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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Additional Registrar of  
 Assurances-IV, Kolkata

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

Additional Registrar of  
 Assurances-IV, Kolkata

- 3 AUG 2023

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL PERSONS BY THESE PRESENTS I, SMT. MADHUCHHANDA MAITRA, (PAN - AKRPM5726E, AADHAAR - 5020 4406 0756), wife of Niranjan Maitra, by faith - Hindu, by occupation - Housewife, residing P-387/A, Parnasree Pally, P.O. Parnasree Pally & P.S. Parnasree, Kolkata - 700060, hereinafter called and referred to as the **PRINCIPAL**, do hereby **SEND GREETINGS**;

284408

CTT *[Signature]*

ADD.....  
 Rs.....  
 - 1 AUG 2023  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 R & 3, K. S. Roy Road, Kolt-1

01 AUG 2023

01 AUG 2023

*[Signature]*

A.R.A.  
IV

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3 AUG 2023

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV  
 KOLKATA



ADDITIONAL REGISTRAR  
 OF ASSURANCES-IV, KOLKATA  
 - 3 AUG 2023



**WHEREAS** The State Government of West Bengal by its Land and Land Revenue Department Declaration No. 3176 L. Dev. Dated 25.03.1950 and published in the Calcutta Gazette dated 30.03.1950 acquired land measuring an area more or less 75.77 acres in village Behala (J.L. No. 2) Pargana Balia within P.S. Behala in Sadar Sub Division Alipore in the District of 24 Parganas under the provisions of the Land Development and Planning Act, 1948, for the Parnasree Pally Samavaya Samiti Ltd. and delivered possession to the Samiti on 16.02.1951 and subsequent dates.

**AND WHEREAS** by a Memorandum of Agreement dated 16.12.1950 the Samiti entered into an Agreement with State Government of West Bengal inter alia to execute and complete the Development Scheme annexed to the said Memorandum of Agreement.

**AND WHEREAS** the Samiti accordingly developed the land, opened out roads and subdivided the same land into small plots for residential purposes under the Scheme Nos. I, II and III and offered for sale such plots to its members.

**AND WHEREAS** one Smt. Jyoti Lahiri who was a member of the Samiti approached the Samiti for the purchase of Plot No. 387/A measuring an area more or less 3 (three) Cottahs 9 (Nine) Chittacks 27 (twenty seven) sq. ft. in and out of the said land.

**AND WHEREAS** the Samiti duly agreed to such proposal of Smt. Jyoti Lahiri to purchase plot being no. 387/A.

Madhuchanda Maitra

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 Mahashweta Choudhury.  
 Director

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 Kamti Kumar Chatterjee  
 Director

**AND WHEREAS** while the Samiti allotted the said plot being no. 387/A to Smt. Jyoti Lahiri, it executed a Memorandum of Agreement dated 22.05.1974 and delivered possession thereof to the Smt. Jyoti Lahiri.

**AND WHEREAS** in modification of the said Agreement dated 16.12.1950 a fresh Agreement inter alia to convey to the Samiti the Scheme Land by the State Government of West Bengal without receiving in full the compensation money upon the Samiti securing the due payment by mortgaging, charging and assigning in favour of Government of West Bengal its unallocated land and lands for common uses viz., Jheels, Tanks and Dobas etc. was entered into between the Samiti and Governor of West Bengal on the 26<sup>th</sup> day of May, 1971.

**AND WHEREAS** in pursuance of the said new Agreement dated 26.05.1971 the State Government of West Bengal has conferred title of all scheme land in favour of the Samiti by an Indenture dated 26.05.1971 thereby allowing and empowering the Samiti to convey the Plots of allotted lands to the Allottee-Purchasers paying in full the prescribed consideration money under the Scheme No. III and to the Allottee-Purchasers under Scheme Nos. I and II on payment of a further sum of Rs. 300/- per Cottahs in addition to the provisional price as mentioned in the Agreement between the Samiti and individual Allottees in respect of lands allotted to them, the said provisional price plus the additional payment for Rs. 300/- per cottah being agreed upon by the Samiti as the full and final price or consideration money for the respective plots under Scheme Nos. I & II.

**AND WHEREAS** the Samiti simultaneously executed a Deed of Mortgage in favour of the State Government of West Bengal in respect



of the unallotted building Plots and other lands in common user comprised in Parks, Jheels, tanks and Dobas etc.

**AND WHEREAS** the Samiti further agreed to deposit the said additional amount of Rs. 300/- per cottah with the Collector of 24 Parganas.

**AND WHEREAS** the Samiti thus acquired absolute, indefeasible and undisputed right to convey the said Plot 387/A to Smt. Jyoti Lahiri.

**AND WHEREAS** by and under a Deed of Indenture dated 26.07.1974 the said Parnasree Pally Samavaya Samiti Ltd. sold, transferred and conveyed All That piece and parcel of revenue free land being Scheme Plot No. 387/A forming part of C.S. Plot No. 385, 402 measuring 3 (three) Cottahs 9 (Nine) Chittacks 27 (twenty seven) sq. ft. be the same a little more or less in Mouza Behala, J.L. No. 2, Khatian No. 66, within the South Suburban Municipality under P.S. Behala, District 24 Parganas in favour of Smt. Jyoti Lahiri. The said document duly registered in District Sub Registrar, Alipore and recorded in Book No. 1, Being No. 5608 for the year 1974.

**AND WHEREAS** by virtue of the said Deed Smt. Jyoti Lahiri thus became the absolute owner of Premises No. 387A, Parnasree Pally, Kolkata - 700060 as and for and estate equivalent thereto free from all encumbrances whatsoever

**AND WHEREAS** while Smt. Jyoti Lahiri absolutely seized and possessed the said Land, she constructed a dwelling house on the said land and started living thereat. Subsequently Jyoti Lahiri mutated her

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Madhuchanda Maityra

name in the records of Kolkata Municipal Corporation being Assessee No. 411311500320, Municipal Premises No. 32, Parnasree Pally Road No. III and constructed dwelling house and seized and possessed the same free from all encumbrances whatsoever.

**AND WHEREAS** Jyoti Lahiri died intestate on 24.01.2004 leaving behind her husband namely Sri Barendra Chandra Lahiri and only daughter namely Smt. Madhuchhanda Maitra as her legal heirs and successors.

**AND WHEREAS** by virtue of the Hindu Successions Act, Barendra Chandra Lahiri and Madhuchhanda Maitra became the undivided joint owners of the abovesaid land and building left by Jyoti Lahiri, since deceased.

**AND WHEREAS** while Barendra Chandra Lahiri and Madhuchhanda Maitra jointly seized and possessed the said land and building Barendra Chandra Lahiri died intestate on 24.01.2011 leaving behind his only daughter Madhuchhanda Maitra as his legal heir and successor.

**AND WHEREAS** by virtue of the Hindu Successions Act, Madhuchhanda Maitra became the absolute owner of All That piece and parcel of revenue free land measuring 3 (three) Cottahs 9 (Nine) Chittacks 27 (twenty seven) sq. ft. be the same a little more or less together with one storied building measuring an area 714 sq. ft. (Seven Hundred Fourteen) lying and situated Mouza Behala, J.L. No. 2, Khatian No. 66, C.S. Plot No. 385, 402 in, within the jurisdiction of Kolkata Municipal Corporation, being Premises No. 387A, Parnasree Pally, Municipal Premises No. 32, Assessee No. 411311500320, P.S.

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Kanti Kumar Chatterjee

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Mahameta Chowdhury

Madhuchhanda Maitra



Parnasree, Kolkata - 700060, District South 24 Parganas morefully and particularly described in the Schedule "A" hereunder written

**AND WHEREAS** the above land owner approached to the developer for commercial exploitation of the above mentioned plot of land to which proposal the developer conceded. Thereafter Owner herein applied for permission for development of "A" Schedule property to the Parnasree Pally Samavaya Samiti Ltd., present Board duly approved the same.

**AND WHEREAS** the Developer hereof is Company incorporated under the Companies Act, engaged in the field of building/ promoting and construction and upon verification, scrutiny and due searching of all relevant papers and documents relating to the lawful right, bona fide interest and marketable title of the landowners in respect of the said premises, and having been fully satisfied with regard thereto approached the landowner with the proposal to undertake such development work on the under Schedule Property after demolishing the existing Structure at its own cost and selling the building materials. To avoid future complications, Development agreement was executed by the Owner and Developer with some Terms and Conditions. The said development agreement which was registered in the office of ...ARA.IV... on ...3<sup>rd</sup>... August, 2023, being No. ...10872... for the year 2023

**NOW BY THESE PRESENTS** I, the principal, being personally unable to manage the job of Development owner of the under-schedule property, do hereby nominate, constitute and authorize **1) SRI KANTI KR. CHATTERJEE, (PAN - AFCPC9984N, AADHAAR - 2930 2984 7796)**, son of Sri Sankari Prasad Chatterjee, by faith - Hindu, by

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Director

Director

Madhuchandra Maistra

Kanti Kumar Chatterjee

Mahasweta Choudhury

occupation - Business, residing at 121, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata - 700042, 2) **SMT. MAHASWETA CHOUDHURY, (PAN - ANPPC6586F, AADHAAR - 6525 0971 1981)**, wife of Sri Supratim Choudhury, by faith - Hindu, by occupation - Business, residing at 528, Parnasree Pally, P.O. Parnasree Pally, P.S. Parnasree, Kolkata - 700060, directors of KCMC Construction Pvt. Ltd. as my constituted Attorneys in my names and on my behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things in relation to under Schedule property as per the registered Development Agreement dated <sup>03<sup>rd</sup></sup> day of August, 2023, vide being No. <sup>10872</sup>..... for the year 2023

(1) To enter into the Said Premises either alone or along with others for the purpose of the proposed development work and for such purpose to make feasible building plans, revised / modified building plan of the proposed building, sign and submit the same on my behalf and get it sanctioned by the Kolkata Municipal Corporation at their costs and responsibilities and construct the proposed multi-storied building upon the said land according to the said proposed sanctioned plans of the Kolkata Municipal Corporation.

(2) To appoint Engineer, Architect, Contractor and labour for construction of the said multi-storied building and to make payments to them.

(3) To develop the said premises by raising construction of such type of building thereon as the said Attorneys may deem fit and proper and for that purpose to pull down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if

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Director

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my said Attorneys shall think fit and proper.

(4) To supervise the development work in respect of the new construction and to carry out and / or to get carried out through contractors, sub-contractors, Architects and Surveyors as may be required by the said Attorneys for construction of the Proposed Building and Structures on the said property as per sanctioned plans.

(5) To carry on correspondence with and represent me before all concerned authorities in connection with the development of my under-Schedule property.

(6) To sign, execute and submit all documents, drawings, statements, papers, undertakings, declarations, affidavits as may be required for necessary sanction, modification and/or alteration of sanction plans by the Kolkata Municipal Corporation and other appropriate authorities.

(7) To make various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and to claim refund of such deposits so paid by my said Attorneys and give valid and effectual receipt in my name and on my behalf in connection with the refund of such deposits.

(8) To approach different authorities and offices for the purpose of obtaining various permissions and sanctions and other service connections including water and electricity for carrying out and completing the development / construction of the proposed building.

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(9) To collect all building materials at their costs, expenses, risks and responsibilities for such constructions.

(10) To sign and execute Deed of Boundary Declaration to Kolkata Municipal Corporation or any competent authority for smooth development of the property.

(11) To enter into agreements for sale or transfer of the different portions of the Developer allocation of the said building with such persons and on such terms and conditions at such consideration / price as the said Attorneys may at their absolute discretion think fit and proper as per the Agreement concluded in writing between the principal and Developer in respect of the Developer's Allocation.

(12) To sell, transfer, demise all or any of the flats, garages, units etc. of the Developer's allocation along with proportionate share or interest in the said property on which the said building is built excepting the Owner's allocation to different persons on ownership basis and / or in any other manner as might be deemed fit and proper by the said Attorneys and to collect and receive of and from the prospective buyer/s of such flats or spaces that will be paid by such persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same in respect of the Developer's Allocation

(13) To appear on my behalf in all courts, L. A. Collector, Board of Revenue, Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Tribunals, Public Bodies, Competent

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Director

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Authorities and U.L.C. and State Government, Land Department, Civil Administration / Police Authorities, Airport Authority etc.

(14) To make, sign, execute, verify, present and file all applications, complaints, petitions, written statements, vakalatnamas or other documents as deemed statements, or any other documents as deemed necessary in the opinion of the Attorneys or be made, signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the said Property or the Development works therein.

(15) To apply for and obtain occupation and completion certificate in respect of the said building from the Kolkata Municipal Corporation after completion of construction.

(16) To insure the Said Property against damage, fire, tempest, riot, civil commotion, flood, earthquake etc. as my said Attorneys may think fit and proper.

(17) To receive from the intending purchaser or purchasers any earnest money and/or Advance and also the balance of purchase money, and to give good, valid receipt thereof in respect of Developer's allocation.

(18) To receive any sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement, charges or other security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same.

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Director

Mahasweta Choudhury  
Director

Madhuchanda Maitya

(19) For me and in my name to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other officers whatsoever as my said Attorneys shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and also to appoint any Solicitor and / or Advocate or Lawyer to prosecute, defend in the premises aforesaid as occasion may arise either in my name or in their name acting on my behalf.

(20) That my said Attorneys will sign all the documents and also Deeds and other Agreement or Memorandum of Agreement in my name and in my favour in respect of any type of transfer, sale, gift and or other transfer in respect of the development of the said Multistoried Building as per the plan/ revised plan sanctioned in my name from the authority of the Kolkata Municipal Corporation in my favour and on my behalf.

(21) My Attorneys are authorized to execute conveyances or sale deeds and execute Registration of the flats, garages and commercial spaces of the multistoried building restricted only to the allocation of the Developer.

GENERALLY to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as I could do.

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Director

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AND I hereby declare that this POWER OF ATTORNEY is given in favour of the said Attorneys and accordingly the said Attorneys shall be entitled to exercise independently the powers conferred upon them.

AND I agree to ratify and confirm whatsoever the said Attorneys shall lawfully do in the premises by virtue of these presents.

AND I do hereby declare that the powers and authorities hereby granted will subsist till the said property is fully and properly developed as per the Development Agreement and that the transfer and / or conveyance of the flats and units and spaces in the said building are conveyed and / or transferred in favour of the transferees or till issue of "Occupancy Certificate" by 'KOLKATA MUNICIPAL CORPORATION' on whichever is earlier.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the flats and spaces comprising the Developer's allocation and all acts, deeds or things lawfully done by my Attorneys shall be construed as acts done by us and I shall ratify and agree to ratify and confirm the same.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of revenue free land measuring 3 (three) Cottahs 9 (Nine) Chittacks 27 (twenty seven) sq. ft. be the same a little more or less together with one storied building measuring an area 714 sq. ft. lying and situated Mouza Behala, J.L. No. 2, Khatian No. 66, C.S. Plot No. 385, 402 in, within the jurisdiction of Kolkata Municipal Corporation, being Premises No. 387A, Parnasree Pally, Municipal

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Director

Madhuchanda Maibza

Mahasmeta Choudhury  
 Kanti Kumar Chatterjee

Premises No. 32, Assessee No. 411311500320, P.S. Parnasree, Kolkata  
- 700060, abutted and bound in the manner following:-

ON THE NORTH : 30 ft. Municipal Road,  
ON THE SOUTH : 386, Parnasree Pally  
ON THE EAST : 382, Parnasree Pally  
ON THE WEST : 387, Parnasree Pally

**IN WITNESS WHEREOF** the principal and Attorneys have hereinto set  
and subscribed their hands and seals and signatures on the 3<sup>rd</sup> day of August, 2022  
WITNESSES

1. Arunodaya Maitra  
387A, Parnasree Pally,  
Kolkata - 700060

Madhuchhanda Maitra

**SIGNATURE OF THE PRINCIPAL**

2. Niladri Sanyal  
91/B Parnasree East  
Road No: 4  
Kolkata - 700060.

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Kanti Kumar Chatterjee  
KCMC CONSTRUCTION PVT. LTD.  
Mahasweta Choudhury.  
Director

**SIGNATURE OF THE ATTORNEYS**

DEED PREPARED BY

*Sudarsan Roy*

SUDARSAN ROY  
ADVOCATE, WB.643/1995.  
HIGH COURT, CALCUTTA



SPECIMEN FORM FOR TEN FINGER PRINTS



*Madhuchanda Mantra*

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



*Rishi Kumar Chatterjee*

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



*Mahasweta Choudhury*

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

## Major Information of the Deed

Deed No :	I-1904-10904/2023	Date of Registration	03/08/2023
Query No / Year	1904-8001986388/2023	Office where deed is registered	
Query Date	03/08/2023 1:52:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sudarsan Roy High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9432353284, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 68,73,458/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190410872/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pamashree Pally Road (I,II,III,IV), , Premises No: 32, , Ward No: 131 Pin Code : 700060



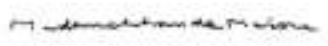
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 9 Chatak 27 Sq Ft	1/-	64,63,801/-	Width of Approach Road: 30 Ft., , Project Name :
<b>Grand Total :</b>				<b>5.94Dec</b>	<b>1 /-</b>	<b>64,63,801 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	714 Sq Ft.	1/-	4,09,657/-	Structure Type: Structure
Gr. Floor, Area of floor : 714 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>714 sq ft</b>	<b>1 /-</b>	<b>4,09,657 /-</b>	






## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs Madhuchhanda Maitra</b> Wife of Mr Niranjana Maitra Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office	 03/08/2023	 LTI 03/08/2023	 03/08/2023
387/A, Parnashree Pally Road (I,II,III,IV), City:- Not Specified, P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>KCMC Construction Private Limited</b> 528, Parnashree Pally Road (I,II,III,IV), City:- Not Specified, P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Kanti Kumar Chatterjee (Presentant)</b> Son of Mr Sankari Prasad Chatterjee Date of Execution - 03/08/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office	 Aug 3 2023 2:24PM	 LTI 03/08/2023	 03/08/2023
121, B. B. Chatterjee Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KCMC Construction Private Limited (as Director)				

2	Name	Photo	Finger Print	Signature
	<b>Mrs Mahasweta Choudhury</b> Wife of Mr Supratim Choudhury Date of Execution - 03/08/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office	 <small>Aug 3 2023 2:25PM</small>	 <small>L11 03/08/2023</small>	 <small>03/08/2023</small>
Parnashree Pally Road (I,II,III,IV), City:- Not Specified, P.O:- Parnasree Pally, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx6p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KCMC Construction Private Limited (as Director)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Diptarka Majumder</b> Son of Mr Chandan Majumdar High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>03/08/2023</small>	 <small>03/08/2023</small>	 <small>03/08/2023</small>
Identifier Of Mr Kanti Kumar Chatterjee, Mrs Mahasweta Choudhury, Mrs Madhuchhanda Maitra			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Madhuchhanda Maitra	KCMC Construction Private Limited-5.94 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Madhuchhanda Maitra	KCMC Construction Private Limited-714.00000000 Sq Ft



On 03-08-2023

**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 14:01 hrs on 03-08-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Kanti Kumar Chatterjee ..

**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 68,73,458/-

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

Execution is admitted on 03/08/2023 by Mrs Madhuchhanda Maitra, Wife of Mr Niranjan Maitra, 387/A, Road: Parnashree Pally Road (I,II,III,IV), , P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Indetified by Mr Diptarka Majumder, , Son of Mr Chandan Majumdar, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-08-2023 by Mr Kanti Kumar Chatterjee, Director, KCMC Construction Private Limited, 528, Parnashree Pally Road (I,II,III,IV), City:- Not Specified, P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr Diptarka Majumder, , Son of Mr Chandan Majumdar, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 03-08-2023 by Mrs Mahasweta Choudhury, Director, KCMC Construction Private Limited, 528, Parnashree Pally Road (I,II,III,IV), City:- Not Specified, P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr Diptarka Majumder, , Son of Mr Chandan Majumdar, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 284408, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name: S CHATTERJEE

**Mohul Mukhopadhyay**  
**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 1904-2023, Page from 537774 to 537795  
being No 190410904 for the year 2023.



*Mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.08.16 15:59:08 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/16 03:59:08 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)