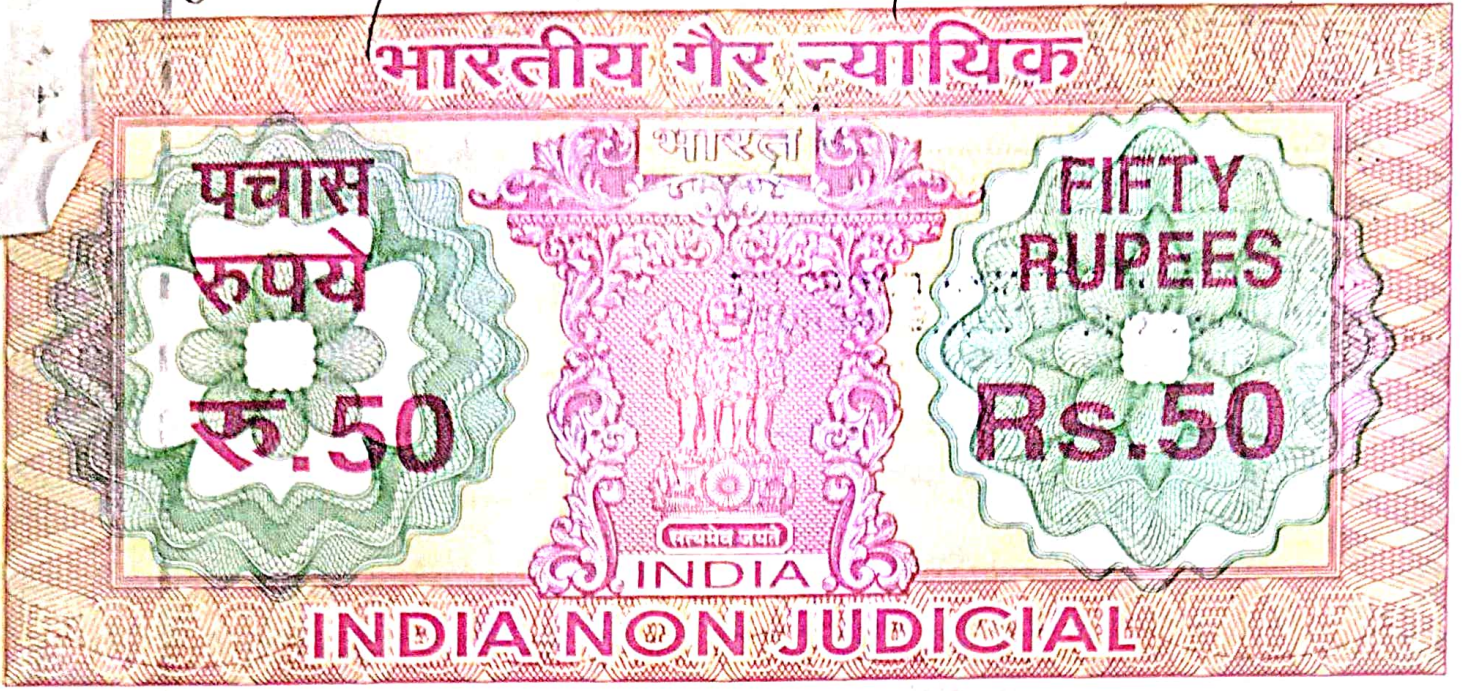


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पश्चिमबङ्ग पश्चिम बंगाल WEST-BENGAL

AC 656499

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Certified that the document is admitted for registration. The signature of the person and the name of the state is entered in this document.

District Sub-Registrar  
Howrah

16 FEB 2022

GENERAL POWER OF ATTORNEY IN TERMS OF  
DEVELOPMENT AGREEMENT BEING NO. 051301991 DATED  
TO ALL TO WHOM BY THESE PRESENTS SHALL COME We, (1)  
SRI SHAKTIPADA KAR (PAN : AMDPK3471E, Aadhaar No. 9558 6270  
0086) son of Late Monoranjan Kar, Nationality - Indian, by

faith - Hindu, by occupation - Business residing at 19, Goabaria Govt. Colony, P.O. D S Lane, P.S. Sankrail, District - Howrah : 711109, (2) SRI SUBHENDU ROY (PAN : ADDPR7362J, Aadhaar No. 6070 2382 2900) son of Sri Sanjit Roy, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 19/1, Naskarpara 1st Bye Lane, P.S. Shibpur, P.O. Santragachi, District - Howrah : 711104, (3) SMT. SUJATA BANERJEE (PAN : AFHPB1211L, Aadhaar No. 9222 9735 3542), wife of Late Bikash Banerjee, Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at Thanamakua, 283, Panchanantala Lane, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109, (4) SRI SOUGATA SARKAR (PAN : ESBPS5296B, Aadhaar No. 9375 3142 2045), son of Late Biswadeb Sarkar, Nationality - Indian, by faith - Hindu, by occupation - Business residing at Village & P.O. Atla, P.S. Rampurhat, District - Birbhum : 731233 and (5) SRI VIJAY KUMAR MISHRA (PAN : AZAPM6753F, Aadhaar No. 5294 8023 2740), son of Sri Aswani Mishra, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 6, Hare Krishna Nagar, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109 for the sake and brevity hereinafter jointly referred to as the 'APPOINTORS' of these presents.



WHEREAS We, the abovenamed 'Appointors' herein are the joint owners and occupiers now seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Mokarari Mourashi Bastu Land containing a total area measuring about 20 (Twenty) Decimals equivalent to 12 (Twelve) Cottahs 1 (One) Chittacks 35 (Thirty Five) Sq.ft. be the same a little more or less together with an old R.T. Structure measuring about 400 Sq.t. more or less standing thereon altogether with all easements and user right of common passage comprised within Howrah Municipal Corporation Premises No. 37/A, Panchananta-la Lane, Mouza - Thanamakua, J.L. No. 40, appertaining to R.S. Dag No. 526, Hal L.R. Dag No. 697 under L.R. Khatian Nos. after mutation 5858 (in the name of Saugata Sarkar - area about 0.04 Decimals), 5859 (in the name of Sri Bijay Kumar Mishra - Area about 0.04 Decimals), 5860 (in the name of Sri Subhendu Roy - Area about 0.04 Decimals), 5861 (in the name of Sri Shaktipada Kar - Area about 0.04 Decimals) and 5862 (in the name of Smt. Sujata Banerjee - Area about 0.04 Decimals). P.S. Sankrail, District - Howrah : 711109 within the limit of Howrah Municipal Corporation ward No. 45

and also within the jurisdiction of the Office of the District Sub-Registrar, Howrah and Additional District Sub-Registrar, Ranihati which is morefully and particularly described in the Schedule "A" hereunder written hereinafter referred to as the said property.

AND WHEREAS due to inconvenience to look after, manage, control and/or for more secure and profit from the said property, We intend to develop the said property by way of constructing new masonry building the said property and after having discussions with the Developer M/S SOUTH CITY CONSTRUCTIONO. (PAN No. ADQFS1478P) a Partnership Firm governed by the Indian Partnership Act 1932 having its office at "Pearl Apartment", Hanskhali Pole, Andul Road, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109 represented by its Partners namely (1) SRI SUBHENDU ROY (PAN No. ADDPR7362J, Aadhaar No. 6070 2382 2900) son of Sri Sanjit Kumar Roy by faith Hindu by occupation Business, (2) SRI SHAKTIPADA KAR (PAN No. AMDPK3471E, Aadhaar No. 9558 6270 6086), son of Late Monoranjan Kar by faith Hindu by occupation Business and (3) MISS ARPITA BANERJEE (PAN No. BBEPB3386E, Aadhaar No. 9382 6843 8456)), Daughter of Late

Bikash Banerjee, Nationality - Indian, by faith - Hindu, by occupation - Business all of "Pearl Apartment", Hanskhali Pole, Andul Road, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109 and called upon them to enter into an agreement for Development of the said property and in such effect a Development Agreement have been prepared and executed by us on 16.02.2022 duly registered with the Office of the D.S.R. 11 Howrah and recorded in Book No. I, Volume No. , Pages from to Document being no. 051301991 for the year 2021 and in terms of the said development agreement it has also been decided that one person will be appointed as our constituted attorney for which it has become necessary to appoint such constituted attorney to do all acts, deeds, things, constructions and cause to be done in respect of our said property on our behalf. It has also been agreed with the said Developer that after construction, the Developer and We will get our respective shares in terms of the said Development Agreement.

NOW KNOWN YE ALL MEN by these presents that We, the abovenamed Appointors do hereby nominate, constitute and appoint M/S SOUTH CITY CONSTRUCTIONO, (PAN No. ADQFS1478P) a

Partnership Firm governed by the Indian Partnership Act 1932 having its office at "Pearl Apartment", Hanskhali Pole, Andul Road, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109 represented by its Partners namely (1) SRI SUBHENDU ROY (PAN No. ADDPR7362J, Aadhaar No. 6070 2382 2900) son of Sri Sanjit Kumar Roy by faith Hindu by occupation Business, (2) SRI SHAKTIPADA KAR (PAN No. AMDPK3471E, Aadhaar No. 9558 6270 6086), son of Late Monoranjan Kar by faith Hindu by occupation Business and (3) MISS ARPITA BANERJEE (PAN No. BBEPB3386E, Aadhaar No. 9382 6843 8456)), Daughter of Late Bikash Banerjee, Nationality - Indian, by faith - Hindu, by occupation - Business all of "Pearl Apartment", Hanskhali Pole, Andul Road, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109 hereinafter referred to as the 'APPOINTEE' as our true and lawful Attorney to do jointly all acts, things, perform, execute and cause to be done, executed and performed relating to the construction job thereupon the said property also relating to other necessary job and activities as mentioned below in our name and on our behalf that is to say :



1. To sign, enter into take possession for managerial work and charge for and look after manage and administer the said premises including all the meassuages tender hereditaments premises or any part thereof and also to take possession and to administer all the effects thereof in our name and on our behalf.

2. To appoint any architect, contractor for the construction of any multi-storied building/buildings on the land comprised in the said premises or any portion thereof the good view and greater interest of our family in our name and on our behalf.

3. To receive consideration money or earnest money or deposit in respect of constructed building/buildings as mentioned in the said Development Agreement and also to realise and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient but effectual receipts by the Developer.

4. To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public bodies or corporate whom it doth shall or may concern all sums of

money debts dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relation to the said premises to give and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies public or corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them in our name and on our behalf.

5. To present after execution all sale deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or sale of Developer's portion or portions (as mentioned in the said Development Agreement) of newly constructed any building/buildings to the appropriate authority of Registration and to appear and represent for the said property before such Authority and to admit execution for the Registration of such deeds and/or documents of instruments for Registration and/or to receive such deeds,



and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourselves on our name and on our behalf.

6. To make prepare or caused to be made or prepared all any sketches, plans, applications and all other papers or documents as may be necessary and/or required for the purpose of construction and/or in re-construction with and/or relating to the construction and/or erection of building/buildings in or upon the land comprised in the said premises or any part of any portion whereof which is to be made signed, sealed, execute, affirmed, endorsed, verified and delivered for the said purpose on our behalf.

7. To make, sign, seal, execute, affirm and endorse, verify and delivery all or any such sketches, plans, schemes, applications and all other papers or documents as may be necessary and/or required for the purposes of and/or for and/or in connection with and/or relating to the construction and/or re-construction and/or erection of building

/buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in our name and on our behalf.

B. To make over, submit file and deliver on such sketches, plans, schemes, applications and/or all other papers and on documents which may be necessary and or required for any of the said purposes relating to the construction in the said premises before the Authority of Howrah Municipal Corporation, Improvement Trust, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling & Regulations Act), 1976, Electric Supply Authority, Police Authorities, Insurance Company or any other judicial Administrative or Revenue Authority, State or Central Govt. Authority/Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid plan, sketches and/or schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file

before the aforesaid Municipal Corporation or the authorities relating to the said building plan sanctioned in our name and on our behalf.

9. To get back or receive the sanctioned plan or sketch or scheme for construction of building/buildings in or upon the said land/premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for being sanctioned by the Howrah Municipal Corporation Authority or Improvement Trust or Fire Brigade Authorities) on our behalf and to hand over copies of the sanctioned plan or scheme and all other allied papers to the Appointees.

10. To pay and/or to receive refund of the excess amount of fees, if any paid for such purpose aforesaid in our name and on our behalf.

11. To enter into any agreement for sale in respect of the constructed area (as mentioned in the said Development Agreement) in the said premises with any person or persons or any company as will be required and proper and fit on our behalf.



12. To enter into, execute, resign contract with any person/persons, firms or company or corporation for and/or to modify and cancel and/or registration all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt the developer and discharges therefore on our behalf in respect of the constructed area (as mentioned in the said Development Agreement).

13. To sign, execute and/or register all or any documents, instruments, agreement for sale and/or transfer of flat or flats in respect of the Developer's portion (as mentioned in the said Development Agreement) alongwith undivided proportionate share of land thereof according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and to receive all earnest or consideration amount from such person/persons in respect of the Developer's allocation (as mentioned in the said Development Agreement) and money receipts will be granted by the Developer and will present such documents, instruments or

deeds or conveyance for sale for registration to the District, Sub-District Registration Office or Registrar of Assurance, Calcutta and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyance on our behalf.

14. To appear and represent us before all or any judicial administrative revenue or legal authority, authorities, Electric Supply Authority, Collectorate, Insurance Company, Notary Public, Registrar of all Classes, Police Station, Police Commissioner, Income Tax Department or any Central or State Govt. Department or State Govt. Department or other public bodies corporation, Howrah Municipal Corporation, Rent Controller and/or any Arbitrator appointed on behalf of us, to file suit, to depose and to defend on behalf of the appointors and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government offices and/or public bodies and/or Rent Controller and/or Arbitrators and to take all such steps as will be required, necessary, proper and fit for the said premises.

15. To make build erect or construct any multi-storied or other building/buildings or structure/structures in or upon any portion of the land or upon the total land comprised in the said premises and/or to make any lawful and sanctioned alteration and/or addition/additions in any manner whatsoever will be necessary of the newly constructed building/buildings thereon or as will be required and proper on our behalf.

16. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders, Mukters and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokatnamas, warrant or attorneys and such other papers and documents as will be required and necessary and be expedient on our behalf.

17. To make sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and tabular statements and such other papers and documents or pleadings, necessary and expedient and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on our behalf.



18. To appear before B.L. & L.R.O., S.D.L.R.O., D.L.R.O., Land Ceiling Department, Howrah Municipal Corporation for any matter including to file partition suit, appear in the hearing to submit submission either personally or through their Advocate, Pleader, Solicitor whatsoever and howsoever in nature on behalf of us.
19. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on our behalf.
20. To sign and execute and/or register all or any document/documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer in respect of the Developer's allocation (as mentioned in the said Development Agreement) in our name and on our behalf.
21. To receive consideration amount from any person/persons in respect of the Developer's portion of the constructed area (as mentioned in the said Development Agreement) including undivided proportionate impartable share of land and money receipt will be granted by the Developer.
22. This Power of Attorney is valid till to completion of the building and sale of the entire Developer's portion (as mentioned in the said Development Agreement).

AND JOINTLY AND/OR SEVERALLY to do all that is or may be necessary and proper for the aforesaid in terms of the said Development Agreement.

AND We the said Appointors, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done by virtue of these presents this the day of 16<sup>th</sup> February Two Thousand Twenty One

SCHEDULE "A" REFERRED TO ABOVE

ALL THAT the piece and parcel of Mokarari Mourashi Bastu Land containing a total area measuring about 20 (Twenty) Decimals equivalent to 12 (Twelve) Cottahs 1 (One) Chittacks 35 (Thirty Five) Sq.ft. be the same a little more or less together with an old R.T. Structure measuring about 400 Sq.t. more or less standing thereon altogether with all easements and user right of common passage comprised within Howrah Municipal Corporation Premises No. 37/A, Panchananta-la Lane, Mouza - Thanamakua, J.L. No. 40, appertaining to R.S. Dag No. 526, Hal L.R. Dag No. 697 under L.R. Khatian Nos. after mutation 5858 (in the name of Saugata Sarkar - area about 0.04 Decimals), 5859 (in the name of Sri Bijay Kumar Mishra - Area about 0.04 Decimals), 5860 (in the name

of Sri Subhendu Roy - Area about 0.04 Decimals), 5861 (in the name of Sri Shaktipada Kar - Area about 0.04 Decimals) and 5862 (in the name of Smt. Sujata Banerjee - Area about 0.04 Decimals). P.S. Sankrail, District - Howrah : 711109 within the limit of Howrah Municipal Corporation ward No. 45 and also within the jurisdiction of the Office of the District Sub-Registrar, Howrah and Additional District Sub-Registrar, Ranihatī which is butted and bounded in the manner as follows :-

ON THE NORTH - Land of Manimohan Mondal & Others ;

ON THE SOUTH - Plot Nos. 526 (R.S.) and House of Pashupati Naskar and others ;

ON THE EAST - 10 feet wide common passage leading to Panchanantala Lane and Property of Bani Chatterjee and Others and Panchu Gopal Das and others ;

ON THE WEST - 4 feet wide common passage and property of Prabir Mondal ;

SCHEDULE "B" ABOVE REFERRED TO

Sanctioned area in terms of the said Development Agreement.



IN WITNESS WHEREOF the party hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF :

WITNESSES :

1. Somnath Sumran  
Vill+P- AHK  
P.S - Rampurhat  
pin - 731233

Shaktipada Kar  
Subhendu Roy  
Sujata Banerjee  
Sougata Sarkar

2. Ankita Banerjee  
Panchanatala, Howrah

✓ Wifey of Mr. Miskel

SIGNATURE OF THE EXECUTANTS

M/S. SOUTH CITY CONSTRUCTION  
Subhendu Roy  
PARTNER

M/S. SOUTH CITY CONSTRUCTION  
Shaktipada Kar  
PARTNER

M/S. SOUTH CITY CONSTRUCTION  
Ankita Banerjee  
PARTNER

SIGNATURE OF THE ATTORNEY HOLDER

Drafted by me and prepared in my Sheristha as per Xerox copies of the documents provided to me

Rinlu Chakraborty.  
Advocate WB 1638/2002

Typed by: Hara Dhan Kundu

## Major Information of the Deed

No / Year	I-0513-02022/2022	Date of Registration	16/02/2022
Date	0513-8000514100/2022	Office where deed is registered	
Applicant Name, Address & Other Details	16/02/2022 12:46:53 PM	0513-8000514100/2022	
Transaction	PRONAB DUTTA Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7003357136, Status :Solicitor firm		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,80,900/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 39/- (Article:E, M(b),)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051301991/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



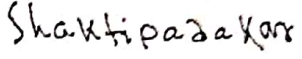


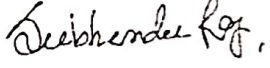
District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Thanamakuya. . Ward No: 045 Pin Code : 711109

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-697	LR-5858	Bastu	Bastu	0.04 Dec		14,580/-	Width of Approach Road: 10 Ft., . Project Name :
L2	LR-697	LR-5859	Bastu	Bastu	0.04 Dec		14,580/-	Width of Approach Road: 10 Ft., . Project Name :
L3	LR-697	LR-5860	Bastu	Bastu	0.04 Dec		14,580/-	Width of Approach Road: 10 Ft., . Project Name :
L4	LR-697	LR-5861	Bastu	Bastu	0.04 Dec		14,580/-	Width of Approach Road: 10 Ft., . Project Name :
L5	LR-697	LR-5862	Bastu	Bastu	0.04 Dec		14,580/-	Width of Approach Road: 10 Ft., . Project Name :
		<b>TOTAL :</b>			.2Dec	0 /-	72,900 /-	
		<b>Grand Total :</b>			.2Dec	0 /-	72,900 /-	









Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
<b>Total :</b>	<b>400 sq ft</b>	<b>0 /-</b>	<b>1,08,000 /-</b>	

**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr SHAKTIPADA KAR</b> (Presentant ) Son of Late MONORANJAN KAR Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<b>Signature</b> 
	16/02/2022	LTI 16/02/2022	16/02/2022	
19, GOABERIA GOVT. COLONY, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx1E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				
2	<b>Name</b> <b>Mr SUBHENDU ROY</b> Son of Mr SANJIT ROY Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<b>Signature</b> 
	16/02/2022	LTI 16/02/2022	16/02/2022	
19/1, NASKARPARA 1ST BYE LANE, City:- Howrah, P.O:- SANTRAGACHI, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				



Name	Photo	Finger Print	Signature
<b>SUJATA BANERJEE</b> Son of Late BIKASH BANERJEE Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<i>Sujata Banerjee</i>
16/02/2022	16/02/2022	LTI 16/02/2022	16/02/2022
THANAMAKUA 283, PANCHANANTALA LANE, City:- , P.O:- D S LANE, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mr SOUGATA SARKAR</b> Son of Late BISWADEB SARKAR Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<i>Sougata Sarkar</i>
16/02/2022	16/02/2022	LTI 16/02/2022	16/02/2022
ATLA, City:- , P.O:- ATLA, P.S:-Rampurhat, District:-Birbhum, West Bengal, India, PIN:- 731233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ESxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mr VIJAY KUMAR MISHRA</b> Son of Mr ASWANI MISHRA Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			<i>Vijay Kumar Mishra</i>
16/02/2022	16/02/2022	LTI 16/02/2022	16/02/2022
6, HARE KRISHNA NAGAR, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx3F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SOUTH CITY CONSTRUCTION</b> PEARL APARTMENT HANSKHALI POLE ANDUL ROAD, City:- , P.O:- D S LANE, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711109 , PAN No.:: ADxxxxxx8P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



**Relative Details :**

**Name, Address, Photo, Finger print and Signature**

**Mr SUBHENDU ROY**  
 Son of Mr SANJIT KUMAR ROY  
 Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office



Feb 16 2022 1:59PM



LTI  
16/02/2022

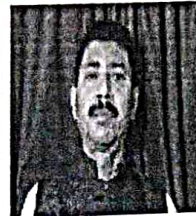
*Subhendu Roy*

16/02/2022

PEARL APARTMENT, HANSKHALI POLE ANDUL ROAD, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : SOUTH CITY CONSTRUCTION (as partner)

2

**Mr SHAKTIPADA KAR**  
 Son of Late MONORANJAN KAR  
 Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office



Feb 16 2022 1:56PM



LTI  
16/02/2022

*Shaktipada Kar*

16/02/2022

PEARL APARTMENT, HANSKHALI POLE ANDUL ROAD, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx1E,Aadhaar No Not Provided Status : Representative, Representative of : SOUTH CITY CONSTRUCTION (as partner)

3

**Miss ARPITA BANERJEE**  
 Daughter of Late BIKASH BANERJEE  
 Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office



Feb 16 2022 2:00PM



LTI  
16/02/2022

*Arpita Banerjee*

16/02/2022

PEARL APARTMENT, HANSKHALI POLE, ANDUL ROAD, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx6E,Aadhaar No Not Provided Status : Representative, Representative of : SOUTH CITY CONSTRUCTION (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRONAB DUTTA</b> Son of Late P R DUTTA HOWRAH COURT, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			<i>Pronab Dutta</i>



16/02/2022

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Mr SHAKTIPADA KAR, Mr SUBHENDU ROY, Smt SUJATA BANERJEE, Mr SOUGATA SARKAR, Mr  
 VIJAY KUMAR MISHRA, Mr SUBHENDU ROY, Mr SHAKTIPADA KAR, Miss ARPITA BANERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mr SHAKTIPADA KAR	SOUTH CITY CONSTRUCTION-0.04 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr VIJAY KUMAR MISHRA	SOUTH CITY CONSTRUCTION-0.04 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHENDU ROY	SOUTH CITY CONSTRUCTION-0.04 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SHAKTIPADA KAR	SOUTH CITY CONSTRUCTION-0.04 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt SUJATA BANERJEE	SOUTH CITY CONSTRUCTION-0.04 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHAKTIPADA KAR	SOUTH CITY CONSTRUCTION-80.00000000 Sq Ft
2	Mr SUBHENDU ROY	SOUTH CITY CONSTRUCTION-80.00000000 Sq Ft
3	Smt SUJATA BANERJEE	SOUTH CITY CONSTRUCTION-80.00000000 Sq Ft
4	Mr SOUGATA SARKAR	SOUTH CITY CONSTRUCTION-80.00000000 Sq Ft
5	Mr VIJAY KUMAR MISHRA	SOUTH CITY CONSTRUCTION-80.00000000 Sq Ft

## Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Thanamakuya, , Ward  
 No: 045 Pin Code : 711109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 697, LR Khatian No:- 5858	Owner:সৌগত সরকার, Gurdian:বিষ্ণুদেব , Address:আতলা, রামপুরহাট বীরভূম , Classification:বান্ধ, Area:0.04000000 Acre,	
L2	LR Plot No:- 697, LR Khatian No:- 5859	Owner:বিজয় কুমার মিশ্র, Gurdian:অম্বিনী , Address:৬ হরেকৃষ্ণ নগর, ডি.এস.লেন সাকরাইল হাওড়া, Classification:বান্ধ, Area:0.04000000 Acre,	
L3	LR Plot No:- 697, LR Khatian No:- 5860	Owner:শুভেন্দু রায়, Gurdian:সম্মিত , Address:১৯/১ নন্দরপাড়া ফার্স্ট বাই লেন শিবপুর, সাতরাগাছি হাওড়া, Classification:বান্ধ, Area:0.04000000 Acre,	

Plot No:- 697, LR Khatian 5861	Owner: শক্তিপদ কর, Gurdian: মনোরঞ্জন , Address: ১৯ গোয়াবেরিয়া গডমেট কলোনী ডি.এস.লেন হাওড়া, Classification: বাস্তু, Area: 0.04000000 Acre,	
LR Plot No:- 697, LR Khatian No:- 5862	Owner: সূজাতা ব্যানার্জী, Gurdian: বিকাশ ব্যানার্জী, Address: থানামাকুয়া, ২৮৩, পঞ্চাননতলা লেন সাকরাইল হাওড়া, Classification: বাস্তু, Area: 0.04000000 Acre,	



**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 of Indian Stamp Act 1899.

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

Presented for registration at 12:49 hrs on 16-02-2022, at the Office of the D.S.R. - II HOWRAH by Mr SHAKTIPADA KAR, 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 1,80,900/-

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

Execution is admitted on 16/02/2022 by 1. Mr SHAKTIPADA KAR, Son of Late MONORANJAN KAR, 19, GOABERIA GOVT. COLONY, P.O: D S LANE, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 2. Mr SUBHENDU ROY, Son of Mr SANJIT ROY, 19/1, NASKARPARA 1ST BYE LANE, P.O: SANTRAGACHI, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Business, 3. Smt SUJATA BANERJEE, Wife of Late BIKASH BANERJEE, THANAMAKUA 283, PANCHANANTALA LANE, P.O: D S LANE, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession House wife, 4. Mr SOUGATA SARKAR, Son of Late BISWADEB SARKAR, ATLA, P.O: ATLA, Thana: Rampurhat, , Birbhum, WEST BENGAL, India, PIN - 731233, by caste Hindu, by Profession Business, 5. Mr VIJAY KUMAR MISHRA, Son of Mr ASWANI MISHRA, 6, HARE KRISHNA NAGAR, P.O: D S LANE, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business

Identified by Mr PRONAB DUTTA, , , Son of Late P R DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-02-2022 by Mr SUBHENDU ROY, partner, SOUTH CITY CONSTRUCTION, PEARL APARTMENT HANSKHALI POLE ANDUL ROAD, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Identified by Mr PRONAB DUTTA, , , Son of Late P R DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-02-2022 by Mr SHAKTIPADA KAR, partner, SOUTH CITY CONSTRUCTION, PEARL APARTMENT HANSKHALI POLE ANDUL ROAD, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Identified by Mr PRONAB DUTTA, , , Son of Late P R DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-02-2022 by Miss ARPITA BANERJEE, partner, SOUTH CITY CONSTRUCTION, PEARL APARTMENT HANSKHALI POLE ANDUL ROAD, City:- , P.O:- D S LANE, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Identified by Mr PRONAB DUTTA, , , Son of Late P R DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-



Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Type: Impressed, Serial no 1939, Amount: Rs.50/-, Date of Purchase: 13/12/2021, Vendor name: S Banerjee

*Panchali Munshi*

**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

of Registration under section 60 and Rule 69.  
entered in Book - I  
No 0513-2022, Page from 76198 to 76241  
No 051302022 for the year 2022.



Digitally signed by Panchali Munshi  
Date: 2022.02.21 18:04:12 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2022/02/21 06:04:12 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)