

10/58/2019

05269/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 035602



1984

22/5/19

[Signature]
Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]

Additional Registrar
of Assurances-IV, Kolkata

21 OCT 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS we,

1. SRI ANJAN BHATTACHARYYA (PAN BVFPB7641K)(Ph No. 7980860388),
son of Late Rabindra Nath Bhattacharyya And

2. SRI BISWAJIT BHATTACHARJEE (PAN AEFPB4082A), (Ph No. 9433310898), son of Late Mahendra Nath Bhattacharya

- Nos. 1 and 2 both by faith Hindu, by occupation landholders, by nationality Indian and both are of 16/1 Iswar Ganguly Lane and 1A, Mukherjee Para Lane, P.S. Kalighat, Kolkata - 700026 hereinafter called and referred to as "the PRINCIPALS" solemnly affirm, say and declare :

THAT we, the Principals herein are the joint Owners of ALL THAT THE piece and parcel of land measuring 3 (Three) Cottahs 9 (Nine) Chittacks 3(Three) Sqft be the same a little more or less together with old structure standing thereon, being Premises No. 16/1, Iswar Ganguly Lane, P.S. Kalighat, Kolkata 700026 and 1A, Mukherjee Para Lane, P.S. Kalighat, Kolkata 700026 within the limits of the Kolkata Municipal Corporation, under Ward No.83, entered into a registered **Development Agreement** on 21st day of October, 2019 vide **Deed No. 9861** of 2019 with ^{ARA - IV Calcutta} "CALCUTTA SHELTER", a Partnership Firm, having its principal place of business at 36/1A, Bosepukur Road, Police Station: Kasba, Kolkata : 700042 and Operating Offices at 21D, Iswar Ganguly Street, Kolkata 700026 and 7B, Nepal Bhattacharjee Street, Kolkata 700026, represented by its Partners namely (1) Sri Gautam Banerjee (PAN AEHPB1254N) (Ph No.9433830767) son of Sri Kashinath Banerjee of 1C, Nepal Bhattacharjee Street, Kolkata 700026, 2) Sri Debojit Chakroborty (PAN ACRPC0276B) (Ph No.9831845294), son of Late Shyam Sundar Chakroborty of 7A Nepal Bhattacharjee Street, Kolkata 700026, 3) Sri Amlan Gupta (PAN AENPG1292B) (Ph No. 9830156394) son of late Kanailal Gupta of 4/1F, Jahura bazar Lane, Kolkata 700042, 4) Sri Sumitabha Dutta (PAN ADNPD6231A) (Ph No. 9830087942) son of Sri Gobinda Chandra Dutta, of 47, Alipore Road, Kolkata 700027 and 5) Sri Tapan Kumar Halder (PAN AAQPH1973B) (Ph No.9830191675), son of Late Dhruveswar Halder of 50C, Iswar Ganguly Lane, Kolkata 700026 for development of our aforesaid property, after demolishing the present existing structure standing thereon, morefully and particularly described in

Ambarish Chakroborty

Anjan Bhattacharjee

the SCHEDULE hereunder written, which was duly registered on 21st day of October, 2019 in the Office of the Additional Registrar of Assurance IV at Kolkata vide Deed No. 9861 for the year 2019 as per terms and conditions clearly set forth therein

AND WHEREAS in pursuance of the Development Agreement entered between ourselves and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint Sri Gautam Banerjee and Sri Tapan Kumar Halder two of the partners of the Partnership Firm as our Constituted Attorney to look after all our aforesaid property affairs on our behalf as described below:

NOW KNOW ALL MEN BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint SRI GAUTAM BANERJEE, son of Sri Kasinath Banerjee, by creed: Hindu, Indian by National, by occupation: Business, residing at 1C, Nepal Bhattacharjee Street, Police Station: Kalighat, Kolkata : 700026 and SRI TAPAN KUMAR HALDER, son of Late Dhrubeswar Halder, residing at 50 C, Iswar Ganguly Street, Kolkata 700026 being the Partners of "CALCUTTA SHELTER", having its principal place of business at 36/1A, Bosepukur Road, Police Station: Kasba, Kolkata : 700042 and operating offices at 21D, Iswar Ganguly Street, Kolkata 700026 and 7B, Nepal Bhattacharjee Street as our true and lawful Attorney in our name 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 retain and defend possession of the said 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 property 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 Attorney and to pay all premium for such insurance.
3. To enforce any covenant/ any Agreement, Agreement for Sale with any intending purchasers for the Developer's Allocation, Declaration, Deed or any other document relating to the said property or any part thereof and to enforce every right to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get, prepare, plan, demolish, 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 property 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.
5. To build upon and exploit commercially the said property by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future and to receive the sale proceeds of such building materials and/ or debris and/ or salvaged materials.

6. 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 him or his own discretion as if we do the same personally
7. To apply for and obtain such certificate permissions and clearance certificate and/ or permissions from the competent Authority as may be required for execution and/ or Registration of any Deed including Deed of Amalgamation in respect of said property in terms of the Agreement or other documents including any deed of gift for corner splay or other to Kolkata Municipal Corporation concerning the said property and also to appear before and sign and submit all papers and documents of transfer concerning the said property and make representations to the concerned authorities for getting such certificates and/ or permissions.
8. 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 Building to be constructed including installation for lift and to enter into any Agreement or Agreements with any party or parties and/ or intending purchasers for the same.
9. 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 Development Agreement.

10. 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 property. To sign and execute all other deeds and document required to get the said connection from the concerned authorities, which our Attorney shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property.

11. 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.

12. To sign and execute all other. Deeds, papers, forms and documents required to get the water connection from the Kolkata Municipal Corporation, which shall be considered 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 for the construction during the period of construction and for the period as mentioned in the said Development Agreement.

13. To prepare, sign, execute, submit, enter into modify cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper, documents, Deeds, Deed of Amalgamation, contract, Agreement, applications, consent, MOUs and other documents as may in any way be required before the competent Authority to be or any of the powers herein contained including sale, permission of the Developer's allocation in the said property and every or any part thereof and the termination of all contracts; rights of occupancy/user and/or enjoyment by any person or persons

whatsoever, the SCHEDULE mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the DEVELOPMENT AGREEMENT.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any person or persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which we now or may hereinafter be interested or connected and also if our Attorney thinks 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.
15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vakalatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concerned with the legal proceedings and appoint Advocate, Solicitor, Pleader or expert in respect of the said property or connected with any of the matters aforesaid and suit/proceedings before any court of law or any other Office concerned, Government, Semi-Government or other Offices.
16. To appear and represent me before all Authorities, make commitments and give undertaking as required for all or any of the purpose hereinabove contained.
17. 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 property or any portion thereof or any undivided share or shares therein.

18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser / s and/or Party or Parties in respect of the Developer's Allocation only. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or intending Purchaser / s thereof and the intending Purchaser/s of the proposed construction can take loan from any Financial Institution for the purpose of purchasing the Flat / s, Car Parking Space/s, other space/s etc. from the DEVELOPER'S ALLOCATION.
19. To negotiate terms and to sell the Space/Spaces/Flats from "DEVELOPER'S ALLOCATION" with proportionate share of land in the premises / said property to any intending Purchaser / s at such price which the said Attorney in his absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/ s for sale or sales of Space or Spaces with super structure or Flats from the "DEVELOPER'S ALLOCATION" along with proportionate share of land and/or cancel and the same with the intending Purchaser /s.
21. To sign and to execute any Agreement, Deed of Conveyance and to deliver any Conveyance or Conveyances for the selling Flats/ Spaces from the "DEVELOPER'S ALLOCATION" in the proposed Building with easements rights of the common areas of the proposed selling of Space/Flat/Flats along with proportionate share of land in favour of the intending Purchaser/ s or his/ their nominee/ s and in the Agreement/s, Deed of Conveyances of the proposed sale, the said Attorney 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 excepting the Owner's Allocation.

22. To Sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/ or agree to such covenant and conditions 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 together with the easements right of the common passage in the property on and for our behalf and it is to be treated as done by me being present ourselves personally.
23. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement, which was duly registered in the Office of the ARA IV at Kolkata on 21/10/2019 vide Deed No. 9861 for the year 2019.

Caroline

AND GENERALLY to do all acts, deeds and things concerning the said property 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.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT two contiguous pieces of land bearing Premises No.s 16/1, Iswar Ganguly Lane, P.S. Kalighat, Kolkata 700026 having KMC Assessee No. 110831300220 and having an area of 1 Cottah 7 Chittak 20 Sft and structure measuring 75 Sft approximately butted and bounded by:

On the East: 17A, Iswar Ganguly Lane, Kolkata 700026

On the West: 16, Iswar Ganguly Lane, Kolkata 700026

On the South: 1/A, Mukherjee Para Lane, Kolkata 700026

On the North: Iswar Ganguly Lane.

AND 1/A, Mukherjee Para Lane, P.S. Kalighat Kolkata 700026 having KMC Assessee No.110832200086 having an area of 2 Cottahs 1 Chittaks 28 Sqft and structure measuring 125 Sft approximately butted and bounded by:

On the East: Premises no. 17/1 Iswar Ganguly Lane, Kolkata 700026

On the West: Mukherjee Para Lane

On the South: Premises no. 1/B, Mukherjee Para Lane. Kolkata 700026

On the North: 16/1, Iswar Ganguly Lane. Kolkata 700026

Total Area of land is 3 Cottahs 9 Chittaks 3 Sft.

IN WITNESS WHEREOF, we the aforesaid 1. SRI ANJAN BHATTACHARYYA (PAN BVFPB7641K), (Ph No. 7980860388) AND 2. SRI BISWAJIT BHATTACHARJEE (PAN AEFPB4082A) (Ph No. 9433310898) have set and subscribed our respective hands and signatures on this 21st day of October, 2019.

SIGNED, SEALED & DELIVERED

BY The executants at Kolkata in

The presence of:

1. *Sumitabha Datta*
47 Alipore Road,
Kolkata-700027
2. *A. Mukherjee*
C.O.P.O. Stnk
Cal-1

Drafted by ~~Advocate~~ *Mr*
as per declaration by the
parties. K. C. Karimaker
Advocate
High Court Calcutta
WB/8671/83.

Anjan Bhattacharyya
Biswajit Bhattacharjee

We accept

Tapan Kumar Halder

Constituted Attorney

Major Information of the Deed

Deed No :	1-1904-09869/2019	Date of Registration	21/10/2019
Query No / Year	1904-1000221592/2019	Office where deed is registered	
Query Date	21/10/2019 2:42:45 PM	A R A - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	G Banerjee 6, O P O St, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831845294, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 90,66,670/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article.48(g))	Rs 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 190409861/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ISWAR GANGULY LANE. , Premises No: 16/1, , Ward No: 083 Pin Code : 700026

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	1 Katha 7 Chatak 20 Sq Ft		36,63,196/-	Property is on Road , Project Name :






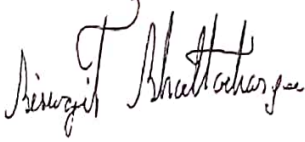
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mukherjee Para Lane. , Premises No: 1/A, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	2 Katha 1 Chatak 28 Sq Ft		52,53,474/-	Property is on Road , Project Name :
Grand Total :				5.885Dec	0/-	89,16,670 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	75 Sq Ft.	0/-	56,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 75 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	125 Sq Ft.	0/-	93,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 125 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	0/-	1,50,000 /-	



















Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ANJAN BHATTACHARYYA Son of Late RABINDRA NATH BHATTACHARYYA Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office			
	21/10/2019	LTI 21/10/2019	21/10/2019	
1A MUKHERJEE PARA LANE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BVFPB7641K, Aadhaar No: 20xxxxxxxx4592, Status :Individual, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri BISWAJIT BHATTACHARJEE Son of Late MAHENDRA NATH BHATTACHARYA Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office			
	21/10/2019	LTI 21/10/2019	21/10/2019	
1A MUKHHERJEE PARA LANE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEFPB4082A, Aadhaar No: 29xxxxxxxx3805, Status :Individual, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				



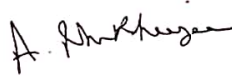
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CALCUTTA SHELTER 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AANFC6913D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri GOUTAM BANERJEE (Presentant) Son of Shri KASHINATH BANERJEE Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Oct 21 2019 4:17PM</td> <td>LTI 21/10/2019</td> <td>21/10/2019</td> <td></td> </tr> </tbody> </table> <p>1 C NEPAL BHATTACHARJEE STREET, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No : AEHPB1254N, Aadhaar No: 78xxxxxxxx9507 Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)</p>	Name	Photo	Finger Print	Signature	Shri GOUTAM BANERJEE (Presentant) Son of Shri KASHINATH BANERJEE Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office				Oct 21 2019 4:17PM	LTI 21/10/2019	21/10/2019	
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri TAPAN KUMAR HALDER Son of Late DHRUBESWAR HALDER Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Oct 21 2019 4:18PM</td> <td>LTI 21/10/2019</td> <td>21/10/2019</td> <td></td> </tr> </tbody> </table> <p>50C ISWAR GANGULY LANE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAQPH1973B, Aadhaar No: 94xxxxxxxx3633 Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNERS)</p>	Name	Photo	Finger Print	Signature	Shri TAPAN KUMAR HALDER Son of Late DHRUBESWAR HALDER Date of Execution - 21/10/2019, , Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office				Oct 21 2019 4:18PM	LTI 21/10/2019	21/10/2019	
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Oct 21 2019 4:18PM	LTI 21/10/2019	21/10/2019											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anis Mukherjee Son of Late B Mukherjee 18/3, H M M Lane, P.O:- Salkia, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106			
21/10/2019	21/10/2019	21/10/2019	

Identifier Of Shri ANJAN BHATTACHARYYA, Shri BISWAJIT BHATTACHARJEE, Shri GOUTAM BANERJEE, Shri TAPAN KUMAR HALDER

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-1 20885 Dec
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-1 20885 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-1.73365 Dec
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-1.73365 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-37.50000000 Sq Ft
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-37.50000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri ANJAN BHATTACHARYYA	CALCUTTA SHELTER-62.50000000 Sq Ft
2	Shri BISWAJIT BHATTACHARJEE	CALCUTTA SHELTER-62.50000000 Sq Ft

Endorsement For Deed Number : I - 190409869 / 2019

On 21-10-2019

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 16:02 hrs on 21-10-2019, at the Office of the A.R.A. - IV KOLKATA by Shri GOUTAM BANERJEE .

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 90,66,670/-

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

Execution is admitted on 21/10/2019 by 1. Shri ANJAN BHATTACHARYYA, Son of Late RABINDRA NATH BHATTACHARYYA, 1A MUKHERJEE PARA LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 2. Shri BISWAJIT BHATTACHARJEE, Son of Late MAHENDRA NATH BHATTACHARYA, 1A MUKHHERJEE PARA LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr Anis Mukherjee, , , Son of Late B Mukherjee, 18/3, H M M Lane, P.O: Salkia, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

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

Execution is admitted on 21-10-2019 by Shri TAPAN KUMAR HALDER, PARTNERS, CALCUTTA SHELTER, 36/1A BOSE PUKUR ROAD, P O - KASBA, P S - Kasba, District -South 24-Parganas, West Bengal, India, PIN - 700042
Identified by Mr Anis Mukherjee, , Son of Late B Mukherjee, 18/3, H M M Lane, P O Salkia, Thana Golabari, , City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

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Identified by Mr Anis Mukherjee, , Son of Late B Mukherjee, 18/3, H M M Lane, P O Salkia, Thana Golabari, , City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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 22035, Amount: Rs.50/-, Date of Purchase: 19/12/2018, Vendor name: S DAS



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



Government of West Bengal

Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19041000221592/2019	Serial No/Year	1904010158/2019
Transaction id	0001977676	Date of Receipt	21/10/2019 4:11PM
Deed No / Year	I - 190409869 / 2019		
Presentant Name	Shri GOUTAM BANERJEE		
Principal	Shri ANJAN BHATTACHARYYA, Shri BISWAJIT BHATTACHARJEE		
Attorney	CALCUTTA SHELTER		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 90,66,670/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 73/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	289/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190409861/2019		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S DAS	22035	19/12/2018	50/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		73/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		289/-

*Total Amount Received by Cash Rs. 362/-

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 478940 to 478970
being No 190409869 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.10.25 13:53:16 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 25-10-2019 13:53:00
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)