

50/11/2021

205775/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 630952

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that (1) SRI NITYA NANDA NANDY (PAN ABOPN2844G) & (AADHAAR 243655474089), son of Late Phani Bhusan Nandy, by faith - Hindu, by Nationality - Indian, by Occupation - Retired Person, residing at 42/1/1, Baje Shibpur Road, P.O. + P.S. Sbipur, Howrah-711102 ; (2) SMT. SHANKARI NANDY (PAN ASHPN4809P) & (AADHAAR 906788561494), wife of Late Gurudas Nandy, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife ; residing at 42/1/2, Baje Shibpur Road, P.O. + P.S. Sbipur, Howrah-711102 ; (3) SMT. KAKALI HAZRA nee NANDY (PAN ADHPH6640M) & (AADHAAR 975196454923). wife of

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document.

Contd. P-2

A.D.S.R., Howrah.

26 JUL 2021

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ক্রমিক নং ৩/১০

তারিখ ০৪.৭.২০২১

কর্তৃপক্ষ

Theme Projects Pvt Ltd

ঠিকানা

Howrah

স্বাক্ষর

টাক্স মাফ

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(নীলা দাশ)

স্ট্যাম্প ডেপুটি, হাওড়া কোর্ট



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Additional District Sub-Registrar
Howrah

26 JUL 2021

26 JUL 2021

भारतीय गैर न्यायिक

पचास

रुपये

₹.50

भारत



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 630953

Rupen Hazra and Daughter of Late Gurudas Nandy, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 15/3, Krittibas Dhara Lane, Howrah - 711 101 ; (4) SMT. MITALI NANDY (PAN AJHPN4762A) & (AADHAAR 582029285386), wife of Soumen Nandy and daughter of Late Gurudas Nandy, by faith Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 142/3, Shibpur Road, Howrah-711 102 ; (5) SMT. RITA NANDY (PAN BBYPN5570Q) & (AADHAAR 550757146225), wife of Patit Paban Nandy, by faith - Hindu, by Nationality - Indian, by Occupation - Household Duties ; (6) SRI PARTHA PRATIM NANDY (PAN AZFPN7165D) & (AADHAAR 524478505631), son of Late Patit Paban Nandy, by faith - Hindu, by Nationality - Indian,

Contd. P-3

ক্রমিক নং 311 তারিখ 08.7.2021
কর্তৃক প্রদান করা হল। Theme Protect Pvt Ltd
ঠিকানা: Handa
মূল্য: টাকা মত

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(শীলা দাস)
স্ট্যান্ড ডেপুটি, হাওড়া কোর্ট



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Additional District Sub-Registrar
Howrah

26 JUL 2021

by Occupation - Business, No. 5 & 6 both residing at 65/3, Shibpur Road, P.O. + P.S. - Shibpur, District - Howrah 711 102 and (7) **SMT. JHILAM NANDY ROY** (PAN AWEPN3640H) & (AADHAAR 459001931596), wife of Raju Ray and daughter of Late Patit Paban Nandy, by faith - Hindu, by Nationality - Indian, by Occupation - Household Duties, residing at HA 106 Salt Lake, Sector-3, P.S.-Bidhannagar, Kolkata-700 097, hereinafter jointly called and referred to as the "**PRINCIPALS/ EXECUTANTS**"

WHEREAS we, the Principals/ Executants are the joint owners and occupiers of **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land which is situated and comprised in Howrah Municipal Corporation Holding No. 220 & 220/1, at present Howrah Municipal Corporation Premises Nos. 217, G. T. Road (South) under H.M.C. Ward No. 34, P.S. - Shibpur, District Howrah-711 102, measuring about 06 (six) Cottah 04 (four) Chittack 5 (five) Sft. or a little more or less together with R.T. structure standing thereon together with all easementary right and privileges within the Jurisdiction of District Registrar and Additional District Sub-Registrar at Howrah, which is morefully described in the Schedule mentioned herein below ;

AND WHEREAS the principals herein are in peaceful joint possession of the property by way of inheritance and the entire property is free from all encumbrances.

AND WHEREAS it is not possible for ourselves to look after the aforesaid property on account of engagement otherwise and for that reason we have nominated and appointed **THEME PROJECTS PVT. LTD.**, (PAN AABCG9518P), having its office at 46, College Road, P.S. A.J.C. Bose Botanic Garden - formerly Shibpur, District Howrah represented by its Director **SRI TAPAN KUMAR BANERJEE**, (PAN AFWPB3119E), son of Late Guru Sharan Banerjee, by faith Hindu, by occupation Business, residing at 46, College Road, P.S. A.J.C. Bose Botanic Garden - formerly Shibpur, District Howrah - 711 103, as our Authorized **ATTORNEY** and Agent to do all acts and things hereunder mentioned

for and on our behalf and this Power of Attorney for Development is corresponding to the Development Agreement which was duly registered on the even date of this power of attorney for development before the District Sub-Registrar at Howrah vide Book No. I, Being No. ^{T-050205771/2021}..... for the year 2021.

NOW BY THESE PRESENTS We, (1) **SRI NITYA NANDA NANDY**, (2) **SMT. SHANKARI NANDY**, (3) **SMT. KAKALI HAZRA nee NANDY**, (4) **SMT. MITALI NANDY**, (5) **SMT. RITA NANDY**, (6) **SRI PARTHA PRATIM NANDY**, (7) **SMT. JHILAM NANDY ROY**, do hereby appoint, authorize and nominate **THEME PROJECTS PVT. LTD.**, a Company having its registered office at 46, College Road, P.S. A.J.C. Bose Botanic Garden - formerly Shibpur, District Howrah - 711 103, represented by its Director **SRI TAPAN KUMAR BANERJEE**, son of Late Guru Sharan Banerjee, residing at 46, College Road, P.S. A.J.C. Bose Botanic Garden - formerly Shibpur, District Howrah, as our true and lawful **CONSTITUTED ATTORNEY** for and on our behalf to do all acts, deeds and things hereunder mentioned.

1. To look after our interest and to do all acts, deeds and things in respect of the "Property" as mentioned in the Schedule hereunder written.
2. To develop, protect and safeguard our right, title and interest in respect of the Schedule mentioned property.
3. If any adjoining owner of the Schedule mentioned property intends to develop his property by the above named Attorney then in that event the said Attorney will be at liberty to amalgamate the Schedule mentioned property and the property of the said adjoining owner and may develop and construct multi storied building upon the said amalgamated property and then in that event said attorney have every liberty to make Deed of Amalgamation on behalf of us and produce the same before competent authorities.

4. To enter into agreement with the intending purchaser/ purchasers in respect of the Schedule mentioned property and to receive any amount like Baina/ Advance, Part Consideration or otherwise and even the entire Consideration Against proper receipts and execute registration of same appearing at the Registration Office by signing our names on our behalf.
5. That the money received towards total consideration or part consideration on account of execution and registration of the respective Deed of Conveyance shall be deposited proportionately in our Bank Accounts according to the condition mentioned in the Development Agreement and there is no monetary transaction between ourselves and said Attorney, at present.
6. To appear before any registration office for the purpose of execution and registration of the Deed of Conveyance and to sign, execute in our names on the said Deed of Conveyance and also sign in the Fee Receipt Book.
7. To receive total consideration at the time of execution and registration of the Said Deed of Conveyance for and on our behalf as would be found just and proper by our said Attorney.
8. To sell, transfer the Share of the Developer in the schedule mentioned property and/or any part thereof at any price to be fixed by the said Attorney to any intending purchaser or person.
9. To manage, control, protect, work and supervise the management and preservation of the property mentioned in the Schedule hereunder and to enter into covenant and arrangement of any kind whatsoever in relation thereto.
10. To present any such conveyance or conveyances for registration, to admit, execution and receipt of consideration before the Sub-Registrar/ District Sub-Registrar having authority and to have said Conveyance or Conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary as full and effectually in all respects as we could do the same.

11. To engage Advocate, Mohorar etc. for the purpose of execution and registration of the Respective Deed of Conveyance/ Deed of Agreement etc. and to defend suit, if any, in respect of the Schedule mentioned property.
12. To appear and represent ourselves before any Magistrate Judges, Civil Judge and in all courts, Registration Office, or any other Government Office and / or Settlement Offices and Municipal Corporation, Police Station, Commissioner or Central or State Government Offices, Commissioner or Central or State Government Office or other Public Bodies or Body Corporate and other statutory authority/ authorities in all matters and things relating to our schedule mentioned property.
13. To defend suits, cases, Misc. Appeal etc. and to sign and verify plaint, Written Statement, Petition, Objection, Miscellaneous Appeal, Revisions, Swear Affidavit to sign and execute Vakalatnama and such other papers and documents and to file in any court or office in respect of the Schedule mentioned property and also sign and execute such other papers and documents as the said Attorney shall think necessary and expedient on our behalf.
14. To issue and/or receive summons, notices, letters and to file and receive back any documents in any Court or Offices and to compromise, compound to withdraw cases and to settle up the disputes, if any, in respect of the said property and to sign the petition of compromise and to adduce evidence for and on our behalf.
15. To appoint Arbitrator to settle up the dispute, if any, in respect of the Schedule mentioned property for and on our behalf.

BE IT NOTED, that this Power of Attorney is being granted in favour of the said Attorney without any consideration and it is revocable automatically after the completion of the total Development process. May it be mentioned here that all receivable/ payable if any to the Principal must be paid to the principle.

AND GENERALLY to execute and perform any other act or acts, deed or deeds, matters or things whatsoever which are in the opinion of our said Attorney ought to be done, executed and performed relating to our Schedule mentioned property and affairs, ancillary or incidental thereto.

AND we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do, execute, perform or cause to be done, executed or performed in respect of the Schedule mentioned property by virtue of the Power hereby conferred upon ourselves and when we shall be called on in this regard and all such acts done by our said Attorney shall be construed as acts, deeds and things as if done by ourselves.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of Bastu Land measuring about 06 (six) Cottah 04 (four) Chittack 5 (five) Sft. or a little more or less together with R.T. structure standing thereon which is situated and comprised in J.L. No. 1, L.R. Dag No. 47 under L.R. Khatian Nos. 133, 283, 534, 597, 822, 823 & 825 of Mouza - Shibpur, Sheet No. 95 corresponding to the then Howrah Municipality Premises Nos. 220 & 220/1, at present Howrah Municipal Corporation Premises Nos. 217, G. T. Road (South) under H.M.C. Ward No. 34 within P.S. - Shibpur, District Howrah-711 102, Zone Sandhyabazar, H.M.C. Ward No. 30, 31, 34, 36, Rajnarayan Roychowdhury Ghat Road alongwith all easement rights and privileges over the common passage which is the territorial jurisdiction of District Sub-Registry Office and Additional District Sub-Registry Office at Howrah which is morefully delineated in the map or plan by Colour "RED" as annexed hereto which is the part and parcel of these presents and the property is butted and bounded as follows :-

ON THE NORTH : CESC Distribution Station.

ON THE SOUTH : Kalikumar Mukherjee Lane.

ON THE EAST : G. T. Road.

ON THE WEST : House of Gita Nag.

IN WITNESS WHEREOF We, the Executants do hereby hereto put our signature on this present on this 26th Day of July, Two thousand 2021 A.D.

WITNESSES :-

1. Nayanayan Nandy
42/1/1, Baje Shibpur Road,
How-2

2. Kadam Mukherjee

42/2 Baje Shibpur
How-2

1. Netyananda Nandy

2. Sankari Nandy.

3. Kalkali Hazra.

4. Mitali Nandy

5. Rita Nandy

6. Partha Pratim Nandy

7. Philam Nandy Roy

SIGNATURE OF THE EXECUTANTS.

For **THEME PROJECTS PVT. LTD.**

Jagan Kumar Banerjee
Director

SIGNATURE OF THE ATTORNEY HOLDER

Drafted and prepared by me












& prepared at my Office :-












Debabrata Bhaduri







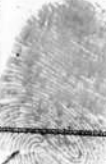




Advocate.

DEBABRATA BHADURI
Judges' Court, Howrah, ADVOCATE
HOWRAH JUDGES' COURT
F / 1178 / 2009












FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	    					
Right Hand	Thumb	Fore	Middle	Ring	Little	
    	Signature <u>Jagan Kumar Banerjee</u>					

	Left Hand	Little	Ring	Middle	Fore	Thumb
	    					
Right Hand	Thumb	Fore	Middle	Ring	Little	
    	Signature <u>Nitya nanda Handu</u>					

	Left Hand	Little	Ring	Middle	Fore	Thumb
	    					
Right Hand	Thumb	Fore	Middle	Ring	Little	
    	Signature <u>Sanjay Handu</u>					

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						
Signature <u>Partha Pratim Nandy</u>						












	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						
Signature <u>Thilam Nandy Roy</u>						

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little
Signature _____						

JUL 25 1955

Major Information of the Deed

Deed No :	I-0502-05775/2021	Date of Registration	26/07/2021
Query No / Year	0502-8001250431/2021	Office where deed is registered	
Query Date	26/07/2021 4:15:02 PM		
Applicant Name, Address & Other Details	Debabrata Bhaduri Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9831418691, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 20,00,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value	Rs. 2,43,08,856/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050205771/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 21/- (Article:E, E)

Land Details :

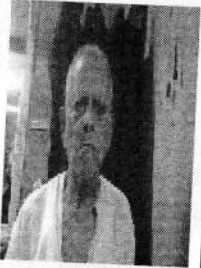

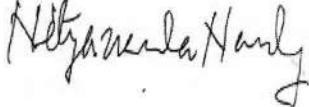
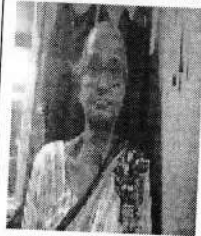

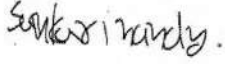


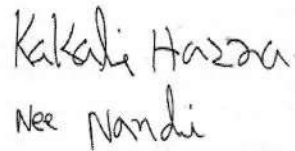
District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone : (Sandhyabazar(HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road) , , Premises No: 217, , Ward No: 034 Pin Code : 711102






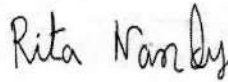






Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 4 Chatak 5 Sq Ft	19,70,000/-	2,42,78,856/-	Property is on Road , Project Name :
Grand Total :				10.324Dec	19,70,000 /-	242,78,856 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nitya Nanda Nandy (Presentant) Son of Late Phani Bhusan Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	Photo  26/07/2021	Finger Print  LTI 26/07/2021	Signature  26/07/2021
42/1/1 , Baje Shibpur Raod, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office				
2	Name Smt Shankari Nandy Wife of Late Gurudas Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	Photo  26/07/2021	Finger Print  LTI 26/07/2021	Signature  26/07/2021
42/1/2 , Baje Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx9P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office				
3	Name Smt Kakali Hazra Nee Nandy Wife of Mr Rupen Hazra Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	Photo  26/07/2021	Finger Print  LTI 26/07/2021	Signature  26/07/2021
15/3 , Krittibas Dhara Lane, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx0M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office				



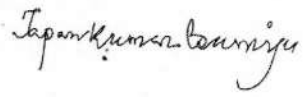
4	Name Smt Mitali Nandy Wife of Mr Soumen Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	Photo  26/07/2021	Finger Print  LTI 26/07/2021	Signature  26/07/2021
142/3 , Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx2A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office				
5	Name Smt Rita Nandy Wife of Mr Patit Paban Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	Photo  26/07/2021	Finger Print  LTI 26/07/2021	Signature  26/07/2021
65/3 , Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office				
6	Name Mr Partha Pratim Nandy Son of Late Patit Paban Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	Photo  26/07/2021	Finger Print  LTI 26/07/2021	Signature  26/07/2021
65/3 , Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office				
7	Name Smt Jhilam Nandy Roy Wife of Mr Raju Ray Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	Photo  26/07/2021	Finger Print  LTI 26/07/2021	Signature  26/07/2021

HA 106 , Salt Lake, Sector 3, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office



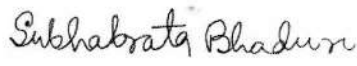
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	THEME PROJECTS PVT LTD 46 , COLLEGE ROAD, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tapan Kumar Banerjee Son of Late Guru Sharan Banerjee Date of Execution - 26/07/2021, , Admitted by: Self, Date of Admission: 26/07/2021, Place of Admission of Execution: Office	 <small>Jul 26 2021 4:30PM</small>	 <small>LTI 26/07/2021</small>	 <small>26/07/2021</small>
	46 , College Road, City:- , P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9E,Aadhaar No Not Provided Status : Representative, Representative of : THEME PROJECTS PVT LTD (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhabrata Bhaduri Son of Mr Debabrata Bhaduri Howrah, City:- Howrah, , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	 <small>26/07/2021</small>	 <small>26/07/2021</small>	 <small>26/07/2021</small>
Identifier Of Mr Nitya Nanda Nandy, Smt Shankari Nandy, Smt Kakali Hazra Nee Nandy, Smt Mitali Nandy, Smt Rita Nandy, Mr Partha Pratim Nandy, Smt Jhilam Nandy Roy, Mr Tapan Kumar Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nitya Nanda Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
2	Smt Shankari Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
3	Smt Kakali Hazra Nee Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
4	Smt Mitali Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
5	Smt Rita Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
6	Mr Partha Pratim Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
7	Smt Jhilam Nandy Roy	THEME PROJECTS PVT LTD-1.47485 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nitya Nanda Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
2	Smt Shankari Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
3	Smt Kakali Hazra Nee Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
4	Smt Mitali Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
5	Smt Rita Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
6	Mr Partha Pratim Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
7	Smt Jhilam Nandy Roy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft

On 26-07-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 16:18 hrs on 26-07-2021, at the Office of the A.D.S.R. HOWRAH by Mr Nitya Nanda Nandy , 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 2,43,08,856/-

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

Execution is admitted on 26/07/2021 by 1. Mr Nitya Nanda Nandy, Son of Late Phani Bhusan Nandy, 42/1/1 , Baje Shibpur Raod, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Retired Person, 2. Smt Shankari Nandy, Wife of Late Gurudas Nandy, 42/1/2 , Baje Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 3. Smt Kakali Hazra Nee Nandy, Wife of Mr Rupen Hazra, 15/3 , Krittibas Dhara Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 4. Smt Mitali Nandy, Wife of Mr Soumen Nandy, 142/3 , Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 5. Smt Rita Nandy, Wife of Mr Patit Paban Nandy, 65/3 , Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 6. Mr Partha Pratim Nandy, Son of Late Patit Paban Nandy, 65/3 , Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business, 7. Smt Jhilam Nandy Roy, Wife of Mr Raju Ray, HA 106 , Salt Lake, Sector 3, P.O: Bidhannagar, Thana: Bidhannagar, , North 24- Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession House wife

Indetified by Mr Subhabrata Bhaduri, , Son of Mr Debabrata Bhaduri, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-07-2021 by Mr Tapan Kumar Banerjee, proprietor, THEME PROJECTS PVT LTD, 46 , COLLEGE ROAD, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103

Indetified by Mr Subhabrata Bhaduri, , Son of Mr Debabrata Bhaduri, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

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 310, Amount: Rs.50/-, Date of Purchase: 08/07/2021, Vendor name: Shila Das
2. Stamp: Type: Impressed, Serial no 311, Amount: Rs.50/-, Date of Purchase: 08/07/2021, Vendor name: Shila Das

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2021, Page from 219960 to 219982
being No 050205775 for the year 2021.



Digitally signed by KAUSTAVA DEY
Date: 2021.07.28 12:49:08 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2021/07/28 12:49:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)