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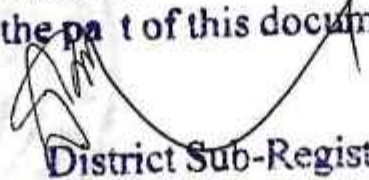


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 468993

19/09/18
1.42
11/258337/18

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


District Sub-Register-III
Alipore, South 24-parganas

19 SEP 2018

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,

(1) **SRI SUBES CHANDRA GUHAMAJUMDAR** alias **SURESH CHANDRA GUHA MAJUMDAR**, son of Late Jyotish Chandra Guha Majumdar, having PAN : ADCPG6087A, by creed : Hindu, Indian by National, by occupation : Retired, residing at Flat



24 AUG 2018

Serial No. 1623 Date
Name. In Contention
Address. 21/4 Agarwal Estate Rd, Kalyani

Value Rs.
BIDYUT K. SAHA
Licence Stamp Vendor
Alipore Judges' Court, 24 Pgs (S)

Licence Stamp

Vendor Signature



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

Partha Saha
S/O Late R.M Saha
Auro police const
Vol- 27
D/W. L no- 132/2013

No.2A, "**JAYASHREE CO-OPT. HOUSING SOCIETY**", Sector 2A, Bidhannagar, Durgapur, Post Office : Bidhannagar, Police Station : Durgapur, District : Burdwan, Pin : 713212, (2) **SRI USHINAR GUHA MAJUMDER**, son of Late Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder, having PAN : AIRPG1648K, by creed : Hindu, Indian by National, by occupation : Retired, residing at 44, Kayastha Para Main Road, Post Office : Haltu, Police Station : Garfa, Kolkata : 7000078, District : 24 Parganas (South) and (3) **SMT. SUPARNA DHAR**, daughter of Late Ganesh Guha Majumder alias Ganesh Chandra Guha Majumder and wife of Ranjan Dhar, having PAN : BSJPD4231N, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 79, Biplobi Ullashkar Dutta Road, Post Office : Baghajatin, Police Station : Jadavpur, Kolkata : 700086, District : 24 Parganas (South), hereinafter called and referred to as "the **PRINCIPALS**".

SEND GREETINGS :-

WHEREAS we, the Principals herein are the joint Owners of **ALL THAT** piece or parcel of land measuring more or less 4 (Four) Cottahs 3 (Three) Chittacks 34 (Thirty-Four) Square Feet more

Ushinar Guhamajumder



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District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

or less together with old dilapidated 2 (Two) storied Building standing thereon, situate and lying at Mouza : Kasba, J.L. No.13, R.S. No.36, under R.S. Khatian No.876, appertaining to R.S. Dag No.3386, being known and numbered as Municipal Premises No.46, Kayastha Para Main Road (mailing address 44, Kayastha Para Main Road, Police Station : Kasba, Kolkata : 700078, within the limits of the Kolkata Municipal Corporation, under Ward No.106, District : 24 Parganas (South) and entered into a registered Development Agreement on 12.12.2018 with **SUN CONSTRUCTION**, a Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI JAY S. KAMDAR** and (2) **SRI TUSHAR S. KAMDAR**, both are the sons of Late Sharad. H. Kamdar, both are of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), registered with the Office of the ... and recorded in Book No.I, Volume No....., Pages to Being No.3741..... for the year 2018, hereinafter referred to as "the **SAID DEVELOPMENT AGREEMENT**", for development of the said premises, after demolishing the present

Ushinar Guhamajumder



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existing structure standing thereon, morefully and particularly described in the **SCHEDULE** hereunder written, as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 2 (Two) numbers of self contained Flat each having built up area of 1100 (One Thousand One Hundred) Square Feet more or less in finished and complete condition on the Front side of the *Second* Floor and *Third* Floor from the proposed Building.

AND WHEREAS in pursuance of the said Development Agreement and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint Attorney/s to develop the said premises.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint (1) **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L and (2) **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, both are the sons of Late Sharad. H. Kamdar, both are by creed

Ushinar G. Kamdar



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: Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), being the Partners of **SUN CONSTRUCTION**, having PAN No.ABNFS3040A, a registered Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029, District : 24 Parganas (South), bearing Registration No....., as our true and lawful Attorneys in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage, maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or on account of the said

Ushinar Guhamejinder



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premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorneys and to pay all premium for such insurance.

3. To execute and register any Deed/s of Gift, Deed/s of Declaration, Boundary Declaration/s for the purpose of amalgamation of the said property with any other adjacent properties on our behalf as our constituted Attorney
4. To mutate the name of the Principals herein with the Office of the B.L. & L.R.O. as well as also with the Office of the Kolkata Municipal Corporation in respect of the said property on our behalf as our constituted Attorney.
5. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect.
6. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for

Ushinar Guehamajumder



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District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

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demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorney.

7. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
8. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by them or their own discretion as if we do the same personally.
9. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said

Ushinar Chakravorty



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property in terms of the said Development Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.

10. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said proposed Building to be constructed and to the enter into any Agreement or Agreements with any Party or Parties for the same.
11. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the said Development Agreement.

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12. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which they shall consider necessary and as may be required to complete the proposed Building, to be constructed at said property, morefully described in the **SCHEDULE** hereunder written.

13. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.

14. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata

Ushinar Chakravarty



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Municipal Corporation, which they shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

15. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling

Ushinar Ghoshmajumder



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and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the said Development Agreement.

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

17. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokalatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in

Ushinar Gukhamajinder



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respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

18. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
19. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
20. That the Attorneys shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on

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behalf of us in respect of the Developer's allocation. Be it mentioned that the Attorneys shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the intending Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on our behalf as our constituted Attorney.

21. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorneys in their absolute discretion thinks proper.

Ushinar Guchamajinder



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22. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.
23. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.
24. That the Attorneys shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of

Ushinar Chohan Majinder



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

Conveyance/s of the proposed sale, the said Attorneys shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in our names and the same shall be treated as receipt by us personally from the intending Purchaser/s.

25. To sign and execute all other deed/s, instrument/s and assurance/s which they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and Space/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

26. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and

Ushnar Gekharajunder



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

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performed according to the said Agreement and to execute all our rights therein by our said Attorney.

AND we do hereby agree to ratify and confirm all or whatsoever other acts which our said Attorneys shall lawfully do, execute or perform or cause to be done, executed to performed in connection with the construction of the said Building and sale and any other necessary matters of the Developer's allocation etc. as aforesaid regarding Building at the said premises and also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in Developer's allocation which are not indicates, any inconvenience to showing in future in any case of Owners and Purchasers and/or without creating any obstruction towards ingress and egress except Owners' allocation as per terms of the Development Agreement under and by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

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

Ushinar Chharamjinder



District Sub-Registrar-DI
Alipore, South 24 Parganas

19 SEP 2018

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece or parcel of land measuring an area of 4 (Four) Cottahs 3 (Three) Chittacks 34 (Thirty-Four) Square Feet be the same a little more or less together with old dilapidated 2 (Two) storied Building standing thereon having 700 (Seven Hundred) Square Feet in each floor, totaling 1400 (One Thousand Four Hundred) Square Feet more or less having cemented flooring, situate and lying at Mouza : Kasba, J.L. No.13, R.S. No.36, under R.S. Khatian No.876, appertaining to R.S. Dag No.3386, being known and numbered as Municipal Premises No.46, Kayastha Para Main Road (mailing address 44, Kayastha Para Main Road, Police Station : Kasba, Kolkata : 700078, within the limits of the Kolkata Municipal Corporation, under Ward No.106, bearing Assessee No.31-106-09-0046-6, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH : 42, Kayasthapaiza Main Road.
ON THE SOUTH : Kayasthapaiza Main Road (K.M.C Block Top Road)
ON THE EAST : 46 (351) Kayasthapaiza Main Road.
ON THE WEST : 42, Kayasthapaiza Main Road.

Ushinar Guhamajunder



District Sub-Registrar-III
Alipore, South 24 Parganas
19 SEP 2018

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 19th day of September, 2018 (Two Thousand Eighteen).

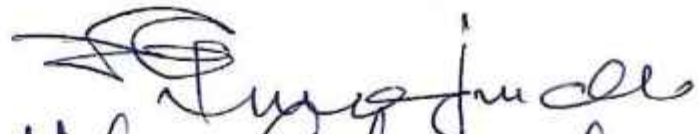
SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-


WITNESSES :-

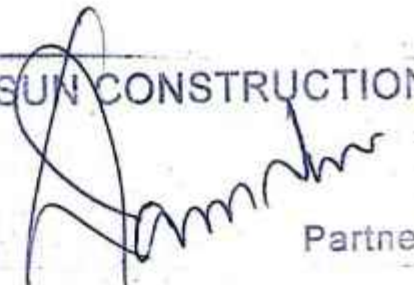
1. Subhasis Bose
1/26 Netaji Muzer
Kul-92

① 
② Ushinor Guharmajumder
③ Suparna Dhar

Signature of the **PRINCIPALS**

2. Partha Sona
Anupam &
Del-27

SUN CONSTRUCTION

Partner

SUN CONSTRUCTION

Partner

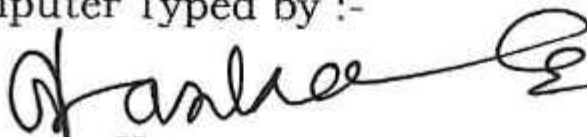
Accepted by the **ATTORNEY**

Drafted by us :-

Partha Sona
D/W. L. No. 132/2013
~~Signature~~

Alipore Judges' Court, Kol : 27.

Computer Typed by :-



DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.



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District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018



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

NAME JAY S. KAMDAR
SIGNATURE J. Kamdar



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

NAME TUSHAR S. KAMDAR
SIGNATURE Tushar



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

NAME SUBES CH. GUHA MAJUMDAR
SIGNATURE Subes Ch. Guha Majumdar



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

NAME USHINAR GUHA MAJUMDAR
SIGNATURE Ushinar Guha Majumdar



District Sub-Registrar-III
Alipore, South 24 Parganas

19 SEP 2018

PRESENTANT



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

NAME SUPARNA DHAR
 SIGNATURE *Suparna Dhar*



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

NAME
 SIGNATURE



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

NAME
 SIGNATURE



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

NAME
 SIGNATURE



District Sub-Registrar-III
Alipore, South 24 Parganas
19 SEP 2018

PERMANENT ACCOUNT NUMBER
ADCPG6087A

नाम / NAME
SUBES CHANDRA GUHAMAJUMDAR

पिता का नाम / FATHER'S NAME
**JYOTISH CHANDRA
GUHAMAJUMDAR**

जन्म तिथि / DATE OF BIRTH
05-01-1943

व्यक्ति का चित्र

व्यक्ति का हस्ताक्षर

आयकर अधिकारी, प.प्र.वि.
COMMISSIONER OF INCOME-TAX, W.B. - II

Subes Chandra





Know Your PAN

Pan Details

PAN	First Name	Middle Name	Surname	Indian Citizen	JURISDICTION	Remarks
KIPDG 1649K	USHINAR		GUHA MAJUMDER	Yes	WARD 25/3 - KOLKATA	

[Back](#)

Ushinar Guhamajumder





आयकर विभाग
INCOME TAX DEPARTMENT
SUPARNA DHAR
GANESH GUHA MAJUMDER



भारत सरकार
GOVT. OF INDIA



24/11/1965

Permanent Account Number

BSJPD4231N

Suparna Dhar
Signature



Suparna Dhar

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

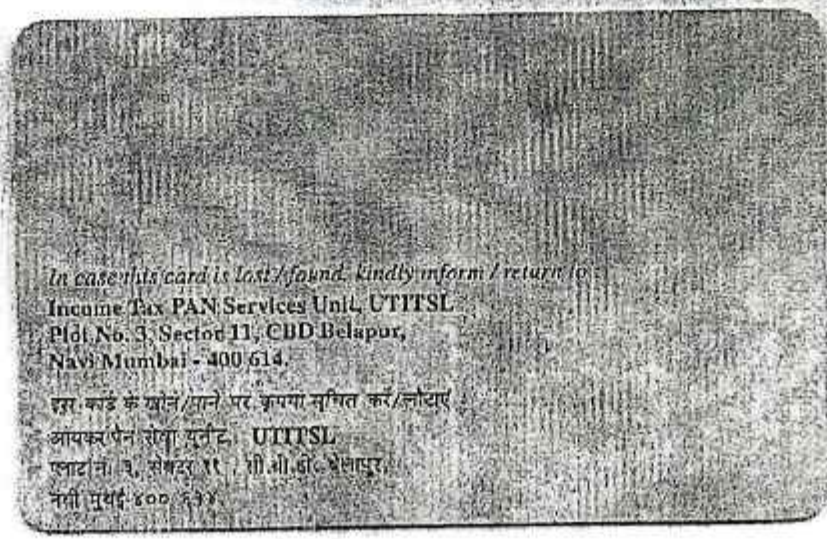
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.





SUN CONSTRUCTION
J. K. K.
Partner

SUN CONSTRUCTION
[Signature]
Partner





आयकर विभाग
INCOME TAX DEPARTMENT

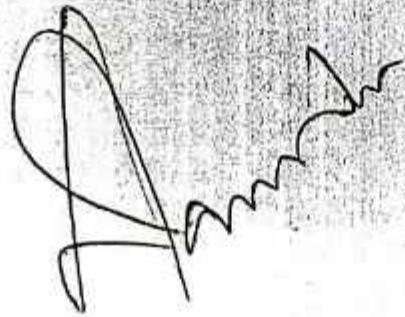
भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR
SHARAD H KAMDAR
19/07/1983

Permanent Account Number
AKWPK2271M

168
3
79115

Tushar
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UETSJ,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड का हानि/प्राप्ति पर कृपया सूचित करें/सौंपें।
आयकर पैन सेवा यूनिट, ए.एस.जे.यू.,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAY S KAMDAR
 SHARD H KAMDAR
 12/06/1982
 Permanent Account Number
AKWPK2270L




J. Kamdar
 Signature

J. Kamdar

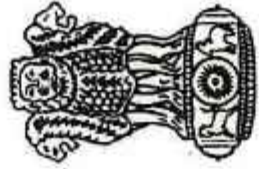
In case this card is lost/ found, kindly inform/ return to:
 Income Tax PAN Services Unit, UTT/SL,
 Plot No. 3, Sector LI, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
 आयकर पैन सेवायुनिट, यूटी/एसएल,
 प्लॉट नं. 3, सेक्टर LI, सीबीडी बेलपुर,
 नवी मुंबई-400 614.



*Sans
Panth*

GOVERNMENT OF WEST BENGAL



सत्यमेव जयते

ALP-132



(REGISTRATION DEPARTMENT)

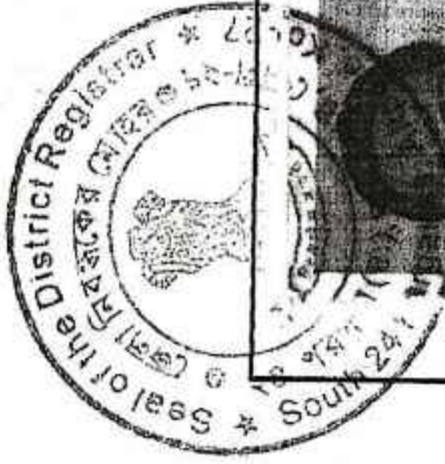
Office of the District Registrar
South 24 Parganas

DEED WRITER'S LICENCE

Registered



Handwritten signature or initials



District Registrar
South 24 Parganas

NAME... Partha Sang

FATHER'S NAME... Late. Rabindra Nath Sang

FULL ADDRESS... Vill - Chak bhagabati pum,

P.O. - Joangori, P.S. - Uluberia

Dist. - Hoarrah.

Partha Sang



Handwritten signature or initials in the bottom right corner.

UNDER THE POWERS

Conferred by the West engal Registration (Deed Writers) Rules 1982, the District Registrar, South 24 Parganas is pleased to issue this licence

DR. & A.D.S.R. - A. Lipone

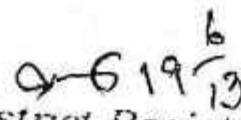
To practice as a Deed writer in

Partha Seng

His Licence No. ALF-189

Place: South 24 Parganas
 Dated: 19.6.2013
 District Registrar
 South 24 Parganas
 19.8.2013

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED		Signature & Designation of Renewing Authority	Remarks, if any
			From	To		
1.	19/6/13	Rs-25 deposited through tr. ch. vide ch no x dt 19.6.13	19/6/13	31/12/13	 District Registrar South 24 Parganas	New bench book issued vide I.G.R order no 2034/DWf 16/07 dt 9.6.13 19/6/13 District Registrar South 24 Pargana
		Rs 15 deposited vide ch no 390 dt 22-11-13	1/2014	31/12/2014		
		Rs 15 deposited vide ch no -15 dt 25-11-14	1/2015	31/12/2015		
		Rs. 15 deposited to STBI tr. count branch	1/16	31/12/16		

Partha Seng



[Faint handwritten text, possibly a signature or initials]

Major Information of the Deed

Deed No :	I-1603-03748/2018	Date of Registration	19/09/2018
Query No / Year	1603-1000258331/2018	Office where deed is registered	
Query Date	19/09/2018 2:10:20 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Partha Sana Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immoovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 95,19,443/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303741/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kayastha Para Main Road, , Premises No. 46, Ward No: 106









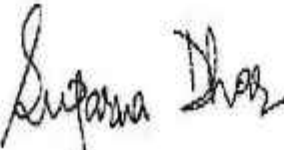
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 3 Chatak 34 Sq Ft	1/-	84,69,443/-	Property is on Road
Grand Total :					6.9873Dec	1 /-	84,69,443 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	1/-	10,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	1 /-	10,50,000 /-	

Major Information of the Deed :- I-1603-03748/2018-19/09/2018

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>SUBES CHANDRA GUHAMAJUMDAR, (Alias: SURESH CHANDRA GUHA MAJUMDAR) Son of Late JOTISH CHANDRA GUHA MAJUMDAR Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office</p>	<p>Photo</p>  <p>19/09/2018</p>	<p>Fingerprint</p>  <p>LTI 19/09/2018</p>	<p>Signature</p>  <p>19/09/2018</p>
<p>2A, BIDHANNAGAR, DURGAPUR, P.O:- BIDHANNAGAR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADCPG6087A, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office</p>				
2	<p>Name</p> <p>USHINAR GUHA MAJUMDER Son of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office</p>	<p>Photo</p>  <p>19/09/2018</p>	<p>Fingerprint</p>  <p>LTI 19/09/2018</p>	<p>Signature</p>  <p>19/09/2018</p>
<p>44, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIRPG1648K, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office</p>				
3	<p>Name</p> <p>SUPARNA DHAR Daugther of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office</p>	<p>Photo</p>  <p>19/09/2018</p>	<p>Fingerprint</p>  <p>LTI 19/09/2018</p>	<p>Signature</p>  <p>19/09/2018</p>



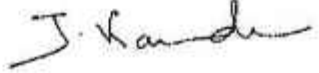



Major Information of the Deed :- I-1603-03748/2018-19/09/2018

79, BIPLOBI ULLASHKAR DUTTA ROAD, P.O:- BAGHAJATIN, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSJPD4231N, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018
 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office

Attorney Details :

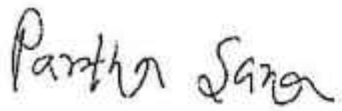
Sl No	Name,Address,Photo,Finger print and Signature
1	SUN CONSTRUCTION 21/4, ASWINI DUTTA ROAD, 2ND FLOOR, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: ABNFS3040A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 19/09/2018, , Admitted by: Self, Date of Admission: 19/09/2018, Place of Admission of Execution: Office	 <small>Sep 19 2018 3:03PM</small>	 <small>LTI 19/09/2018</small>	 <small>19/09/2018</small>
	38A/26, JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L Status : Representative, Representative of : SUN CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	TUSHAR S KAMDAR Son of Late SHARAD H KAMDAR Date of Execution - 19/09/2018, , Admitted by: Self, Date of Admission: 19/09/2018, Place of Admission of Execution: Office	 <small>Sep 19 2018 3:04PM</small>	 <small>LTI 19/09/2018</small>	 <small>19/09/2018</small>
	38A/26, JYOTISH ROY ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2271M Status : Representative, Representative of : SUN CONSTRUCTION (as PARTNER)			

Major Information of the Deed :- I-1603-03748/2018-19/09/2018

Identifier Details :

Name & address	
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of SUBES CHANDRA GUHAMAJUMDAR, USHINAR GUHA MAJUMDER, SUPARNA DHAR, JAY S KAMDAR, TUSHAR S KAMDAR	
	19/09/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUBES CHANDRA GUHAMAJUMDAR	SUN CONSTRUCTION-2.3291 Dec
2	USHINAR GUHA MAJUMDER	SUN CONSTRUCTION-2.3291 Dec
3	SUPARNA DHAR	SUN CONSTRUCTION-2.3291 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUBES CHANDRA GUHAMAJUMDAR	SUN CONSTRUCTION-466.66666700 Sq Ft
2	USHINAR GUHA MAJUMDER	SUN CONSTRUCTION-466.66666700 Sq Ft
3	SUPARNA DHAR	SUN CONSTRUCTION-466.66666700 Sq Ft

Endorsement For Deed Number : I - 160303748 / 2018**On 19-09-2018****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 13:42 hrs on 19-09-2018, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by JAY S KAMDAR .

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 95,19,443/-

Major Information of the Deed :- I-1603-03748/2018-19/09/2018

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

Execution is admitted on 19/09/2018 by 1. SUBES CHANDRA GUHAMAJUMDAR, Alias SURESH CHANDRA GUHA MAJUMDAR, Son of Late JOTISH CHANDRA GUHA MAJUMDAR, 2A, BIDHANNAGAR, DURGAPUR, P.O: BIDHANNAGAR, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person, 2. USHINAR GUHA MAJUMDER, Son of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER, 44, KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. SUPARNA DHAR, Daughter of Late GANESH CHANDRA GUHA MAJUMDER Alias GANESH GUHA MAJUMDER, 79, BIPLOBI ULLASHKAR DUTTA ROAD, P.O: BAGHAJATIN, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 19-09-2018 by JAY S KAMDAR, PARTNER, SUN CONSTRUCTION, 21/4, ASWINI DUTTA ROAD, 2ND FLOOR, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 19-09-2018 by TUSHAR S KAMDAR, PARTNER, SUN CONSTRUCTION, 21/4, ASWINI DUTTA ROAD, 2ND FLOOR, P.O:- SARAT BANERJEE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AA8993, Amount: Rs.100/-, Date of Purchase: 24/08/2018, Vendor name: Bidyut Kr Saha



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

Major Information of the Deed :- I-1603-03748/2018-19/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 117233 to 117268

being No 160303748 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.09.20 16:46:23 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 20/09/2018 16:46:14
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)