and twenty three ..(2023)..

Contd..P/2

32522

19 JUL 2022

No.....Rs. **50/-** Date.....

Name:..... *Asim Kumar Jana*

Address:..... Advocate  
High Court, Calcutta

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27



THE DIVISIONAL GENERAL POWER OF ATTORNEY  
OF THE DEVELOPMENT  
ATTORNEY of the ... of two thousand

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
16 JAN 2023

*Gasta Gopal Manna*  
*To Late Radha Nath Manna*  
*cc:- Service*  
*Add:- 22AA, N.S.C. Bose Road*  
*P.O.:- Naktola*  
*P.S.:- Netaji Nagar*  
*Kolkata - 700047*

KNOWN ALL MEN BY THESE PRESENTS OF THIS GENERAL POWER OF ATTORNEY THAT, I, MR. SANTANU DEB , son of Late Prabhash Chandra Deb , by occupation - Business, PAN - AGOPD9779K, ADHAAR No. - 3357 5607 0022, by faith- Hindu, by Nationality - Indian, residing at 28H, Raja S.C. Mullick Road, P.S.- Jadavpur, P.O.- Jadavpur University, Kolkata -700032, District South 24-Parganas, West Bengal, state as follows:-

WHEREAS I, am the absolute Owner, occupier and possessor in respect of ALL THAT piece or parcel of homestead/bastu land measuring 3 Cottahs 8 Chittaks more or less together with a residential two storied building standing therein (Ground Floor measuring 1464 Sq.Ft. super built -up area more or less, Marble floor and one covered Garage with tin shed measuring 130 Sq.Ft. more or less Cemented floor and one Garage with tin shed measuring 135 Sq. Ft. more or less , Cemented floor and First floor measuring 1596 Sq.Ft. Super built-up area more or less Marble floor) at K.M.C. premises no. 28H, Raja Subodh Chandra Mullick Road, Calcutta now Kolkata- 700032, comprised in Dag no.140 and 141 and Khatian no.35, Touzi no. 151 and J.L. no.35 in Mouza - Jadavpur, now within the jurisdiction of Calcutta Municipal Corporation (known as C.M.C.) now Kolkata Municipal Corporation (known as K.M.C.) ward no.096, P.S.- Jadavpur, Sub-Registry office Alipore, in the District of South 24 -Parganas, West Bengal, as which has been morefully described in the schedule hereunder written.

AND WHEREAS being thus in possession of the said property the I decided to develop the said property by raising constructions of a new building consisting of several flats, units , space and accordingly my placed the responsibility for development of the said property and I entered into a Development Agreement with the Developer namely "ANGEL NEST", a

Partnership Firm registered under partnership Act, having its PAN-ABSFA8553B, it's office address at 2/59/1, Netaji Nagar, P.S. -Jadavpur now Netaji Nagar, P.O.- Regent Estate, Kolkata- 700092, District South 24-Parganas, West Bengal, having its Partners namely 1) SRI BAPI DAS, son of Sri Bipin Das, by occupation-Business, PAN-AHFDP3158E, AADHAAR No. 9597 3428 4869, by Faith-Hindu, by Nationality -Indian, residing at 2/53, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal, and 2) SRI UTPAL GHOSH, son of Sukumar Ghosh, by faith- Hindu, by occupation-Business, PAN-AFDPG8116P, Aadhaar No. 5000 2529 7094, by nationality-Indian, residing at 2/59/1, Netaji Nagar, P.O.- Regent Estate, P.S.-Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal, for the purpose of construction of new Building and the said Development Agreement duly executed on .16.01.2023., under some terms & conditions contained therein and the said Development Agreement duly registered at the office of the D.S.R.-III, Alipore, South 24-Parganas and duly Recorded in it's Book No.-I, being No. I-160300.529....., for the year 2023.

AND WHEREAS I the Owner/Principal herein hereby appointed the Developer for development of the land and the Developer has accepted such appointment on the terms and conditions hereunder contained. THAT in this context, I the Owner/Principal herein hereby appoint, nominate, authorise, constitute, nominate and empower jointly or severally, 1) SRI BAPI DAS, son of Sri Bipin Das, by occupation-Business, PAN-AHFDP3158E, AADHAAR No. 9597 3428 4869, by Faith-Hindu, by Nationality -Indian, residing at 2/53, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata- PAN-AFDPG8116P, Aadhaar No. 5000 2529 7094, by nationality-Indian, residing at 2/59/1, Netaji Nagar, P.O.- Regent Estate, P.S.-Netaji Nagar,

Contd..P/4

*Sri Bapi Das*

ANGEL NEST  
*Sri Utpal Ghosh*  
Partner

Kolkata-700092, District South 24-Parganas, West Bengal represented by Proprietor of SUNITI PROPERTIES, a Proprietorship Firm having its office at 2/59/1, Netaji Nagar, P.O.- Regent Estate, P.S.-Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal, both the Partner of "ANGEL NEST", a Partnership Firm registered under partnership Act, having its PAN-ABSFA8553B, it's office address at 2/59/1, Netaji Nagar, P.S. -Jadavpur now Netaji Nagar, P.O.- Regent Estate, Kolkata- 700092, District South 24-Parganas, West Bengal, who will act as our true and lawful Attorney for me and on my behalf to execute and do all or any of the instruments, acts, deeds and things, hereinafter mentioned in connection with the Scheduled property.

1. To look after, manage the aforesaid property morefully described in the Schedule below on my behalf.
2. To apply for and obtain in my name and on my behalf temporary connections of water, electricity and also to apply for and obtain in my name on my behalf of permanent drainage, sewerage connections to the said premises and property and to sign as well as execute all plans, forms, papers, documents in connection therewith for and on my behalf.
3. To represent me before all the office/s concerned and also like such K.M.C. and to sign all papers, documents on my behalf for mutation of my name and to appear in all hearing before the authorities of the K.M.C. for such mutation, deal in objection and/or appeals on my behalf against the excess valuation assessed by the said K.M.C. and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection or appeals on my behalf, to move Petitions to plead, to argue, to act on my behalf

and file petition, in original assessment, miscellaneous, review, revision or appellate proceeding, to accept service of notices, to produce and take back documents, to apply for and take delivery of copies, to authorise their representatives and registered clerks to take delivery of copies and to do clerical work in the office of the K.M.C. and Building Rules framed there under and all works covered by the provisions of the Kolkata Municipal Corporation Act, 1980 before the K.M.C., to apply for depositing or adjust any money in connection therewith and the attorney is empowered, authorised to comply with all the requirements and the K.M.C. Act, Rules, the Building rules including signing on the Building plans, rule 26 drawing, C.C. drawing etc. to be submitted for sanction and take delivery sanction Plan from K.M.C.

4. To sign letters, correspondence and documents related to sanction of building plans and to receive all papers, documents, maps or plans from the K.M.C., K.I.T., K.M.D.A. and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.
5. To apply for and obtain electricity, water, sewerages and/ or connections of any other utilities and infra structure facilities, and also the completion and other certificates from the competent authorities and/or any other appropriate authority or authorities.
6. To prepare and submit and also to sign building plan on my behalf of the schedule below property and obtain such sanctioned plan thereof from the appropriate authorities concerned on my behalf.
7. To prepare and/or submit the plan or any revision plan or altered building

plan by the said Attorney on my behalf for and on my said building purposes and other purposes and to apply for and obtain all necessary sanction clearances, the said proposed building on my behalf.

8. To deposit sanction fees or any related fees of K.M.C. on our behalf to take receipt of these .
9. To appear for and represent me before any court, competent authority, tribunal authority arbitrator or revenue, administrative civil, criminal, jurisdiction relating to the any matters, concerning the said property as mentioned in the schedule below property on my behalf.
10. To institute any case or defend any suit, proceedings, appeal, revision injunction proceedings, enquiry, claims etc. relating to the said property on my behalf.
11. To appoint and/or engage any L.B.S./Architect, legal practitioner, solicitors, auditors, valuer, assessor, arbitrators and/or any legal practitioner or any advocate/s, other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarhamas, show causes petitions etc. for the said purposes on my behalf.
12. To sign, execute, submit or deliver all complaints, written statements, objections, affidavits, memorandum of appeals, applications, revision, injunction, petitions and all other appeals and all papers, documents, exhibits for the aforesaid purposes.

13. To visit and represent us before all the West Bengal Govt. office or offices and/or Central Govt. office/s concerned and all other offices concerned smooth management of our said landed property as stated and written in the schedule below on my behalf.
14. To apply for and obtain electricity, water, sewerages/drainage or any other civil, criminal, commotion, amenities and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on my behalf.
15. To sign and execute all other Deeds, instruments, assurances, which will be necessary, and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveyed several units as per the Developers allocation only upon the said property on my behalf .
16. To make and present any Deed of Sale or other documents for registration when to be executed by my said Attorney and to admit, execution and registration thereof before as the registering authorities concerned like as such registrar of District Registrar and Assurances at Kolkata and A.D.S.R. Alipore and such like other registering office/s concerned on my behalf in my name only in respect of the Developers allocation.
17. To make any kind of agreement or agreements with any Purchaser or Purchasers in respect of the schedule below property except my allocation, on my behalf and to register the Deed of Sale on our behalf, in favour of the intending Purchaser or Purchasers, name or names and to receive the all consideration money.



18. To sign all the receipt or receipts which to be registered by my said Attorney in favour of the intending purchaser/s in respect of the Developers allocation and also to handed over the same to the said intending purchaser/s on my behalf.
19. To prepare plan of building for the development of the said property and to submit proposal from time to time for the amendment and/or modification of such building plan to the said Kolkata Municipal Corporation for the purpose of obtaining sanction of the same.
20. To execute the development, work, manage, control and supervise the management of all and administer the property mentioned in the schedule hereunder.
21. To constitute, build and erect a building at land more fully described in the Schedule and for the purpose to sign , execute all papers, documents , application which is required for the purposes of construction of a building.
22. To make necessary representations to the K.M.C., the CESE authorities, Fire and Police authority and/or other authority or authorities and concerns for obtaining necessary permission as required in law for installations water line, drainage connection, electric connection, from the concerning authority and to represent before the Assessor and collectors of the K.M.C. and also to the other concerning authorities in respect of the fixation of taxes and its hearing to the above said authority in respect of the schedule property.
23. To appoint from time to time Architect, R.C.C. Consultants, Contractors, Sub-

Contractors and other personal and workman for the Development of the property and construction in the said property.

24. To enter into Agreement for Sale and sign and execute all Agreements with prospective buyers of flats, car parking spaces, covered spaces etc. as the case may be of the proposed building to be constructed on the said land and to receive, realise and collect all purchase money either in full or in part or in advance by way of earnest money and payment of purchase money from prospective Purchaser and/or Purchasers and to give, sign and grant effective receipts and discharge for the same from the Developer's Allocation in terms of the Development Agreement as entered between myself, shall hand over the respective flats, car parking spaces, covered spaces etc. to the Purchasers after receipt of occupancy certificate.

25. To execute deed of sale in respect of the undivided proportionate share of land and/or flats, car parking spaces, covered spaces etc. and the covered area in respect of the Developer's Allocation as per the said the Development Agreement in favour of any Purchaser or Purchasers nominated by the said Attorney and to present the Deeds before the Registrar to admit execution of any Deeds executed by the Attorney on my behalf, receive consideration money and to give discharge thereof relating to the Developer's allocated portion as per the said the Development Agreement in respect of the scheduled property written below.

26. To file any suit, claim before any court of law Appeal and second appeal and miscellaneous appeal in any Court of Law, Injunction and to sign and verify plant, written statement, application and objection in any nature, including

Special Jurisdiction of High Court, Article 226 of the Constitution of India and swearing affidavit in connection with the said scheduled below property and to appear before the Sub-Registrar or Registrar of any Registration office in India and/or to execute and present deeds for registration on my behalf and also any agreement, assignment, assurance, release, lease, trust, mortgage deed, indemnity bond or other instrument or writing, only in respect of the Developers allocation, the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deeds, instruments and writings or any of them as fully and effectually as my self could do.


AND GENERALLY to do or execute all such acts, deeds and things in the same manner and to the same extends as I could do or execute such documents and I do hereby agree to confirm and ratify whatever have been done by Attorney or his men and agent during the continuance of the construction work as per the Development Agreement. AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained, shall lawfully do execute or perform in exercise of the power so vested upon they hereby confirmed upon under by virtue of this power provided however my said Attorney shall be bound to ensure day to day work in respect of the progress of the construction work in the premises to me.

THE SCHEDULE "A" ABOVE REFERRED TO

(i.e. the entire premises )

ALL THAT piece and parcel of homestead / bastu land measuring 3 Cottahs 8 Chittaks more or less together with a residential two storied building standing therein (Ground Floor measuring 1464 Sq.Ft. super built -up area more or less, Marble floor and one covered Garage with tin shed measuring 130 Sq.Ft. more

Contd..P/11



or less cemented floor and one garage with tin shed measuring 135 Sq.Ft. more or less, cemented floor and First floor measuring 1596 Sq.Ft. Super built-up area more or less, marble floor) at K.M.C. premises no. 28 H, Raja Subodh Chandra Mullick Road, known as postal Premises no. 28 H, Raja S.C. Mullick Road), Kolkata -700032, comprised in Dag No. 140 and 141 and Khatian no. 35, Touzi no. -151 and J.L. No. - 35 in Mouza - Jadavpur, within the jurisdiction of K.M.C. ward no.-096, P.S.-Jadavpur, P.O.- Jadavpur University, Sub-Registry office Alipore, District South 24-Parganas, West Bengal and butted and bounded by:-

ON THE NORTH : By K.M.C. premises no. 28, Raja S.C. Mullick Road;

ON THE EAST : By K.M.C. premises no. 28G, Raja S.C. Mullick Road;

ON THE SOUTH : BY 22 feet wide K.M.C. Road;

ON THE WEST : By K.M.C. premises no. 28E, Raja S.C. Mullick Road.

**THE SCHEDULE 'B' ABOVE REFERRED TO**

**(Owner's Allocation)**

The building will be constructed Ground +III storied and the Owner/First Party will be get 50% area sanctioned FAR out of the Sanction Plan, to be sanctioned by the Kolkata Municipal Corporation out of that entire 3<sup>rd</sup>(third) floor and 50% of 2<sup>nd</sup>(Second) floor situated at front side and 50% of the Ground floor, the car parking space include one garage/car parking space measuring 135 Sq.Ft. more or less for tenant and one shop( commercial space) measuring 130 Sq.Ft. covered area for tenant.

**THE SCHEDULE 'C' ABOVE REFERRED TO**

**(The Developer's Allocation)**

The Building will be constructed Ground +III storied and Developer's allocation shall mean, the Developer will get the remaining all constructed areas of the building sanctioned by K.M.C. as the Developer's allocation of the said Building except the Owner's allocations.

:: 12 ::

IN WITNESS WHEREOF I, the Executant herein, execute this the Development General Power of Attorney on the day, month and year first above written.

Signed, sealed and delivered in presence of :

WITNESSES :-

1. Dibrik Pal  
229 A, N.S.C. Bose Road  
Kolkata - 700047



(SIGNATURE OF THE EXECUTANT)

2. Gosta Gopal Manna  
224A, N.S.C. Bose Road  
Kolkata - 700047

ANGEL NEST  
[Signature] [Signature]  
Partner Partner

(SIGNATURE OF THE ATTORNEY)

Drafted by me as per directions of the Owner /

Principal hereto and read over, explained:-

Asim Kumar Jana  
(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- W.B./663/2000)

Computer type and printed by :

Gosta Gopal Manna



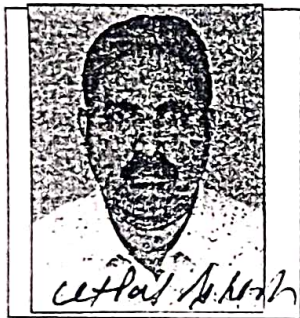
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left hand					
right hand					

Name.....SANTANU DEB.....  
 Signature.....*Santanu Deb*.....



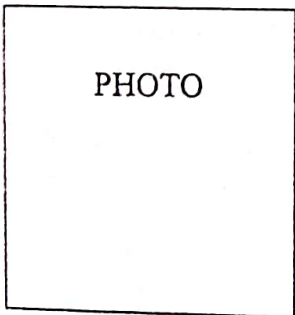
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left hand					
right hand					

Name...BARUN DAS.....  
 Signature.....*Barun Das*.....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....LITPAL GHOSH.....  
 Signature.....*Litpal Ghosh*.....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....  
 Signature.....

## Major Information of the Deed

Deed No :	I-1603-00535/2023		Date of Registration	16/01/2023
Query No / Year	1603-8000122141/2023	Office where deed is registered		
Query Date	16/01/2023 11:08:13 AM	D.S.R. - III SOUTH 24-PARGANAS District South 24-Parganas		
Applicant Name, Address & Other Details	ASIM KUMAR JANA 224A, N S C BOSE ROAD, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status : Advocate			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Rs. 3/-	Market Value		
Stamp duty Paid (SD)	Rs. 50/- (Article:48(g))	Rs. 1,34,46,538/-		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300529/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)			
		Registration Fee Paid Rs. 39/- (Article:E, M(b).)		

### Land Details :




District. South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C Mullick Road, , Premises No: 28H, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 8 Chatak	1/-	1,07,72,998/-	Width of Approach Road: 22 Ft., , Project Name :
<b>Grand Total :</b>				5.775Dec	1/-	107,72,998 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3060 Sq Ft.	1/-	26,16,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 1464 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1596 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	265 Sq Ft.	1/-	57,240/-	Structure Type: Covered Garage
Gr. Floor, Area of floor : 265 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		3325 sq ft	2/-	26,73,540 /-	



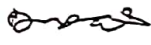
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANTANU DEB</b> Son of Late PRABHASH CHANDRA DEB Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	<b>Photo</b>  16/01/2023	<b>Finger Print</b>  LTI 16/01/2023	<b>Signature</b>  16/01/2023
28H, RAJA S.C. MULLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9K, Aadhaar No: 33xxxxxxxx0022, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office				

**Attorney Details :**



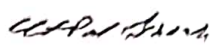
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>ANGEL NEST</b> 2/59/1, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: ABxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BAPI DAS</b> Son of Mr BIPIN DAS Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jan 16 2023 11:39AM	<b>Finger Print</b>  LTI 16/01/2023	<b>Signature</b>  16/01/2023
2/53, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8E, Aadhaar No: 95xxxxxxxx4869 Status : Representative, Representative of : ANGEL NEST (as PARTNER)				



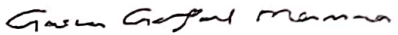


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Name	Photo	Finger Print	Signature
<b>Mr UTPAL GHOSH</b> (Presentant) Son of Mr SUKUMAR GHOSH Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 Jan 16 2023 11:41AM	 LTI 16/01/2023	 16/01/2023

2/59/1, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6P, Aadhaar No: 50xxxxxxxx7094 Status Representative, Representative of : ANGEL NEST (as PARTNER)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>GOSTA GOPAL MANNA</b> Son of RADHANATH MANNA 224A. V S C BOSE ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	 16/01/2023	 16/01/2023	 16/01/2023

Identifier Of Mr SANTANU DEB, Mr BAPI DAS, Mr UTPAL GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DEB	ANGEL NEST-5.775 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DEB	ANGEL NEST-3060.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DEB	ANGEL NEST-265.00000000 Sq Ft

On 16-01-2023

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

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

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

Presented for registration at 11:13 hrs on 16-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by M. UTPAL GHOSH.

**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 1,34,46,538/-

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

Execution is admitted on 16/01/2023 by Mr SANTANU DEB, Son of Late PRABHASH CHANDRA DEB, 28H, RAJA S.C. MULLICK ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by GOSTA GOPAL MANNA, , , Son of RADHANATH MANNA, 224A. N S C BOSE ROAD, P.O: NAKTALA Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu by profession Service

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

Execution is admitted on 16-01-2023 by Mr BAPI DAS, PARTNER, ANGEL NEST (Partnership Firm), 2/59/1, NETA NAGAR, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by GOSTA GOPAL MANNA, , , Son of RADHANATH MANNA, 224A. N S C BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu by profession Service

Execution is admitted on 16-01-2023 by Mr UTPAL GHOSH, PARTNER, ANGEL NEST (Partnership Firm), 2/59/1, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by GOSTA GOPAL MANNA, , , Son of RADHANATH MANNA, 224A. N S C BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M/b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 32522, Amount: Rs.50.00/-, Date of Purchase: 19/07/2022, Vendor name: Subhankar Das

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 30932 to 30951

being No 160300535 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.01.18 18:16:36 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/18 06:16:36 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)