

451/23

2.50450/2023

भारतीय गैर न्यायिक

पचास  
रुपये

₹.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 253368

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

Add. Dist. Sub-Registrar  
Alipore, South 24 Parganas

15 MAR 2023

DEVELOPMENT GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT GENERAL POWER OF ATTORNEY is

made this the...15<sup>th</sup>...day...1<sup>st</sup> Mar 2023 of Two Thousand Twenty Three (2023);

Contd...P/2

15-03-2023  
8-692933-2023



KNOW ALL MEN BY THESE PRESENTS that We, 1) SRI UTPAL DUTTA, son of Late Krishna Pada Dutta, by Occupation- Retired , PAN Card No. ACYPD6674R, Aadhaar Card No. 6635 5504 6403 and 2) SRI SWAPAN DUTTA, son of Late Krishna Pada Dutta, by Occupation- Retired, PAN Card No. ARDPD6495J, Aadhaar Card No. 3289 1381 3632 , both by faith- Hindu, both by Nationality- Indian, both are residing at 1/C, Subhas Park, P.O.- Bansdrone, P. S.- Bansdrone, Kolkata- 700070, the District South 24 -Parganas, West Bengal - hereinafter referred to as the OWNERS/ PRINCIPAL (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/ or assigns) send greetings.

WHEREAS We, Sri Utpal Dutta and Sri Swapan Dutta become the absolute joint Owners of the said property and in lawful & khas possession of the said land measuring 4(four) Cottahs 5(five) Chittacks and 1(one) Sq.Ft. be the same a little more or less with one storied brick built house lying and situate at Mouza- Bansdrone, J.L.No.45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No.353 now L.R. Dag No. 353, Touzi No. 11 , within the limits of K.M.C. Ward No. 112, being K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park), P.S.-Regent Park now Bansdrone, P.O.- Bansdrone, Kolkata-700070, District of South 24-Parganas, Assessee No.- 31-112-20-0008-8 fully described in First Schedule hereunder written and thereto and seized and possessed of the same, having unfettered right, title and interest thereto and free from all encumbrances and our respective undivided share is as follows :-

- 1) Sri Utpal Dutta - hold 50 % ,
- 2) Sri Swapan Dutta - hold 50 % ,

1112-8-VI-H



AND WHEREAS we, the aforesaid Owners are desirous of developing the said property by constructing building accordance with the building plan to be sanctioned by the K.M.C. and in pursuance to the same the Developer has agreed to develop the said property by constructing new building on the said properties in accordance with the sanctioned plan on the terms and conditions hereinafter appearing.

AND WHEREAS we, the Owners are desirous of constructing a G+3(three) storied building on the said land, on the basis of a building plan to be sanctioned by the K.M.C. and we, the Owners have placed our offer to the Developer herein to take charge of the said construction work of the project, with some mutually settled terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of our , the Owners herein under the following terms and conditions.

AND WHEREAS now we, the Owners herein are desirous of developing the said landed property by constructing building accordance with the building plan to be sanctioned by the K.M.C. and in pursuance to the same and on representation of the Owners and subject to verification of the right, title and interest of the Owners concerning the said property the Developer has agreed to develop the said property by constructing new building on the said properties in accordance with the sanctioned plan on the terms and conditions hereinafter appearing.

AND WHEREAS with a view to develop the said land by constructing a G+3(three) storied building, the Owners/Principal herein entered into an Agreement for Development, dated 15/03/2023 registered in the office of A.D.S.R. Alipore, vide Book No. I, Being No I:160.5.0039.1..... for the year 2023, with the Developer namely "GANGULY ENTERPRISE" a sole

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Utpal Dutta  
Swapan Dutta

GANGULY ENTERPRISE  
Proprietor  
T. C. Ganguly



Proprietorship concern, having its office at 186, Bansdrone Rifle Club, P.S.- Regent Park now Bansdrone, P.O.- Bansdrone, Kolkata-700070 District South 24 -Parganas, West Bengal, represented by its Proprietor namely SRI TAPAN GANGULY, son of Late Jagannath Ganguly, by occupation- Business, by faith - Hindu, by Nationality - Indian, residing at 186, Bansdrone Raifle Club, P.S.-Regent Park now Bansdrone, P.S.-Bansdrone, Kolkata-700070, District South 24 -Parganas, West Bengal in respect of the said land as mentioned in the Schedule hereunder certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions in the said Development Agreement, it is mutually settled and agreed by and between the Owners/ Principal herein and the Developer, that the Owners herein will be entitled to get ALL THAT 50% of the total F.A.R. or constructed area including the car parking space of the proposed G+3(three) storied building over the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and the Developer will get 50% of the total F.A.R. or constructed area including the car parking space over the land with right to use and enjoy the common areas and facilities in the proposed building.

AND WHEREAS for the purpose of construction of the proposed G+3(three) storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building over the land, and to appear before any office and places, the Owners/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer namely "GANGULY ENTERPRISE", sole Proprietorship concern, having its office at 186, Bansdrone Rifle Club, P.S.- Regent Park now Bansdrone, P.O.- Bansdrone, Kolkata-700070 District South 24 -Parganas, West Bengal, represented by its Proprietor namely SRI TAPAN GANGULY, son of Late Jagannath Ganguly, by occupation- Business, PAN Card No. - AGAPG5549A, AADHAAR Card



No. - 9770 3779 4685, by faith - Hindu, by Nationality - Indian, residing at 186, Bansdroni Raifle Club, P.S.- Regent Park now Bansdroni, P.S.-Bansdroni, Kolkata-700070, District South 24-Parganas, West Bengal as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things .

1. To look after, manage the aforesaid property morefully described in the Schedule below on our behalf.
2. To sign and execute all Agreements , Documents and all other necessary papers and documents concerning the said property for and on our behalf.
3. To apply for and obtain in our name and on our behalf temporary connections of water, electricity and also to apply for and obtain in our name on our behalf for permanent water, electric, drainage, sewerage connections to the said premises and property and to sign as well as execute all plans, forms, papers, documents in connection therewith for and on our behalf.
4. To represent us before all the offices concerned and also like such the K.M.C. and to sign all papers, documents on our behalf for mutation of our name in respect of the relevant papers and to appear in all hearing before the authorities of the K.M.C. for such mutation, deal in objection and/or appeals on our behalf against the excess valuation assessed by the said K.M.C. and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf to move Petitions to plead, to argue, to act on our behalf and file petition, in original assessment, miscellaneous, review, revision or appellate proceeding, to accept service of notices, to produce and take back documents, to apply for and take delivery of copies, to authorise his representatives and registered clerks to take delivery of copies and to do clerical work in the office of the K.M.C. and Building Rules framed there under and all works covered by the provisions of the K.M.C. Act, before the K.M.C., to apply for depositing or adjust any money in connection

therewith and the attorney is empowered & authorized to comply with all the requirements and the K.M.C. Act & Rules & the Building rules including signing on the Building plans to be submitted for sanction and take delivery sanction Plan from the K.M.C.

5. To sign letters, correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C., Fire Brigade and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.

6. To sign & submit of all document for the approval of proposed building plan on the K.M.C. building department and also office the approval of proposed building plan during construction if any declaration occurred further to sign and submit the building plan for registration to attend and appear for the hearing of the authority of the K.M.C. for additional approval on the Building Department and correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C.

7. To sign & submit the plan of internal & external water connection and appear before the water supply department of the K.M.C. sign & submit the plan of internal and external drainage and sewerage connection and to be appear before the drainage department of the K.M.C. and to apply for the obtain connection for water, Sewerage , etc.

8. To prepare proposed drawing /plan for sanction from K.M.C. and submit and also to sign building plan on our behalf of the schedule below property and obtain such sanctioned plan thereof from the appropriate authorities concerned on our behalf and prepare and/or submit the plan or any revision plan or altered building plan by the said Attorney on our behalf for and on our said residential building purposes and other purposes.

9. To apply for and obtain all necessary sanction clearances, the said proposed



building on our behalf.

10. To appear for and represent us before any competent authority, tribunal authority arbitrator or revenue, administrative civil, criminal, jurisdiction relating to the any matters, concerning the said property as mentioned in the Schedule below property on our behalf.

11. To institute any case or defend any suit, proceedings, appeal, revision injunction proceedings, enquiry, claims etc. relating to the said landed property on our behalf.

12. To appoint and/or engage any legal practitioner, solicitors, auditors, valuer, assessor, arbitrators and/or any legal practitioner or any advocates other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrrarhamas, show causes petitions etc. for the said purposes on our behalf.

13. To sign, execute, submit or deliver all complaints, written statements, objections, memorandum of appeals, applications, revision, injunction, petitions and all other appeals and all papers, documents, exhibits for the aforesaid purposes.

14. To visit and represent us before all the West Bengal Govt. Office or offices and/or Central Govt. offices concerned and all other offices concerned smooth management of our said landed property as stated and written in the schedule below on our behalf.

15. To apply for and obtain electricity, water, sewerages/ drainage or any other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalf.

16. To make and present any Deed of Sale or other documents for registration to be executed by our said Attorney after delivered Owners' allocation to us as per term of Development Agreement in respect of said Developer's allocation only and to admit, execution and registration thereof before as the registering

authorities concerned like as such registrar of District Registrar and all D.S.R.-I, II, III, IV, V at Alipore and A.D.S.R. Alipore at South 24-Parganas and Assurances at Kolkata such like other registering offices concerned on our behalf in our name.

17. To make any kind of agreement or agreements with any Purchaser or Purchasers in respect of the schedule below property except our allocation, (i.e. only the specified allocation of the Developer as per the Development Agreement) on our behalf and after delivering our allocation the Developer present for registration of the Deed of Sale on our behalf, in favour of the intending Purchasers, names and to receive the all consideration money related to his allocations i.e. flats/unites/spaces/car parking space.

18. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending Purchasers in respect of our schedule below property and also to handed over the same to the said intending Purchasers on our behalf.

19. To prepare plan of building for development of the said landed property and to submit proposal from time to time for the amendment and/or modification of such building plan to the said K.M.C. for the purpose of obtaining sanction of the same.

20. To execute the development, work, manage, control and supervise the management of all and administer the property mentioned in the schedule hereunder and constitute, build and erect a building at the said K.M.C. Premises morefully described in the Schedule hereto and for the purpose to sign and execute all papers, documents and application which is required for the purposes of construction of a building.

21. To make necessary representations to the K.M.C., WBSEDCL, Fire and Police authority and/or other authorities and concerns for obtaining necessary



permission as required in law for installations water line, drainage connection, electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and collectors of the K.M.C. and also to the other concerning authorities in respect of the fixation of taxes and its hearing to the above said authority in respect of the schedule property.

22. To appoint from time to time Architect, R.C.C. Consultants, Contractors, Sub-Contractors and other personal and workman for the Development of the property and construction in the said landed property.

23. To enter into Agreement for sale and sign and execute Agreement with prospective buyers of flats, car parking spaces, spaces etc. as the case may be of the proposed building to be constructed on the K.M.C. Premises morefully described in the Schedule hereto and to receive, realize and collect all purchase money either in full or in part or in advance by way of earnest money and payment of purchase money from prospective Purchasers and to give, sign and grant effective receipts and discharge for the same from the Developer's allocation in terms of the Development Agreement .

24. After delivering the Owners' allocation to us as per term of Development Agreement to execute deed of sale in respect of the undivided proportionate share of land relating to the flats/unites/Car parking Space and the covered area in respect of the Developer's Allocation as per the said the Development Agreement in favour of any Purchaser or purchasers nominated by the said Attorney and to present the Deeds before the Registrar to admit execution of any deed executed by the Attorney on our behalf, receive consideration money and to give discharge thereof relating to the Developer's allocated portion only as per the said the Development Agreement in respect of the scheduled property written below. The Owners in no way shall be responsible to any miscellaneous- Acts if so committed by the Developer.



25. He is also empowered to sign on the documentation i.e., undertakings , declarations and also registration if any, filing indemnity bond and other matter relating to sanctioning of the building plan from the K.M.C.. If any deviations comes into picture out of the approved building plan in that event he is empowered to deal with issues related there to, he is empowered to sign documentation in this regard and can also submit revised building plan to the K.M.C. for the purpose of regularisation for the said building plan.

26. He is also empowered to sign documentation for the purpose of obtaining of Completion Certificate from the K.M.C. and also empowered to sign on the documentation regarding obtaining of inside & outside sanction of drainage connection from the drainage department of the premises as may behalf before the K.M.C. as and when required.

27. He also empowered to sign on the documentation regarding obtaining of inside & outside sanction of water connection from the water supply department of the premises as may behalf ,before the K.M.C. as and when required.

28. This registered Power of Attorney being collateral documents of the said the Development Agreement and whatsoever acts deeds and things concerning the said premises to be done by the Attorney shall be deemed to be done on behalf of the said Developer's firm be bound by such acts, deeds and things so done. Generally to do or execute all such acts, deeds and things in the same manner and to the same extends as we could do or execute such documents and We do hereby agree to confirm and ratify whatever have been done by Attorney or his men and agent during the continuance of the construction work as per Development Agreement . And we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained, shall lawfully do execute or



perform in exercise of the power so vested upon him hereby confirmed upon under by virtue of this power provided however our said Attorney shall be bound to ensure day to day work in respect of the progress of the construction work in the premises to us.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**[The Premises]**

All That piece and parcel of bastu Land measuring 4 (Four) Cottahs 5(five) Chittacks and 1(One) Sq.Ft. more or less, with one storied brick built house measuring 1250 Sq.Ft. more or less lying and situate at Mouza- Bansdroni, Pargana Magura, Touzi No.11, J.L. No.45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No.353 now L.R. Dag No. 353, within the limits of K.M.C. Ward No. 112, being K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park ), Police Station - Regent Park now Bansdroni, Post Office - Bansdroni, Kolkata-700070, under the District of South 24 - Parganas , Sub- Registry Alipore, which is butted and bounded as follows that is to say:-

On The North : by House of Dr. Sudhir Chakraborty;

On The East : by Land with Building namely "Satyadham Apartment";

On The South : by Land with Building namely "Gitanjali Apartment";

On The West : by 12 feet wide K.M.C. Road .

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**[Owner's Allocation]**

Owner's shall be entitled to get 50% in following manner as mention below:-

a) 1 (one) self contained residential Flat , consisting 3(three) Bed Room,1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony ,

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i.e. 50% of the total constructed area or F.A.R. on First Floor at the South-East -West side of the proposed G+3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3 (three) storied Building. b) 1 (one) self contained residential Flat consisting 3(three) Bed Room, 1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Second Floor at the South-East -West side of the proposed G+ 3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3(three)storied Building. c) 2 (two) self contained residential Flats, each consisting 1(one) Bed Room, 1(one) Kitchen-cum- Dining Room, 1(one) Toilet and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Third Floor at the South-East -West side of the proposed G+3(three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3 (three) storied Building. d) 50% of the approved/sanctioned Car Parking Space at the South side of the proposed G+3(three)storied building over the said land as per Developer choice. E) And the Developer shall bear the shifting for two family charges and/or rent for rented accommodation of from the date of hand over the existing premises to the Developer until to hand over the Owner's allocation to the Owners by the Developer at the newly constructed G+3(three)storied Building.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**[Developer's Allocation]**

The Developer will be entitled to the rest of the construction area, after

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providing the Owner's allocation of the proposed G+3(three)storied Building along with the proportionate share of common portion, common facilities and common amenities of the said proposed G+3(three)storied Building. That the Developer shall be entitled to get 50% in following manner as mention below:-

a)1 (one) self contained residential Flat , consisting 3(three) Bed Room,1(one) Kitchen-cum-Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony , i.e. 50% of the total constructed area or F.A.R. on First Floor at the North-East -West side of the proposed G+3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (three) storied Building. b)1(one) self contained residential Flat consisting 3(three) Bed Room, 1(one)Kitchen-cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Second Floor at the North-East-West side of the proposed G+3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (three) storied Building. c) 1(one)self contained residential Flat consisting 3(three) Bed Room,1 Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Third Floor at the North-East -West side of the proposed G+3(three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3(three) storied Building. d) 50% of the Car Parking Space at the North side of the proposed G+ 3(three) storied building over the said land as per Developer choice.

Allotted to the Developer herein as mentioned the Development Agreement.



IN WITNESS WHEREOF We, the Executants herein, execute this The Development Power of Attorney on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of :

WITNESSES :-

1. Dipankar Dutta  
A, Subodh Park,  
P.O. + P.S. - Baneswari  
Kolkata - 700070

*Dipankar Dutta*

*Swapan Dutta*

SIGNATURE OF THE EXECUTANTS

2. Gosta Gopal Manna  
224A, N.S.C. Bose Road  
Kolkata - 700047

**GANGULY ENTERPRISE**  
*Tapan Ganguly,*  
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me as per directions of the  
Owners hereto and read over, explained.

*Asim Kumar Jana*  
(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- WB/663/2000)

COMPUTER PRINTED BY :

Gosta Gopal Manna





	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... UTPAL DUTTA .....

Signature..... Utpal Dutta .....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SWAPAN DUTTA .....

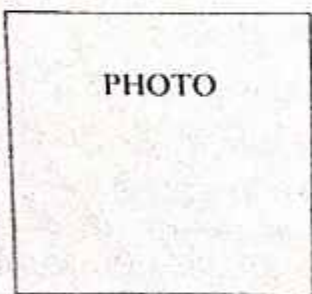
Signature..... Swapan Dutta .....



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left hand					
right hand					

Name..... TAPAN GANGULY .....

Signature..... Tapan Ganguly .....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



## Major Information of the Deed

Deed No :	I-1605-00400/2023	Date of Registration	15/03/2023
Query No / Year	1605-8000692933/2023	Office where deed is registered	
Query Date	15/03/2023 1:41:31 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asim Kumar Jana 224a N. S. C. Bose Road, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 45,32,127/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500391/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Subhash Park, , Premises No: 8, , Ward No: 112 Pin Code : 700070





Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 5 Chatak 1 Sq Ft	1/-	36,88,377/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				7.1179Dec	1 /-	36,88,377 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	1/-	8,43,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1250 sq ft	1 /-	8,43,750 /-	



Principal Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print
1	<p><b>Mr UTPAL DUTTA</b>                      Son of Late KRISHNA PADA DUTTA                      Executed by: Self, Date of Execution: 15/03/2023                      , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office</p>		
		15/03/2023	15/03/2023
<p>1/C, SUBHAS PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023                      , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office</p>			
2	<p><b>Mr SWAPAN DUTTA</b>                      Son of Late KRISHNA PADA DUTTA                      Executed by: Self, Date of Execution: 15/03/2023                      , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office</p>		
		15/03/2023	15/03/2023
<p>1/C, SUBHAS PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023                      , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office</p>			




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>GANGULY ENTERPRISE</b>                      186, BANSDRONI RIFLE CLUB, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: AGxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



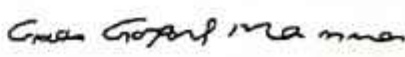


Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr TAPAN GANGULY (Presentant)</b> Son of Late JAGANNATH GANGULY Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office			
	Mar 15 2023 2:54PM	LTI 15/03/2023	15/03/2023
186, BANSDRONI RAIFLE CLUB, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GANGULY ENTERPRISE (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Gosto Gopal Manna</b> Son of Late Radha Nath Manna 224A, N S C Bose Road, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047			
	15/03/2023	15/03/2023	15/03/2023
Identifier Of Mr UTPAL DUTTA, Mr SWAPAN DUTTA, Mr TAPAN GANGULY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr UTPAL DUTTA	GANGULY ENTERPRISE-3.55896 Dec
2	Mr SWAPAN DUTTA	GANGULY ENTERPRISE-3.55896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr UTPAL DUTTA	GANGULY ENTERPRISE-625.00000000 Sq Ft
2	Mr SWAPAN DUTTA	GANGULY ENTERPRISE-625.00000000 Sq Ft



15-03-2023

**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 14:02 hrs on 15-03-2023, at the Office of the A.D.S.R. ALIPORE by Mr TAPAN GANGULY .

**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 45,32,127/-

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

Execution is admitted on 15/03/2023 by 1. Mr UTPAL DUTTA, Son of Late KRISHNA PADA DUTTA, 1/C, SUBHAS PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. Mr SWAPAN DUTTA, Son of Late KRISHNA PADA DUTTA, 1/C, SUBHAS PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person

Indetified by Mr Gosto Gopal Manna, , Son of Late Radha Nath Manna, 224A, N S C Bose Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 15-03-2023 by Mr TAPAN GANGULY, PROPRIETOR, GANGULY ENTERPRISE, 186, BANSDRONI RIFLE CLUB, City:- , P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr Gosto Gopal Manna, , Son of Late Radha Nath Manna, 224A, N S C Bose Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 32521, Amount: Rs.50.00/-, Date of Purchase: 19/07/2022, Vendor name: Subhankar Das



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

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being No 160500400 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.03.22 15:50:10 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/03/22 03:50:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)

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