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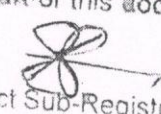


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 892040

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3/12/21
9 7 2427874/21

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


District Sub-Registrar-II
Alipore, South 24 Parganas

03 DEC 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, 1) REKHA TAKAL (PAN NO. BJKPT8880K and AADHAAR NO. 9515 4177 3922), wife of Late Benu Lal Takal, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at Village and Post Office - Parbangla, Police Station - Maheshtala, District- 24 Parganas (South), Kolkata- 700140 ; 2) BIPLAB TAKAL (PAN NO. AMTPT0757C and AADHAAR NO. 7081 8674 4292), son of Late Benu Lal Takal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Village and Post Office - Parbangla, Police Station - Maheshtala,

23496

26 OCT 2021

No.Rs. **50/-** Date.....
Name:.....*Mantu Dey.*
Address:..... Advocate
Vendor:..... Alipur Judge's Court
Kolkata-27

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



U 3 DEC 2021

Blanko
Mantu Dey
Adv.
Alipur Judge's Court
Kol-27

District- 24 Parganas (South), Kolkata- 700140 ; 3) RINKU BHATTACHARYA (PAN NO. EOAPB1593F and AADHAAR NO. 9330 4967 4831), wife of Arijit Bhattacharya, daughter of Late Benu Lal Takal, by faith – Hindu, by Nationality – Indian, by occupation – Housewife, residing at No.1 Daulatpur, Post Office – Doulatpur, Police Station - Maheshtala, District- 24 Parganas (South), Kolkata- 700139, the Principals / Owners herein, do hereby send greeting at our own cost.

WHEREAS one Benu Lal Takal (since deceased) being the husband and father of the Owners/Principal herein along with Rekha Takal/ the Principal No.1 herein ; Anubhab Bhattacharya ; Abhinaba Bhattacharya ; Alope Bhattacharjee ; Tapan Bhattacharjee ; Chandan Bhattacharya ; Supriyo Bhattacharya ; Susanta Bhattacharjee and DS Properties, entered into a registered Development cum Power of Attorney dated 09.12.2019 as Owners therein with DS Properties being a partnership firm being represented by one of its partner Arun Sharma as Developer therein, which was duly registered in the office of A.D.S.R. Behala, South 24 Parganas, Being No. ~~1007/2017~~ for the year 2019 with respect to ALL THAT piece and parcel of Bastu land measuring more or less 23 Cottah 4 Chittack lying and situated at Mouza - Parbangla, Pargana - Balia, J.L. No. 49, Touzi No. 343, appertaining to R.S. Dag No. 264 and 263, R.S. Khatian No. 136 and 201, L.R. Dag No. 264 and 263/728, L.R. Khatian No. 1417, 1416, 2686, 2688, 2689, 2690, 2691, 2692, 2694, 2695, 2685, 2687 and 2693, being Maheshtala Municipality Holding No. F3-190/1/NEW B.B.T. Road Left side towards Kolkata ; Holding No. F3-190/2/NEW B.B.T. Road Left side towards Kolkata ; Holding No. F4-8/167/1-2, Parbangla Bat Tala Road but at present being known, numbered and reputed as Maheshtala Municipality Holding No. F4-8/167/12, Parbangla Road, under P.S. Maheshtala, within the limits of Maheshtala Municipality Ward No. 31, District - South 24 Parganas, Kolkata - 700140, within the jurisdiction of office of the District Sub Registrar Alipore and Additional District Sub Registrar, Behala, which is hereinafter referred to as the "said property" and morefully described in the Schedule A hereunder.

AND WHEREAS subsequently aforesaid Benu Lal Takal died intestate on 14.12.2020, leaving behind him his wife namely Rekha Takal, his son namely Biplab Takal and his daughter Rinku Bhattacharya i.e. the Principals/Owners herein as his only legal heirs and successors who inherited the share of Benu Lal Takal with respect to the said property by virtue of law of inheritance and the owners/principals herein adopted the terms and conditions of the Development vide Development cum Power of Attorney dated 09.12.2019, to the extent of the share of deceased Benu Lal Takal.

AND WHEREAS with death of said Benu Lal Takal, the Development Power given by Benu Lal Takal to the developer/ D S PROPERTIES being represented by one of its partners Arun Sharma vide Development cum Power of Attorney dated 09.12.2019, ceased and hence it is necessary to execute this Development Power in favour of the Attorney herein.

We, the Owners/Principals herein hereby appoint, nominate and constitute ARUN SHARMA (PAN NO. ALS6302C and AADHAAR NO. 3454 9215 7758), son of Late Dhanik Sharma, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 49M, Swinhoe Lane, Post Office and Police Station - Kasba, Kolkata - 700042, District - 24 Parganas (South), being one of the partners of D S PROPERTIES (PAN NO. AALFD7797C and REGISTRATION NO. L81116), being a partnership, registered under The Indian Partnership Act, 1932 having its registered office at 9/1, Old Post Office Street, Ground Floor, (Opp. Calcutta High Court, Gate No. G), Kolkata - 700001, as our true and lawfully attorney to do and execute the following acts, deeds, matters and things on our behalf in respect of the property, detailed below in the Schedule and as has been agreed by both the parties i.e. to say:

1. To take necessary steps to look after the said property detailed below in the schedule during the period of construction as per sanction plan on our behalf.
2. To prepare plan for construction of the building in respect of the said property on our behalf and to sign and execute the said proposed plan and to submit the same to the Maheshtala Municipality for sanction and before other concerned/authorities for obtaining approval of the said plan or any subsequent thereof.
3. To sign and execute any document for obtaining permission from the land ceiling authority, if required for such approval of plan from the Maheshtala Municipality.
4. To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project if necessary.
5. To negotiate on terms for and to agree to and enter into and conclude any Agreement for Sale in respect of the allotment of the Developer to any Purchaser of Purchasers at such price which our said attorney in his absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation as mentioned in the registered Development Agreement mentioned above.

6. To receive from the Purchaser or Purchasers any earnest money and/or balance of purchase money in respect of the sale of Developer's Allocation and to issue valid receipt for the same.
7. To sign and execute all deeds instruments which our said attorney shall consider necessary in respect of the Developer's Allocation and to do all other work for conveying the said property allotted to the Developer as we could do ourselves if personally present.
8. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the sub-registrar or District - registrar having authority for and to have the said Conveyance registered according to law in respect of the Developer's allotment.
9. The owners' allocation will remain same as per the Development Agreement and the developer has no right to transfer the owners' allocation.
10. To present any such deed or deeds of sale, conveyance, lease or any other document or documents for registration and execution and receipt of consideration before the sub-registrar or registrar having authority for and to have them registered according to law and to do all other acts deeds and things which our said attorney shall consider necessary for transferring and/or conveying the said property or properties to such purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.
11. To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning Department etc. in connection with the development, construction and/or completion of the said project.
12. To do all things necessary for demolition of existing structure for the purpose of construction of the building as per sanction plan or any other things which are necessary for carrying out the said construction work on our behalf.
13. To apply for and obtain electricity, water connection, drainage connection from the competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meters for apartment after completion of construction of building and to apply and obtain loan if necessary from any financial institution either private or government.

14. To effect mutation or separation of holding in the settlement records or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Kolkata Municipal Corporation and/or any municipality and to sign all applications and objections relating thereon.
 15. To take all necessary steps before the competent Court of law required in respect of our property to save our right, title and interest and to appoint any lawyer on our behalf before the Ld. Court and to sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any judicial authority, or any other person for and on our behalf.
 16. To compromise, compound or withdraw cases or to refer arbitration all disputes and differences arising out of the said municipal premises.
 17. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
 18. To compromise, compound or withdraw cases or to refer arbitration all disputes and differences arising out of the said municipal premises.
 19. We hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the power of Attorney.
 20. We hereby declare that the powers and authorities hereby granted fully and properly as per development agreement in accordance with the statutory provisions, rules and regulations and/or transfer and/or conveyance of the flats, car parking space are conveyed to the Purchasers in respect of the allotment to the Developer made in the Development Agreement.
 21. To solve any problem, if arises, with local organization, authority, institution, police, local municipality, at his free will and discretion relating to schedule mentioned property on my behalf.
- AND We, do hereby agree and ratify all acts, deeds, matters and things lawfully done by my said attorney which shall be construed as act, deeds, matters and things done by me and I undertake to ratify and confirm all and whatsoever my said attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

SCHEDULE
(SAID PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 23 Cottah 4 Chittack lying and situated at Mouza - Parbangla, Pargana - Balia, J.L. No. 49, Touzi No. 343, appertaining to R.S. Dag No. 264 and 263, R.S. Khatian No. 136 and 201, L.R. Dag No. 264 and 263/728, L.R. Khatian No. 1417, 1416, 2686, 2688, 2689, 2690, 2691, 2692, 2694, 2695, 2685, 2687 and 2693, being Maheshtala Municipality Holding No. F4-8/167/1-2, Parbangla Road, under P.S. Maheshtala, within the limits of Maheshtala Municipality Ward No. 31, District - South 24 Parganas, Kolkata - 700140, within the jurisdiction of office of the District Sub Registrar Alipore and Additional District Sub Registrar, Behala, morefully and particularly shown and delineated with RED border line thereon in the Map or Plan annexed hereto as part and parcel of these presents, which is butted and bounded in the following manner :-

- ON THE NORTH** : 12' Feet wide Municipal Road, Land of Sushanta Pal and others, Sandhya Ghosh and others and Avijit Singha ;
- ON THE SOUTH** : Land of Kanai Mondal and Ajit Mondal, Ajay Dutta, Umapada Malakar, Jamini Ranjan Ghosal and Nepal Takal ;
- ON THE EAST** : House of Rekha Takal and Others ;
- ON THE WEST** : Land of Santosh Majumdar.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first ~~above~~ written. 03.12.2021 .

SIGNED, SEALED & DELIVERED by
the Parties above named at Kolkata in the
presence of :

Rekha Takal


Biplab Takal

WITNESSES:

1. Sachin Mete
Alipore Judges' Court
Kol-27.

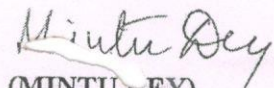
Rinku Bhattacharya
Signature of the Owner and Executant

2. Bhupati Karan
S/o. Lt. R. N. Karan
39 B. Beltwa Road.
Kolkata - 70020.

D S PROPERTIES
Anu S 
Partner

Signature of the Developer and Attorney








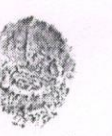
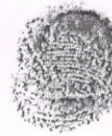


Drafted by:



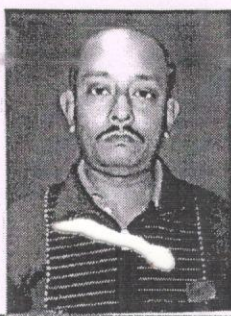










(MINTU DEY)

Advocate(WB/489/02)












Alipore Judges' Court,
Kolkata-700027.

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	left hand					
	right hand					






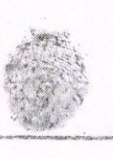





Name.....
 Signature Rekha Takal

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

Name.....
 Signature Biplob Takal

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

Name ARUN SHARMA
 Signature [Signature]

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

Name RINKU BHATTACHARYA
 Signature Rinku Bhattacharya



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220122000571 Payment Mode: Online Payment
GRN Date: 26/11/2021 17:12:07 Bank/Gateway: AXIS Bank
BRN : 320953708 BRN Date: 26/11/2021 17:11:50
Payment Status: Successful Payment Ref. No: 2002427876/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ARUN SHARMA
Address: 9/1, OLD POST OFFICE STREET KOLKATA - 700001
Mobile: 9830296315
EMail: dsp_2015@yahoo.com
Depositor Status: Attorney of Executant
Query No: 2002427876
Applicant's Name: Mr S DAS
Identification No: 2002427876/3/2021
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002427876/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2002427876/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1190/30177/09465

REKHA TAKAL (রেখা টকাল)

W/O: Benulal Takal, NANGI MORA, Maheshtala (M),
South 24 Parganas,
West Bengal - 700140

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

9515 4177 3922



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-সাধারণ মানুষের অধিকার

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Signature valid

Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.12.14 20:22:02 IST

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার
আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
পঞ্জীকৃত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ
হবে।

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- Please update your mobile number and e-mail address. This
will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



রেখা টকাল
REKHA TAKAL
জন্মতারিখ/ DOB: 01/01/1965
মহিলা / FEMALE



ঠিকানা:

W/O: Benulal Takal, নুঙ্গী
মোড়, মহেশতলা (এম), দক্ষিণ
২৪ পরগনা,
পশ্চিম বঙ্গ - 700140

Address:

W/O: Benulal Takal, NANGI MORA,
Maheshtala (M), South 24 Parganas,
West Bengal - 700140

9515 4177 3922

9515 4177 3922

আধার সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card



BJKPT8880R

नाम/ Name
REKHA TAKAL

पिता का नाम/ Father's Name
SUDHIR CHANDRA MAJHI

Rekha Takal

जन्म की तारीख/ Date of Birth
01/01/1965

हस्ताक्षर/ Signature

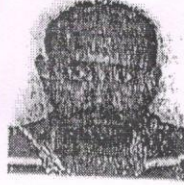


26122017

Rekha Takal

ॐ
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भारत सरकार
GOVERNMENT OF INDIA



বিপ্লব টকাল
Biplab Takal
জন্মতারিখ/ DOB: 15/05/1987
পুরুষ / MALE



7081 8674 4292

आधार-साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address:

S/O: বেনুলাল টকাল, নুঙ্গী
মোড়, মহেশতলা (এম), পশ্চিম
২৪ পরগনা,
পশ্চিম বঙ্গ - 700140

S/O: Benulal Takal, NANGI MORA,
Mahehtala (M), South 24 Parganas,
West Bengal - 700140

7081 8674 4292

Aadhaar -Aam Admi ka Adhikar

Biplab Takal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIPLAB TAKAL

BENULAL TAKAL

15/05/1987

AMTPT0757C

Biplab



18032011

Biplab Takal



भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 2189/68698/68104

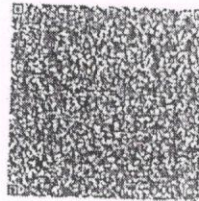
To
 Rinku Bhattacharya
 W/O Arjit Bhattacharya
 1 NO DAULATPUR
 Maheshala (m)
 Daulatpur
 South 24 Parganas West Bengal - 700139
 9836379433

Download Date: 27/04/2018

Generation Date: 29/04/2018

Signature valid

DATE OF SIGNATURE VALIDATION
 AUTHORITY: UIDAI
 DATE: 2018/04/19 11:21:32
 BY: [Signature]



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

9330 4967 4831

VID : 9138 3664 7146 7226

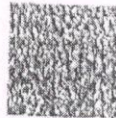
मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Rinku Bhattacharya
 Date of Birth/DOB: 24/12/1988
 Female/FEMALE



9330 4967 4831

VID: 9138 3664 7146 7226

मेरा आधार, मेरी पहचान

Rinku Bhattacharya



Government of India

भारतीय प्रजासत्ताक
भारत



- सूचना
- ॐ आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - ॐ पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - ॐ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

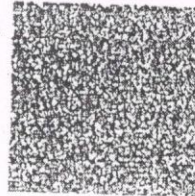
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- ॐ To establish identity, authenticate online.
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- ॐ आधार देश भर में मान्य है।
- ॐ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम उठाने में उपयोगी होगा।
- ॐ Aadhaar is valid throughout the country.
- ॐ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय प्रजासत्ताक, प्रजासत्ताक प्राधिकरण
Unique Identification Authority of India

Address:
W/O Anjit Bhattacharya, 1 NO DAULATPUR,
Maheshala (m), South 24 Parganas,
West Bengal - 700139



QR Code with Photograph

9330 4967 4831

UID: 9138 3664 7146 7226



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Major Information of the Deed

Deed No :	I-1602-11105/2021	Date of Registration	03/12/2021
Query No / Year	1602-2002427876/2021	Office where deed is registered	
Query Date	23/11/2021 5:53:49 PM	1602-2002427876/2021	
Applicant Name, Address & Other Details	S DAS ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 66,73,644/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Par Bangla Bartala Road, Mouza: Par Bangla, , Ward No: 31, Holding No:F4 8/167/1 2 JI No: 49, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-264 (RS :-)	LR-1417	Bastu	Danga	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L2	LR-263/728 (RS :-)	LR-1416	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L3	LR-263/728 (RS :-)	LR-2686	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L4	LR-264 (RS :-)	LR-2688	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L5	LR-264 (RS :-)	LR-2689	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L6	LR-264 (RS :-)	LR-2690	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L7	LR-264 (RS :-)	LR-2690	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L8	LR-263/728 (RS :-)	LR-2692	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L9	LR-264 (RS :-)	LR-2694	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L10	LR-263/728 (RS :-)	LR-2694	Bastu	Bastu	2 Katha		5,62,464/-	Width of Approach Road: 12 Ft.,
L11	LR-264 (RS :-)	LR-2685	Bastu	Bastu	1 Katha 4 Chatak		3,51,540/-	Width of Approach Road: 12 Ft.,
L12	LR-264 (RS :-)	LR-2687	Bastu	Bastu	1 Katha		2,81,232/-	Width of Approach Road: 12 Ft.,

L13	LR-264 (RS :-)	LR-2693	Bastu	Bastu	1 Katha	2,81,232/-	Width of Approach Road: 12 Ft.,
		TOTAL :			38.3625Dec	0 /-	65,38,644 /-
		Grand Total :			38.3625Dec	0 /-	65,38,644 /-



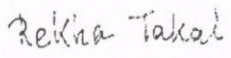


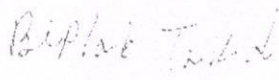
Structure Details :



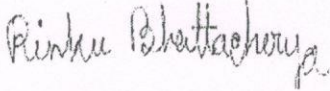
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	500 sq ft	0/-	1,35,000 /-
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Principal Details :




SI No	Name, Address, Photo, Finger print and Signature			
1	Name Smt REKHA TAKAL Wife of Late BENU LAL TAKAL Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office	Photo  03/12/2021	Finger Print  LTI 03/12/2021	Signature  03/12/2021
PARBANGLA, City:- , P.O:- PARBANGLA, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: BJxxxxxx0K, Aadhaar No: 95xxxxxxxx3922, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office				
2	Name Mr BIPLAB TAKAL Son of Late BENU LAL TAKAL Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office	Photo  03/12/2021	Finger Print  LTI 03/12/2021	Signature  03/12/2021
PARBANGLA, City:- , P.O:- PARBANGLA, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AMxxxxxx7C, Aadhaar No: 70xxxxxxxx4292, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Smt RINKU BHATTACHARYA Wife of Mr ARIJIT BHATTACHARYA Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office			
	03/12/2021	LTI 03/12/2021	03/12/2021	
1 DAULATPUR, City:- , P.O:- DAULATPUR, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700139 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EOxxxxxx3F, Aadhaar No: 93xxxxxxxx4831, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office				



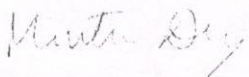
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	D S PROPERTIES 9/1, OLD POST OFFICE STREET, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARUN SHARMA (Presentant) Son of Late DHANIK SHARMA Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 03/12/2021, Place of Admission of Execution: Office			
	Dec 3 2021 12:39PM	LTI 03/12/2021	03/12/2021	
49M, SWINHOE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2C, Aadhaar No: 34xxxxxxxx7758 Status : Representative, Representative of : D S PROPERTIES (as PPARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MINTU DEY Son of Mr ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P S.-Alipore, District.-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	03/12/2021	03/12/2021	03/12/2021

Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Par Bangla Bartala Road, Mouza: Par Bangla, Ward No: 31, Holding No:F4 8/167/1 2 JI No: 49, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 264, LR Khatian No:- 1417	Owner:বেপুল টকাল, Gurdian:পদ্মসোপাল , Address:নিজ , Classification:ভঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 263/728, LR Khatian No:- 1416		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 263/728, LR Khatian No:- 2686	Owner:অশোক ভট্টাচার্য্য, Gurdian:সুভ-অনিল , Address:নিজ , Classification:বাঙ্গ, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 264, LR Khatian No:- 2688		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 264, LR Khatian No:- 2689		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 264, LR Khatian No:- 2690		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 264, LR Khatian No:- 2690		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 263/728, LR Khatian No:- 2692	Owner:সুশান্ত ভট্টাচার্য্য , Gurdian:সুভ-অনিল , Address:নিজ , Classification:বাঙ্গ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 264, LR Khatian No:- 2694		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 263/728, LR Khatian No:- 2694	Owner:কৃষ্ণা রায়চৌধুরী, Gurdian:সুভ-অনিল , Address:নিজ , Classification:বাঙ্গ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 264, LR Khatian No:- 2685		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 264, LR Khatian No:- 2687		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 264, LR Khatian No:- 2693		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160211105 / 2021

On 03-12-2021

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 12:10 hrs on 03-12-2021, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ARUN SHARMA ..

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 66,73,644/-

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

Execution is admitted on 03/12/2021 by 1. Smt REKHA TAKAL, Wife of Late BENU LAL TAKAL, PARBANGLA, P.O: PARBANGLA, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife, 2. Mr BIPLAB TAKAL, Son of Late BENU LAL TAKAL, PARBANGLA, P.O: PARBANGLA, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 3. Smt RINKU BHATTACHARYA, Wife of Mr ARIJIT BHATTACHARYA, 1 DAULATPUR, P.O: DAULATPUR, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700139, by caste Hindu, by Profession House wife

Indetified by Mr MINTU DEY, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-12-2021 by Mr ARUN SHARMA, PPARTNER, D S PROPERTIES, 9/1, OLD POST OFFICE STPFET, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr MINTU DEY, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- .H = Rs 28/- .M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2021 5:14PM with Govt. Ref. No: 192021220122000571 on 26-11-2021, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 320953708 on 26-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 892040, Amount: Rs.50/-, Date of Purchase: 26/10/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2021 5:14PM with Govt. Ref. No: 192021220122000571 on 26-11-2021, Amount Rs: 10,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 320953708 on 26-11-2021, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 474719 to 474741

being No 160211105 for the year 2021.



S. a.

Digitally signed by Samar kumar
pramanick
Date: 2021.12.06 16:12:44 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/12/06 04:12:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)