

8008/23

I-8574/2023



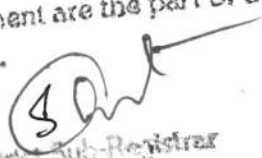
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 318051

Q. No 800178425/2023

12.4/8.11  
14/7

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

  
Addl. District Sub-Registrar  
Bahala, South 24 Parganas

14 JUL 2023

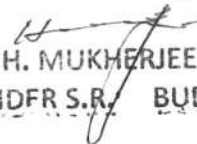
**DEVELOPMENT POWER OF ATTORNEY**

**RELATED WITH**

**DEVELOPMENT AGREEMENT**

**DATED 14.07.2023.**

Sl. NO: ..... 45 ..... Dt: 06-07-2023  
VALUE OF N. J. STAMP RS: ..... 1007 .....  
NAME OF PURCHASER: ..... Prathin Prasad Mukherjee .....  
ADDRESS: ..... Alpana Jagdas Park  
20027

  
H. MUKHERJEE  
STAMP VENDOR S.R. BUDGE BUDGE



✓

Debarshik Roy  
5/0 Lt. S. K. Roy  
14/8 Nandini Park  
P.S. Mahaspur  
P.O. Saran  
Kolkata - 700069  
Sawda

A.D.S.R. Behar  
14 JUL 2023  
Dist. - South 24 Pgs

**KNOW ALL MEN BY THESE PRESENTS**, We, (1) **MR. AKHILESH KUMAR GUPTA (PAN ADXPG1456G & AADHAAR NO. 5642 9367 9481)**, Son of Late Som Prakash Gupta, residing at 8B Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas, (2) **MRS. SEEMA GUPTA (PAN ADZPG8381Q & AADHAAR NO. 8462 0044 1680)** Wife of Mr. Akhilesh Kumar Gupta, residing at 8B, Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas, (3) **MR. SUBRATA MAJUMDAR (PAN ANNPM5180H & AADHAAR NO. 3874 0256 8458)**, Son of Late Ramandra Majumdar, residing at 93/2/1, Becharam Chatterjee Road, Near Gadar Math, Behala, P.O. Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas and (4) **MRS. JHARNA MAJUMDAR (PAN BLBPM6087J & AADHAAR NO. 3421 8721 3891)**, Wife of Mr. Subrata Majumdar, by Occupation - Housewife, residing at 93/2/1, Becharam Chatterjee Road, Near Gadar Math, Behala, P.O. Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, all by Nationality Indian, all by religion Hindu, all by Occupation – Business, hereinafter called and referred to as the **PRINCIPALS/EXECUTANTS**.

**: SEND GREETINGS :**

**WHEREAS** the Executants herein being the joint owners **ALL THAT** piece and parcel of Bastu land measuring **07 (Seven) Cottahs 04 (Four) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less together with Cemented Flooring Roof Tile Shed residential Structure having an area of 100 Sq. ft. (more or less) standing thereon** lying and situated in R. S. Dag No. 1905 under R. S. Khatian No. 317 corresponding to L.R. Dag No. 1905 under previous L.R. Khatian Nos. 8674 and 8675 and present L. R. Khatian Nos. 10751, 10752, 10753 and 10754 in Mouza Purba Barisha, J. L. No. 23 (new 123), R. S. No. 43, Touzi Nos.1-6, 8-10, 12-16, Pargana Khaspur, Police Station Thakurpukur, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and its **Municipal Premises No. 202A, Das Para Road, within Ward No. 124 of The Kolkata Municipal Corporation, Police Station Thakurpukur, Kolkata – 700063 and its Assessee No. 41-124-04-1157-3 in the District of South 24 Parganas** along with right to enjoy 15'-00" wide Common Passage on the Southern Side of the said property morefully mentioned in the Schedule hereunder written entered into a Development Agreement with **M/S. HAPPY HOMES REALTY (PAN AAJFH5801M)**, a Partnership Firm having its Office at 206,

Daspara Road, P.O. Thakurpukur, Police Station Thakurpukur, Kolkata – 700063, District South 24 Parganas, represented by its Partners **(1) MR. AKHILESH KUMAR GUPTA (PAN ADXPG1456G & AADHAAR NO. 5642 9367 9481)**, Son of Late Som Prakash Gupta, residing at 8B Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas, **(2) MRS. SEEMA GUPTA (PAN ADZPG8381Q & AADHAAR NO. 8462 0044 1680)** Wife of Mr. Akhilesh Kumar Gupta, residing at 8B, Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas and **(3) MR. SUBRATA MAJUMDAR (PAN ANNPM5180H & AADHAAR NO. 3874 0256 8458)**, Son of Late Ramandra Majumdar, residing at 93/2/1, Becharam Chatterjee Road, Near Gadar Math, Behala, P.O. Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, all by Nationality Indian, all by religion Hindu, all by Occupation – Business, **out of three Partners any Two Partners are authorized and empowered to sign all papers and documents on behalf of the Firm as per the Deed of Reconstitution of Partnership Firm on 04/02/2022** with the terms and conditions incorporated in the said Development Agreement and the said Development Agreement duly registered in the Office of the Addl. District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Deed No. 8568 for the year 2023.

**AND WHEREAS** as per the terms and conditions of the said Development Agreement dated 14.07.2023 the owners of the said property i.e. the Executants herein decided to appoint **M/S. HAPPY HOMES REALTY (PAN AAJFH5801M)**, a Partnership Firm having its Office at 206, Daspara Road, P.O. Thakurpukur, Police Station Thakurpukur, Kolkata – 700063, District South 24 Parganas, represented by its Partners **(1) MR. AKHILESH KUMAR GUPTA (PAN ADXPG1456G & AADHAAR NO. 5642 9367 9481)**, Son of Late Som Prakash Gupta, residing at 8B Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas, **(2) MRS. SEEMA GUPTA (PAN ADZPG8381Q & AADHAAR NO. 8462 0044 1680)** Wife of Mr. Akhilesh Kumar Gupta, residing at 8B, Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas and **(3) MR. SUBRATA MAJUMDAR (PAN ANNPM5180H & AADHAAR NO. 3874 0256 8458)**, Son of Late Ramandra Majumdar, residing at 93/2/1, Becharam Chatterjee Road, Near Gadar Math, Behala, P.O. Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, all by Nationality Indian, all by religion Hindu, all

by Occupation – Business out of three Partners any Two Partners are authorized and empowered to sign all papers and documents on behalf of the Firm as per the Deed of Reconstitution of Partnership Firm as our Constituted Attorney who will do all acts, deeds, matters and things in respect of the development of the said property in pursuance of the said Development Agreement.

**NOW KNOW YE BY THESE PRESENTS** We, the said (1) **MR. AKHILESH KUMAR GUPTA (PAN ADXPG1456G & AADHAAR NO. 5642 9367 9481)**, Son of Late Som Prakash Gupta, residing at 8B Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas, (2) **MRS. SEEMA GUPTA (PAN ADZPG8381Q & AADHAAR NO. 8462 0044 1680)** Wife of Mr. Akhilesh Kumar Gupta, residing at 8B, Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas, (3) **MR. SUBRATA MAJUMDAR (PAN ANNPM5180H & AADHAAR NO. 3874 0256 8458)**, Son of Late Ramandra Majumdar, residing at 93/2/1, Becharam Chatterjee Road, Near Gadar Math, Behala, P.O. Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas and (4) **MRS. JHARNA MAJUMDAR (PAN BLBPM6087J & AADHAAR NO. 3421 8721 3891)**, Wife of Mr. Subrata Majumdar, by Occupation - Housewife, residing at 93/2/1, Becharam Chatterjee Road, Near Gadar Math, Behala, P.O. Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, all by Nationality Indian, all by religion Hindu, all by Occupation – Business, do hereby nominate constitute and appoint **M/S. HAPPY HOMES REALTY (PAN AAJFH5801M)**, a Partnership Firm having its Office at 206, Daspara Road, P.O. Thakurpukur, Police Station Thakurpukur, Kolkata – 700063, District South 24 Parganas, represented by its Partners (1) **MR. AKHILESH KUMAR GUPTA (PAN ADXPG1456G & AADHAAR NO. 5642 9367 9481)**, Son of Late Som Prakash Gupta, residing at 8B Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas, (2) **MRS. SEEMA GUPTA (PAN ADZPG8381Q & AADHAAR NO. 8462 0044 1680)** Wife of Mr. Akhilesh Kumar Gupta, residing at 8B, Alipore Road, P.O. Alipore, Police Station Alipore, Kolkata – 700027, District South 24 Parganas and (3) **MR. SUBRATA MAJUMDAR (PAN ANNPM5180H & AADHAAR NO. 3874 0256 8458)**, Son of Late Ramandra Majumdar, residing at 93/2/1, Becharam Chatterjee Road, Near Gadar Math, Behala, P.O. Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, all by



Nationality Indian, all by religion Hindu, all by Occupation – Business out of three **Partners any Two Partners are authorized and empowered to sign all papers and documents on behalf of the Firm as per the Deed of Reconstitution of Partnership Firm**, as our true and lawful Attorney for us in our names and on our behalf to do execute and perform inter alias the following acts, deeds, matters and things in respect of the property described in the Schedule hereunder written.

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.
2. To enter into sale/lease or any agreement with any person in respect of the developer's share of the said property mention in the schedule below.
3. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property or the property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
4. To supervise the construction of the building at **Municipal Premises No. 202A, Das Para Road, within Ward No. 124 of The Kolkata Municipal Corporation, Police Station Thakurpukur, Kolkata – 700063 and its Assessee No. 41-124-04-1157-3** in the District of South 24 Parganas morefully and particularly described in the Schedule hereunder written or the construction of Buildings at the said premises.
5. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary

fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.

6. To appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
7. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all complaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
8. To file and receive back documents, to receive deposit and advance and to issue receipts thereof.
9. To apply to courts and Government and other offices including Central and State Authorities and Tax Authorities for copies of documents and papers.
10. To apply for the inspection of and to inspect judicial and public records.
11. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
12. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within

the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.

13. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
14. To construct Building on the said plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
15. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
16. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building morefully mentioned in the Third Schedule of the said Development Agreement to be purchased by such Purchaser/s without creating any financial liability to the owners for the same.
17. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before



any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

18. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
19. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
20. To present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves.
21. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Mortgage Deed, Deed of Amalgamation, Deed of Gift and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule of the said Development Agreement in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid property or the property and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

**THE SCHEDULE ABOVE REFERRED TO:**

**(Description of the total property)**

**ALL THAT** piece and parcel of Bastu land measuring **07 (Seven) Cottahs 04 (Four) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less together with Cemented Flooring Roof Tile Shed residential Structure having an area of 100 Sq. ft. (more or less)** standing thereon lying and situated in R. S. Dag No. 1905 under R. S. Khatian No. 317 corresponding to L.R. Dag No. 1905 under previous L.R. Khatian Nos. 8674 and 8675 and present L. R. Khatian Nos. 10751, 10752, 10753 and 10754 in Mouza Purba Barisha, J. L. No. 23 (new 123), R. S. No. 43, Touzi Nos.1-6, 8-10, 12-16, Pargana Khaspur, Police Station Thakurpukur, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and its **Municipal Premises No. 202A, Das Para Road, within Ward No. 124 of The Kolkata Municipal Corporation, Police Station Thakurpukur, Kolkata – 700063 and its Assessee No. 41-124-04-1157-3** in the District of South 24 Parganas along with right to enjoy 15'-00" wide Common Passage on the Southern Side of the said property. The said property is butted and bounded in the following manner :

ON THE NORTH	:	By K.M.C. Buster Plant.
ON THE SOUTH	:	by Partly 4.4 M (15'-00") wide Common Passage and Partly land of Mala Brahma and Maitry Dutta.
ON THE EAST	:	By K.M.C. Buster Plant and existing One Storey Building of Others.
ON THE WEST	:	By Existing Two Storied Building of Others.

**IN WITNESS WHEREOF** both the parties hereunto set our hand and seal on this the  
 14<sup>th</sup> day of July 2023.

**WITNESSES :**

1. Debarshi Roy  
 171/5 R. B. Road  
 Kolkata - 700036

1. Alakesh Kumar Gupta

2. Seema Gupta

3. Sushata Majumdar

4. Tharna Majumdar

2. Borswajit Gupta  
 5, Nala palusdare  
 Kol-34

SIGNATURE OF THE EXECUTANTS

Accepted by

For HAPPY HOMES REALTY

Alakesh Kumar Gupta

For HAPPY HOMES REALTY

Partner

Seema Gupta  
 Partner

SIGNATURE OF THE ATTORNEY

Drafted by me,

Parul Arathi Majumdar

ADVOCATE

Alipore Judges' Court, Kol-27.

WB/1405/1981

Typed by :

Baisakhi Mukherjee

( Baisakhi Mukherjee )

13/A, S.Hari Mukherjee Road, Kol-34.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AKHILESH KUMAR GUPTA  
 Signature Akhilesh Kumar Gupta



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SEEMA GUPTA  
 Signature Seema Gupta



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBRATA MAJUMDAR  
 Signature Subrata Majumdar



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JHARNA MAJUMDAR  
 Signature Jharna Majumdar

## Major Information of the Deed

Deed No :	I-1607-08574/2023	Date of Registration	14/07/2023
Query No / Year	1607-8001784255/2023	Office where deed is registered	
Query Date	14/07/2023 12:25:49 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	P P MAJUMDER ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8617209272, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 46,14,074/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160708568/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (J L Sarani -- Rest (Ward 124)) , , Premises No: 202A, , Ward No: 124 Pin Code : 700063










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	7 Katha 4 Chatak	1/-	45,87,074/-	Width of Approach Road: 15 Ft., , Project Name :
Grand Total :				11.9625Dec	1 /-	45,87,074 /-	

### Structure Details :



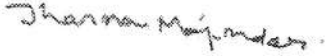
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr AKHILESH KUMAR GUPTA</b> Son of Late SOM PRAKASH GUPTA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
8B, ALIPORE ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs SEEMA GUPTA (Presentant)</b> Wife of Mr AKHILESH KUMAR GUPTA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
8B, ALIPORE ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUBRATA MAJUMDAR</b> Son of Late RAMANDRA MAJUMDAR Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
93/2/1, BECHARAM CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				





















4	Name	Photo	Finger Print	Signature
	<b>Mrs JHARNA MAJUMDAR</b> Wife of Mr SUBRATA MAJUMDAR Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	  14/07/2023
93/2/1, BECHARAM CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BLxxxxxx7J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				

#### Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HAPPY HOMES REALTY</b> 206, DASPARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.: AAxxxxxx1M,Aadhaar No Not Provided, 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> <b>Mr AKHILESH KUMAR GUPTA</b>            Son of Late SOM PRAKASH GUPTA            Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office         </td> <td>   Jul 14 2023 12:53PM         </td> <td>   LTI 14/07/2023         </td> <td>    14/07/2023         </td> </tr> </tbody> </table> 8B, ALIPORE ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx6G,Aadhaar No Not Provided Status : Representative, Representative of : HAPPY HOMES REALTY (as PARTNERS)	Name	Photo	Finger Print	Signature	<b>Mr AKHILESH KUMAR GUPTA</b> Son of Late SOM PRAKASH GUPTA Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 12:53PM	 LTI 14/07/2023	  14/07/2023
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8B, ALIPORE ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxx1Q, Aadhaar No Not Provided Status : Representative, Representative of : HAPPY HOMES REALTY (as P)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debashish Roy</b> Son of Late S K ROY BEHALA, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			
	14/07/2023	14/07/2023	14/07/2023

Identifier Of Mr AKHILESH KUMAR GUPTA, Mrs SEEMA GUPTA, Mr SUBRATA MAJUMDAR, Mrs JHARNA MAJUMDAR, Mr AKHILESH KUMAR GUPTA, Mrs SEEMA GUPTA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AKHILESH KUMAR GUPTA	HAPPY HOMES REALTY-2.99062 Dec
2	Mrs SEEMA GUPTA	HAPPY HOMES REALTY-2.99062 Dec
3	Mr SUBRATA MAJUMDAR	HAPPY HOMES REALTY-2.99062 Dec
4	Mrs JHARNA MAJUMDAR	HAPPY HOMES REALTY-2.99062 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr AKHILESH KUMAR GUPTA	HAPPY HOMES REALTY-25.00000000 Sq Ft
2	Mrs SEEMA GUPTA	HAPPY HOMES REALTY-25.00000000 Sq Ft
3	Mr SUBRATA MAJUMDAR	HAPPY HOMES REALTY-25.00000000 Sq Ft
4	Mrs JHARNA MAJUMDAR	HAPPY HOMES REALTY-25.00000000 Sq Ft

On 14-07-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 12:41 hrs on 14-07-2023, at the Office of the A.D.S.R. BEHALA by Mrs SEEMA GUPTA, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 46,14,074/-

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

Execution is admitted on 14/07/2023 by 1. Mr AKHILESH KUMAR GUPTA, Son of Late SOM PRAKASH GUPTA, 8B, ALIPORE ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 2. Mrs SEEMA GUPTA, Wife of Mr AKHILESH KUMAR GUPTA, 8B, ALIPORE ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 3. Mr SUBRATA MAJUMDAR, Son of Late RAMANDRA MAJUMDAR, 93/2/1, BECHARAM CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 4. Mrs JHARNA MAJUMDAR, Wife of Mr SUBRATA MAJUMDAR, 93/2/1, BECHARAM CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Mr Debashish Roy, , Son of Late S K ROY , BEHALA, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 14-07-2023 by Mr AKHILESH KUMAR GUPTA, PARTNERS, HAPPY HOMES REALTY, 206, DASPARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr Debashish Roy, , Son of Late S K ROY , BEHALA, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Execution is admitted on 14-07-2023 by Mrs SEEMA GUPTA, P, HAPPY HOMES REALTY, 206, DASPARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr Debashish Roy, , Son of Late S K ROY , BEHALA, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

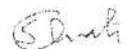
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 318051, Amount: Rs.100.00/-, Date of Purchase: 06/07/2023, Vendor name: H Mukherjee



**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 255730 to 255751

being No 160708574 for the year 2023.



*S. Sourav*

Digitally signed by SOURAV  
CHAKRABORTY  
Date: 2023.07.17 16:47:07 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 2023/07/17 04:47:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)