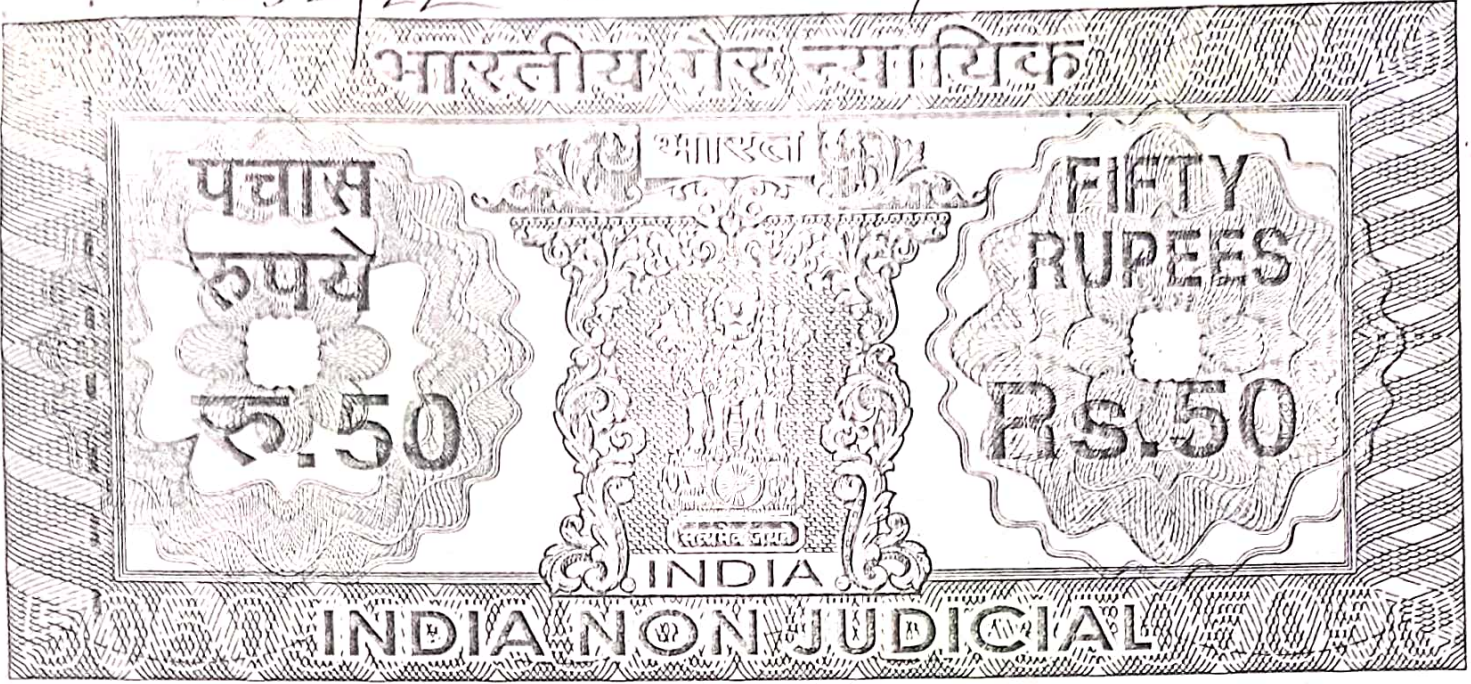


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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20 JAN 2022

DEVELOPMENT POWER OF ATTORNEY
IN TERMS OF DEVELOPMENT AGREEMENT
BEING NO. 0630 DATED 20.01.2022

TO ALL TO WHOM BY THESE PRESENTS SHALL COME WE,
1) SMT. BABY KAR [PAN. CAUPK4365A, Aadhar No. 2655 7227 3966] W/o Sri Shaktipada Kar, Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 119/1, Santinagar Sarani, P.O.- D.S. Lane, P.S.- Sankrail, District-Howrah :711109 , 2) SMT. SHARMISTHA ROY [PAN. BHMPR6990J, Aadhar No. 5405 8072 7989], W/o Sri Subhendu Roy Nationality-Indian, by faith-Hindu, by

occupation- Business, residing at 19/1, Naskar Para 1st Bye Lane, P.O.- Santragachi, P.S.- Shibpur, District-Howrah :711104, 3) SRI. MUKTI PADA KAR [PAN. AMQPK0824L, Aadhar No. 6575 9240 2973], s/o late Manoranjan Kar, Nationality-Indian, by faith-Hindu, by occupation- Business, residing at Goaberia Paschim Para, P.O.- D.S. Lane, P.S.- Sankrail, District-Howrah :711109 and 4) SRI. SOURAV DAS [PAN. AKGPD7609A, Aadhar No. 4702 4845 1664], s/o Sri Samir Das, Nationality-Indian, by faith-Hindu, by occupation- Service, residing at E4/12, Purbasha Housing Estate, 160, Manicktala Main Road, P.O.- Kakurgachi, P.S.- Manicktala, District-Kolkata:700054, for the sake and berevity hereinafter jointly referred to as the “APPOINTORS” of these presents.

WHEREAS WE, the above named “APPOINTORS” herein are the joint owners and occupiers each having their respective undivided shares now seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT THE PIECE** and parcel of mokarari mourashi bastu land containing a total area measuring about 4 kottah 12 chittack 36 Sq.ft. be, the same a little more or less together with R.T. Structure measuring about 100 sq.ft. standing thereon all together with all easement and quasi easement rights attached thereto comprised within Howrah Municipal Corporation premises no. 62, Santinagar School Road, P.S.- Sankrail, District-Howrah, within H.M.C ward no. 45, Mouza-Goaberia, J.L. No. 39, appertaining to R.S. Dag No. 29, R.S. Khatian No. 13 corresponding to L.R. Dag No. 83 under L.R. Khatian no. 233/7 and also within the jurisdiction of the Office of the District Registration Office at Howrah and Additional District Sub-Registrar at Ranihati, Howrah , which is morefully and particularly in the Schedule ‘A’ hereunder written hereinafter referred to as the **“said property”**.

AND WHEREAS due to inconvenience to lookafter, manage, control and/or for most secure and profit from the said property, WE intends to develop the said property by way of constructing new masonry building upon the said property and after having discussion with the Developer SOUTH CITY RESIDENCY [PAN. AEPFS5687A], a partnership firm represented by its partners namely (i) SRI. SUBHENDU ROY [PAN. ADDPR7362J, Aadhar No. 6070 2382 2900], S/o Sri Sanjit Kumar Roy, by faith Hindu, by occupation -Business & (ii) SRI SHAKTI PADA KAR [PAN. AMDPK3471E, Aadhaar No. 9558 6270 6086] S/o late Manoranjan Kar, by faith-Hindu, by occupation business having its registered office at 119/1, Santinagar Sarani, Goaberia Govt. Colony, P.S.- Sankrail, P.O.-D.S. Lane, District-Howrah- 711109 , and called upon them to enter into an Agreement for development of the said property and in such effect a Development Agreement have been prepared and executed by us on 20.01.2022 and interms of the said Development Agreement it has also been decided that one or other person of the said partnership firm will be appointed as our constituted Attorney for which it has become necessary to appoint such constituted Attorney to do all acts. deeds, things, construction and cause to be done in respect of our "said property" on our behalf. It has also been agreed with the said Developer that after construction, the Developer shall get their share of 65% of the constructed covered area in the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building alongwith super builtup charges according to their choice and desire in terms of the said Development Agreement Dated 20.01.2022, which was duly registered at the office

of the D.S.R.-II, Howrah and recorded vide Deed Being no 0630
for the year 2022.

NOW KNOWN YE ALL MEN by this present that We, the above named appointors do hereby nominate, constitute and appoint SOUTH CITY RESIDENCY [PAN. AEPFS5687A], a partnership firm represented by its partners namely (i) SRI. SUBHENDU ROY [PAN. ADDPR7362J, Aadhar No. 6070 2382 2900], S/o Sri Sanjit Kumar Roy, by faith Hindu, by occupation -Business & (ii) SRI SHAKTI PADA KAR [PAN. AMDPK3471E, Aadhaar No. 9558 6270 6086] S/o late Manoranjan Kar, by faith-Hindu, by occupation business having its registered office at 119/1, Santinagar Sarani, Goaberia Govt. Colony, P.S.- Sankrail, P.O.-D.S. Lane, District- Howrah- 711109, hereinafter referred to as the "APPOINTEES" as our true and lawfull attorney to do either jointly or severally all acts., things, perform, execute and cost to be done, executed and performed relating to the construction job thereupon the said property also relating to other necessary job and activities as mentioned below in our name and on our behalf that is to say :-

1. To sign, enter into take possession for managerial work and charge for and look after manage and adminstrate the said premises or any part thereof and also to take possession and to administrator all the effects thereof in our name and on our behalf.
2. To appoint any architect, contractor for the construction of any building/ buildings on the land comprised in the said premises or any portion thereof the good view and greater interest of ourself in our name and on our behalf.

3. To receive consideration money or earnest money or deposit in respect of 65% of the constructed covered area of the proposed multi storied building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share of 65% as well as our 35% undivided share in the entire building and also to realise and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts.
4. To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies of Public bodies or corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relation to the said premises to give and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies public or Corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all or them in our name and on our behalf.
5. To present after execution all sale deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or sale of Developer's portion 65% of the constructed covered area as well as our allocation of 35% (as mentioned in the Development Agreement) of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share as well as our remaining share as mentioned

above in the entire building to the appropriate authority of Registration and to appear and represent for the said property before such Authority and to admit execution for the Registration of such deeds and/or documents of instruments for Registration and/or to receive such deeds, and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/ persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourself on our name and on our behalf.

6. To make prepare or caused to be made or prepared all any sketches, plans, applications and all other papers or documents as may be necessary and/or required for the purpose construction and/or in re-construction with and/or relating to the construction and/or erection of building/ buildings in or upon the land comprised in the said premises or any part of any portion whereof which is to be made signed, sealed, execute, affirmed, endorsed, verified and delivered for the said purpose on our behalf.

7. To make, sign, seal, execute, affirm and endorse, verify and delivery all or any such sketches, plans, schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or re-construction and/or erection of building/ buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in our name and on our behalf.

8. To make over, submit file and deliver on such sketches plans, schemes, applications and/or all other papers and on documents which may be necessary and/or required for any of the said purposes relating to the construction in the said premises before the Authority of Howrah Municipal Corporation, Improvement Trust, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling & Regulations Act), 1976, C.E.S.C. Police Authorities, Insurance Company or any other Judicial Administrative or Revenue Authority, State or Central Govt. Authority/ Authorities or any other local or Public authority or authorities whatsoever in order to get all or any of aforesaid plan, sketches and/or schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid municipality or the authorities relating to the said building plan sanctioned in our name and on our behalf.

9. To get back or receive the sanctioned plan or sketch or scheme for construction of building/ buildings in or upon the said land/ premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for being sanctioned by the Howrah Municipal Corporation or Improvement Trust or Fire Brigade Authorities) on our behalf and to hand over copies of the sanctioned plan or scheme and all other allied papers.

10. To pay and/or to receive refund of the excess amount of fees, if any paid for such purpose aforesaid in our name and on our behalf.

11. To enter into any Agreement for sale in respect of the 65% of the constructed covered area as well as our allocation of 35% (as mentioned in the Development Agreement) of the entire proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building with any person or persons or any company as will be required and proper and fit on our behalf.

12. To enter into, execute, resign contract with any person/ persons, firms or company or Corporation for and/or to modify and cancel and/or registration all or any documents, instruments, power, development agreement with anybody in terms and conditions as will be required and fit and proper and to receive consideration or deposit therefor and grant valid receipt and discharges therefor on my behalf in respect of the Developer allocation of 65% of the constructed covered area as well as our allocation of 35% in the entire proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building.

13. To sign, execute and/or register all or any documents; instruments, agreement for sale and/or transfer of flat or flats in respect of the Developer's portion i.e. 65% of the constructed covered area as well as our allocation of 35% in the entire proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share as well as our share of 35% in the entire building alongwith undivied proportionate share

of land thereof according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and to receive all earnest or consideration amount from such person/ persons in respect of the Developer's allocation i.e. 65% of the constructed covered area from Ground floor to 3rd floor as well as our share of 35% in the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share as well as our share of 35% in the entire building and will present such documents, instruments of Deeds or conveyance for sale or for Registration at the office of the District Sub Registry office & and Additional District sub registry office at Howrah & Registry office R.A. Kolkata and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyance on our behalf.

14. To appear and represent us before all or any judicial administrative revenue or legal authority, authorities, Electric Supply Corporation, Collectorate, Insurance Company, Notary Public, Registrar of all Classes, Police Station, Police Commissioner, Income Tax Department or any Central or State Govt. Department or other public bodies Corporation, Howrah Municipal Corporation, Rent Controller and/or any Arbitrator appointed on our behalf and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government Offices and/or public bodies and/or Rent Controller and/or Arbitrators and to take all such steps as will be required, necessary, proper and fit for the said premises.

15. To make build erect or construct five storied building upon the total land comprised in the said premises in accordance with the sanction building plan and/or to make any lawful and sanctioned alteration and/or addition/ additions in any manner whatsoever will be necessary of the newly constructed building, buildings thereon or as will be required and proper on our behalf.

16. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders, Mukters and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokalatnamas, warrant or attorneys and such other papers and documents as will be required and necessary and be expedient on our behalf.

17. To make sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of appeals, affidavits and tabular statements and such other papers and documents or pleadings, necessary and expedient and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on our behalf.

18. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on our behalf.

19. To sign and execute and/or register all or any document/documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer in respect of the Developer's allocation i.e. 65% of the constructed covered area as well as our allocation of 35% (as mentioned in the Development Agreement) in the proposed building to be constructed upon the "First Schedule" property and

they have every right to sell, transfer, lease out and/or sale out their allotted share as well as our share in the entire building in our name and on our behalf.

20. To receive consideration amount from any person/ persons in respect of the Developer's portion i.e. 65% of the constructed covered area as well as our share of 35% in the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share as well as our remaining share in the entire building including undivided proportionate impartable share of land.

21. To appear and represent us before the Office of the BL.& LRO and Howrah Municipal Corporation for to file mutation application in our name and our behalf and to sign all relevant application before the competent authority and/or affidavit etc. for to complete such mutation application and to appear physically on our behalf for any hearing at the concerned offices and to submit building plan and/or building sanction permit and/or any application required for to obtain building sanction plan from the office of the Howrah Municipal Corporation and to sign any application, affidavit, verification required for such sanction in respect of the said premises in our name and our behalf.

21. This Power of Attorney is always revocable after completion of the building and sale of the entire Developer's portion i.e. 65% of the constructed covered area as well as our share of 35% in the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share as well as our share of 35% in the entire building.

SCHEDULE "A" REFERRED TO ABOVE

ALL THAT THE PIECE and parcel of mokarari mourashi bastu land containing a total area measuring about 4 kottah 12 chittack 36 Sq.ft. be the same a little more or less together with R.T. Structure measuring about 100 sq.ft. standing thereon all together with all easement and quasi easement rights attached thereto comprised within Howrah Municipal Corporation premises no. 62, Santinagar School Road, P.S.-Sankrail, District-Howrah, within H.M.C ward no. 45, Mouza-Goaberia, J.L. No. 39, appertaining to R.S. Dag No. 29, R.S. Khatian No. 13 corresponding to L.R. Dag No. 83 under L.R. Khatian no. 233/7 and also within the jurisdiction of the Office of the District Registration Office at Howrah and Additional District Sub-Registrar at Ranihati, Howrah which is butted and bounded in the manner as follows :-

On the North : H.M.C. Premises No. 62/2, Santinagar School Road

On the South : 20 Feet Wide H.M.C. Road

On the East : Property of Sudhir Sikdar and Late Siddeswar Barui

On the West : H.M.C. Premises No. 62/1, Santinagar School Road

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals
on 20th day of January , 2022

Signed Sealed and Delivered in presence of

WITNESSES :

1) Pranab Sutta
Howrah Court

2) Tapas Sankar
Gobaria, Sankrail,
Howrah-9

Drafted & Prepared by me
in my Sheristha

Rinku Chakraborty

Rinku Chakraborty
Reg No. WB1638/2002
Advocate,
Howrah Judges Court

P. Das

Typed by
Pranab Das

(ববী) কর

Shannistha Roy.

Mukhi Padakam

Souvan Das.

SIGNATURE OF THE EXECUTANTS

SOUTH CITY RESIDENCY

Shaktipadakar
PARTNER

SOUTH CITY RESIDENCY

Subhendu Roy.
PARTNER


SIGNATURE OF THE ATTORNEY

HOLDERS


FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature বিকী কর

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Sannistha Roy.












	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Mukhi palda ২০১৭












FORM FOR TEN FINGER IMPRESSION

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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Soumen Das.

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Deebhendu Roy

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Shaktipada Kar

Major Information of the Deed

Deed No :	I-0513-00643/2022	Date of Registration	20/01/2022
Query No / Year	0513-8000206201/2022	Office where deed is registered	
Query Date	20/01/2022 11:47:25 AM	0513-8000206201/2022	
Applicant Name, Address & Other Details	Pronab Dutta Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7003357136, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 23,79,240/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051300630/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






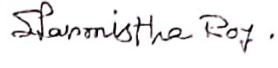


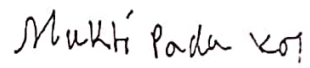
District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Goyaberia, , Ward No: 045 Pin Code : 711109




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-83	LR-233/7	Bastu	Bastu	4 Katha 12 Chatak 36 Sq Ft		23,52,240/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					7.92Dec	0 /-	23,52,240 /-	

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.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Principal Details :



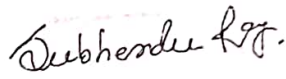


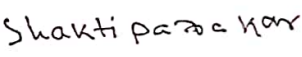
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt BABY KAR (Presentant) Wife of Mr SHAKTIPADA KAR Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>	<p>Photo</p>  <p>20/01/2022</p>	<p>Finger Print</p>  <p>LTI 20/01/2022</p>	<p>Signature</p>  <p>20/01/2022</p>
<p>119/1, SANTINAGAR SARANI, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx5A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Smt SHARMISTHA ROY Wife of Mr SUBHENDU ROY Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>	<p>Photo</p>  <p>20/01/2022</p>	<p>Finger Print</p>  <p>LTI 20/01/2022</p>	<p>Signature</p>  <p>20/01/2022</p>
<p>19/1, NASKAR PARA 1ST BYE LANE, City:- Howrah, P.O:- SANTRAGACHI, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx0J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>				
3	<p>Name</p> <p>Mr MUKTI PADA KAR Son of Late MANORANJAN KAR Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>	<p>Photo</p>  <p>20/01/2022</p>	<p>Finger Print</p>  <p>LTI 20/01/2022</p>	<p>Signature</p>  <p>20/01/2022</p>
<p>GOABERIA PASCHIM PARA, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx4L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
Mr SOURAV DAS Son of Mr SAMIR DAS Executed by: Self, Date of Execution: 20/01/2022 Admitted by: Self, Date of Admission: 20/01/2022, Place of Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022
E4/12, PURBASHA HOUSING ESTATE, Block/Sector: 160, MANICKTALA MAIN ROAD, City:- Kolkata, P.O:- KAKURGACHI, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKxxxxxx9A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022, Admitted by: Self, Date of Admission: 20/01/2022, Place : Office			

Attorney Details :



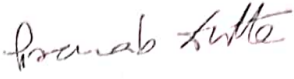
SI No	Name,Address,Photo,Finger print and Signature
1	SOUTH CITY RESIDENCY 119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 , PAN No.: AExxxxxx7A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	Signature
1	Mr SUBHENDU ROY Son of Mr SANJIT KUMAR ROY Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	 Jan 20 2022 12:45PM	 LTI 20/01/2022	 20/01/2022
119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : SOUTH CITY RESIDENCY (as partner)				
2	Name	Photo	Finger Print	Signature
2	Mr SHAKTIPADA KAR Son of Late MANORANJAN KAR Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	 Jan 20 2022 12:46PM	 LTI 20/01/2022	 20/01/2022

119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail,
District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, , PAN No.: AMxxxxxx1E, Aadhaar No Not Provided Status : Representative,
Representative of : SOUTH CITY RESIDENCY (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pronab Dutta Son of Late P R Dutta Howrah Court, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	20/01/2022	20/01/2022	20/01/2022

Identifier Of Smt BABY KAR, Smt SHARMISTHA ROY, Mr MUKTI PADA KAR, Mr SOURAV DAS, Mr SUBHENDU ROY, Mr SHAKTIPADA KAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BABY KAR	SOUTH CITY RESIDENCY-1.98 Dec
2	Smt SHARMISTHA ROY	SOUTH CITY RESIDENCY-1.98 Dec
3	Mr MUKTI PADA KAR	SOUTH CITY RESIDENCY-1.98 Dec
4	Mr SOURAV DAS	SOUTH CITY RESIDENCY-1.98 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt BABY KAR	SOUTH CITY RESIDENCY-25.00000000 Sq Ft
2	Smt SHARMISTHA ROY	SOUTH CITY RESIDENCY-25.00000000 Sq Ft
3	Mr MUKTI PADA KAR	SOUTH CITY RESIDENCY-25.00000000 Sq Ft
4	Mr SOURAV DAS	SOUTH CITY RESIDENCY-25.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Goyaberia, , Ward No:
045 Pin Code : 711109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 83, LR Khatian No:- 233/7	Owner:সেহলতা নাগ, Gurdian:জথিল , Address:নিজ , Classification:বাড়, Area:0.33000000 Acre,	

On 20-01-2022

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

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

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

Presented for registration at 11:52 hrs on 20-01-2022, at the Office of the D.S.R. - II HOWRAH by Smt BABY KAR , 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 23,79,240/-

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

Execution is admitted on 20/01/2022 by 1. Smt BABY KAR, Wife of Mr SHAKTIPADA KAR, 119/1, SANTINAGAR SARANI, P.O: D S LANE, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 2. Smt SHARMISTHA ROY, Wife of Mr SUBHENDU ROY, 19/1, NASKAR PARA 1ST BYE LANE, P.O: SANTRAGACHI, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Business, 3. Mr MUKTI PADA KAR, Son of Late MANORANJAN KAR , GOABERIA PASCHIM PARA, P.O: D S LANE, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 4. Mr SOURAV DAS, Son of Mr SAMIR DAS , E4/12, PURBASHA HOUSING ESTATE, Sector: 160, MANICKTALA MAIN ROAD, P.O: KAKURGACHI, Thana: Manicktola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr Pronab Dutta, , , Son of Late P R Dutta , Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-01-2022 by Mr SUBHENDU ROY, partner, SOUTH CITY RESIDENCY, 119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Indetified by Mr Pronab Dutta, , , Son of Late P R Dutta , Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-01-2022 by Mr SHAKTIPADA KAR, partner, SOUTH CITY RESIDENCY, 119/1, SANTINAGAR SARANI, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Indetified by Mr Pronab Dutta, , , Son of Late P R Dutta , Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 2124, Amount: Rs.50/-, Date of Purchase: 17/01/2022, Vendor name: S Banerjee

Panchali Munshi

Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2022, Page from 29826 to 29862
being No 051300643 for the year 2022.



Digitally signed by Panchali Munshi
Date: 2022.01.24 13:15:39 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2022/01/24 01:15:39 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)