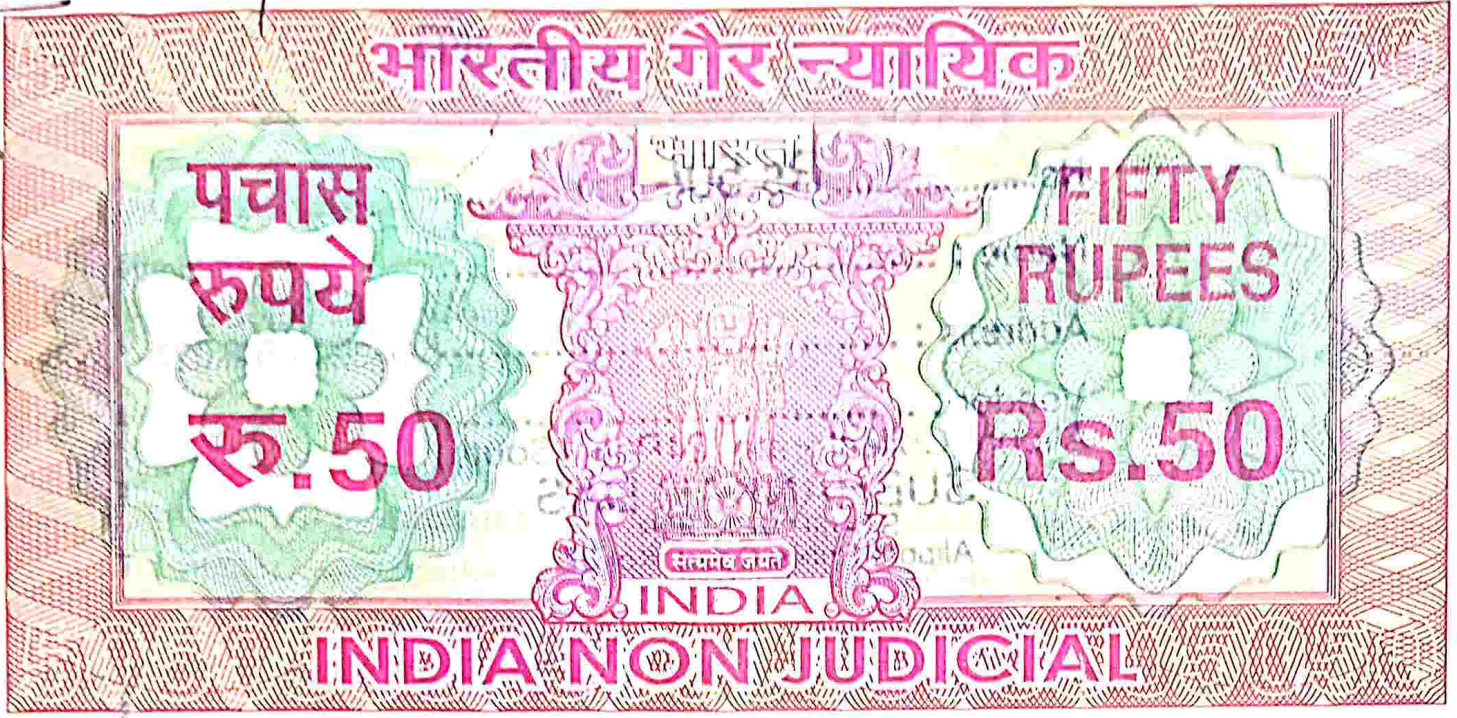


5224/23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 236221

Certified that the document is admitted to registration, the stamp sheets and the document are attached with the document are as per this document.

District Sub-Register-II.
Alipore, South 24-pargana.

19 APR 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

Know all men by these present that We, 1. SRI SUBRATA ROUTH RAY @ SRI. SUBRATA ROUTH ROY (PAN No. AREPR8061R) (AADHAAR No.503663216272), son of Sri Subhas Chandra Routh Roy, by faith - Hindu, by occupation- Business , by Nationality - Indian, residing at A/3 Rabindra Pally, P.O. - Brahmapur, P.S. - Bansdronei , Kolkata - 700096, District:-South 24-Parganas, 2. SMT. APARNA SENGUPTA (PAN NO. DDRPS5765R) (AADHAAR NO. 594155707898), wife of Late Ramchandra Sengupta, by faith Hindu, by nationality Indian, by occupation Housewife, 3. SRI RAKESH SENGUPTA (PAN NO. CCYPS7950R) (AADHAAR NO. 910076991566), son of Late Ramchandra Sengupta, by faith Hindu, by nationality Indian, by occupation Service and 4. SMT SUBHRA SENGUPTA (PAN NO.

18 APR 2023

14910

No..... Rs.50/- Date.....
Name : Bodhi Satwa Basu Advocate
Address : ALIPORE POLICE COURT
Kolkata - 700 027

Vendor :
Alipore Collectorate 24Pgs (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27



of the District Sub-Registrar, Alipore
South 24 Parganas, Alipore
District, West Bengal

18 APR 2023

Alipore South 24 Parganas
District, West Bengal



Identified by me:
Hoemili Chowdhury
do Lt. Prasanta Chowdhury
Occupation - others
Brahmapur, Kol-26

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIFORE
19 APR 2023

DTEPS1334F) (AADHAAR NO. 817354947043), daughter of Late Ramchandra Sengupta, by faith Hindu, by nationality Indian, by occupation Housewife, Landowner No.2 to Landowner No.4 are residing at A-2, Rabindra Pally, P.O. Brahmapur, P.S. Bansdrone, Kolkata-700096, Dist- South 24 Parganas, do hereby nominate, constitute and appoint **M/S. NIRMAN CONSTRUCTION (PAN-AAMFN7675E)**, a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, being represented by its partners namely **(1) SRI SANDIP KUNDU (PAN-BURPK8519G) (AADHAAR NO. 333617621867)**, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdrone, Kolkata-700084, **(2) SRI. SANJAY SARKAR (PAN-BQPPS5719E) (AADHAAR NO.338263802895)**, son of Sri Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdrone, Kolkata-700084, **(3) SRI. TUHIN PAUL (PAN-AONPP6633B) (AADHAAR NO. 208758368000)**, son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdrone, Kolkata-700084 and **(4) SRI. AYAN PODDAR (PAN-CMSPP9710L) (AADHAAR NO.674618157477)**, son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, to be our true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for us and on our behalf.

WHEREAS we are the joint owners of **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottah 7 (Seven) Chittaks 9 (Nine) Sq. ft.** more or less together with **1250 sq.ft.** structure lying and situated in lying and situated within District South 24 Parganas, Police Station - previously Regent Park now Bansdrone, Post Office - Brahmapur, Ward No.111, Kolkata - 700096, Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503 and 396/426, R.S. Khatian No.251 corresponding L.R. Khatian no. 3509, 3675, 3677 and 3676, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 116, Rabindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdrone, Sub-Registry Office Alipore, Kolkata-

700096, in the District of South 24 Parganas, **Assessee No. 31-111-18-0116-6**, the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS we have executed an Agreement for Development registered in D.3.R.III, Alipore, South 24 Pgs on 19.04.23 vide Deed No. 2064 for the year 2023 of our property known as **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottah 7 (Seven) Chittaks 9 (Nine) Sq. ft.** more or less together with **1250 sq.ft.** structure lying and situated in lying and situated within District South 24 Parganas, Police Station - previously Regent Park now Bansdroni, Post Office - Brahmapur, Ward No.111, Kolkata - 700096, Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503 and 396/426, R.S. Khatian No.251 corresponding L.R. Khatian no. 3509, 3675, 3677 and 3676, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 116, Rabindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700096, in the District of South 24 Parganas, **Assessee No. 31-111-18-0116-6**, with **M/S. NIRMAN CONSTRUCTION (PAN-AAMFN7675E)**, a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, being represented by its partners namely **(1) SRI SANDIP KUNDU (PAN-BURPK8519G) (AADHAAR NO. 333617621867)**, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdroni, Kolkata-700084, **(2) SRI. SANJAY SARKAR (PAN-BQPPS5719E) (AADHAAR NO.338263802895)**, son of Sri Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdroni, Kolkata-700084, **(3) SRI. TUHIN PAUL (PAN-AONPP6633B) (AADHAAR NO. 208758368000)**, son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdroni, Kolkata-700084 and **(4) SRI. AYAN PODDAR (PAN-CMSPP9710L) (AADHAAR NO.674618157477)**, son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, developer herein;

Sandip Kundu

AND WHEREAS due to our personal reasons and preoccupation it has become difficult for us to look after the affairs of our above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorneys shall think and deem fit and proper after submission of the original plans.
3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges.
5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owners either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities

and/or persons including the Kolkata Municipal Corporation in respect of the said premises.

8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.

10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.

11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof at the compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceeding aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.

12. To sign, verify, declare, and/or affirm complaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.

13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being out of the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share

of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.

15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated ...19.04.23

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated19.04.23

18. To receive all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and

Sandip Kumar

of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.

15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated ..19.04.23

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated19.04.23

18. To receive all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and

Sandip Kumar

properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which we ourselves could have done lawfully under our own hands and seal if personally present **AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel of land measuring about **4 (Four) Cottah 7 (Seven) Chittaks 9 (Nine) Sq. ft.** more or less together with **1250 sq.ft.** structure lying and situated in lying and situated within District South 24 Parganas, Police Station – previously Regent Park now Bansdroni, Post Office – Brahmapur, Ward No.111, Kolkata – 700096, Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503 and 396/426, R.S. Khatian No.251 corresponding L.R. Khatian no. 3509, 3675, 3677 and 3676, under Kolkata Municipal Corporation ward No. 111, to be known and numbered as **Premises No. 116, Rabindra Pally**, Police Station previously Jadavpur then Regent Park at present Bansdroni, Sub-Registry Office Alipore, Kolkata- 700096, in the District of South 24 Parganas, **Assessee No. 31-111-18-0116-6**, The property is butted & bounded by:

- On the North** : by land and property of Smt Priti Pal and 12 ft' common passage;
- On the South** : by 8 ft wide common passage;
- On the East** : by 16 ft wide K.M.C. road and property of Sri Kanchan Sengupta;
- On the West** : by 6 ft. wide common passage;

WITNESS WHEREOF we hereby execute this Development Power of Attorney on this the 19th day of April 2023.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Maumila Chowdhury
Brahmapur, Kol-96

Subnata Routh Roy

৬৭৭৭৭ (৫৭৭ ৩৩৬)

Rakesh Sengupta

Subhata Sengupta

2. Bodhisatwa Basu.
(Advocate)
Alipore Police Court
Kol-27

EXECUTANTS

NIRMAN CONSTRUCTION

Jamshyd Sarkar
Sandy Kundu
Tejvir Paul
Ayan Paul

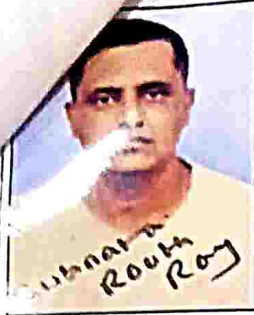
Partner

ATTORNEY

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatwa Basu

Advocate
Enrolment No. WB 2138/09
Alipore Police Court,
Kolkata - 700027



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left hand					
right hand					

Name SUBRATA ROUTH ROY

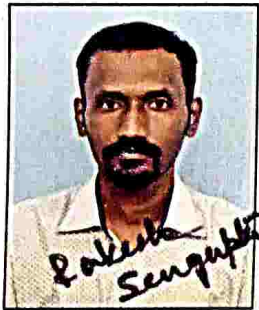
Signature Subrata Routh Roy



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name APARNA SENGUPTA

Signature অপর্ণা সেনগুপ্ত



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RAKESH SENGUPTA

Signature Rakesh Sengupta



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBHRA SENGUPTA

Signature Subhra Sengupta



Name SANDIP KUNDU
 Signature Sandip Kundu

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name TOHIN PAUL
 Signature Tohin Paul

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name SANJAY SARKAR
 Signature Sanjay Sarkar

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name Ayam Poddar
 Signature Ayam Poddar

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



DISTRICT SUB-REGISTRAR
SOUTH 24 PGS. ALIPORE
19 APR 2023



भारत सरकार
GOVERNMENT OF INDIA



মৌমিতা চৌধুরী
Moumita Chowdhury
পিতা : প্রশান্ত চৌধুরী
Father : Prasanta Chowdhury
জন্ম সাল / Year of Birth : 1996
মহিলা / Female



5850 8774 6354

आधार - সাধারণ মানুষের অধিকার

XXXXXXXXXXXXXXXXXXXX



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এ/৪, রবীন্দ্রপল্লী, ব্রহ্মপুর,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৯৬

Address:
A/8, RABINDRA PALLY,
Brahmapur S.O, Brahmapur,
Kolkata, West Bengal,
700096

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

Moumita Chowdhury

Major Information of the Deed

Deed No / Year	I-1603-05079/2023	Date of Registration	19/04/2023
Deed No / Year	1603-8000992663/2023	Office where deed is registered	
Deed Date	19/04/2023 11:00:30 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Badhisatwa Basu Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 48,48,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160305064/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindra Pally, , Premises No: 116, , Ward No: 111 Pin Code : 700096



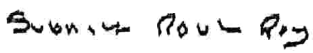


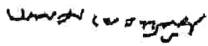


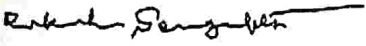
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 7 Chatak 9 Sq Ft	1/-	40,05,003/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				7.3425Dec	1 /-	40,05,003 /-	



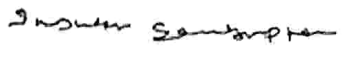
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	250 Sq Ft.	1/-	1,68,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1250 sq ft	2 /-	8,43,750 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature



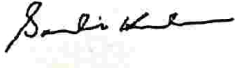



No	Name	Photo	Finger Print	Signature
1	<p>Shri SUBRATA ROUTH RAY, (Alias: Shri SUBRATA ROUTH ROY) Son of Shri SUBHAS CHANDRA ROUTH ROY Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office</p>	 19/04/2023	 LTI 19/04/2023	 19/04/2023
<p>A/3, RABINDRA PALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office</p>				
2	<p>Smt APARNA SENGUPTA Wife of Late RAMCHANDRA SENGUPTA Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office</p>	 19/04/2023	 LTI 19/04/2023	 19/04/2023
<p>A-2, RABINDRA PALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DDxxxxxx5R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office</p>				
3	<p>Shri RAKESH SENGUPTA Son of Late RAMCHANDRA SENGUPTA Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office</p>	 19/04/2023	 LTI 19/04/2023	 19/04/2023
<p>A-2, RABINDRA PALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CCxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office</p>				

Name		Photo	Finger Print	Signature
ANUBHRA SENGUPTA Executed by: Self, Date of Execution: 19/04/2023 Admitted by: Self, Date of Admission: 19/04/2023, Place : Office				
19/04/2023		LTI 19/04/2023		19/04/2023
A-2, RABINDRA PALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DTxxxxxx4F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office				






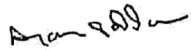
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NIRMAN CONSTRUCTION V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAXxxxxx5E,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
1	Shri SANDIP KUNDU (Presentant) Son of Shri SAMIR KUNDU Date of Execution - 19/04/2023 , , Admitted by: Self, Date of Admission: 19/04/2023, Place of Admission of Execution: Office			
L-41, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx9G,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				
2	Shri SANJAY SARKAR Son of Shri SUBAL SARKAR Date of Execution - 19/04/2023 , , Admitted by: Self, Date of Admission: 19/04/2023, Place of Admission of Execution: Office			
Apr 19 2023 11:38AM		LTI 19/04/2023		19/04/2023
Apr 19 2023 11:40AM		LTI 19/04/2023		19/04/2023

VIVEKANANDA PARK, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQxxxxxx9E,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Shri TUHIN PAUL Son of Late ARABINDA PAUL Date of Execution - 19/04/2023, , Admitted by: Self, Date of Admission: 19/04/2023, Place of Admission of Execution: Office			
		Apr 19 2023 11:45AM	LTI 19/04/2023	19/04/2023
V-23/15, KAMDAHARI GOSTOTALA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Shri AYAN PODDAR Son of Shri AMAL PODDAR Date of Execution - 19/04/2023, , Admitted by: Self, Date of Admission: 19/04/2023, Place of Admission of Execution: Office			
		Apr 19 2023 11:45AM	LTI 19/04/2023	19/04/2023
V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CMxxxxxx0L,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Moumita Chowdhury Daughter of Late P Chowdhury Brahmapur, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096			
	19/04/2023	19/04/2023	19/04/2023
Identifier Of Shri SUBRATA ROUTH RAY, Smt APARNA SENGUPTA, Shri RAKESH SENGUPTA, Smt SUBHRA SENGUPTA, Shri SANDIP KUNDU, Shri SANJAY SARKAR, Shri TUHIN PAUL, Shri AYAN PODDAR			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
	Shri SUBRATA ROUTH RAY	NIRMAN CONSTRUCTION-3 Katha 1 Chatak 24 Sq Ft
	Smt APARNA SENGUPTA	NIRMAN CONSTRUCTION-7 Chatak 10 Sq Ft
3	Shri RAKESH SENGUPTA	NIRMAN CONSTRUCTION-7 Chatak 10 Sq Ft
4	Smt SUBHRA SENGUPTA	NIRMAN CONSTRUCTION-7 Chatak 10 Sq Ft
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri SUBRATA ROUTH RAY	NIRMAN CONSTRUCTION-1000.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Smt APARNA SENGUPTA	NIRMAN CONSTRUCTION-83.32500000 Sq Ft
2	Shri RAKESH SENGUPTA	NIRMAN CONSTRUCTION-83.32500000 Sq Ft
3	Smt SUBHRA SENGUPTA	NIRMAN CONSTRUCTION-83.35000000 Sq Ft

19-04-2023

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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 11:06 hrs on 19-04-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SANDIP KUNDU ..

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 48,48,753/-

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

Execution is admitted on 19/04/2023 by 1. Shri SUBRATA ROUTH RAY, Alias Shri SUBRATA ROUTH ROY, Son of Shri SUBHAS CHANDRA ROUTH ROY, A/3, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business, 2. Smt APARNA SENGUPTA, Wife of Late RAMCHANDRA SENGUPTA, A-2, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 3. Shri RAKESH SENGUPTA, Son of Late RAMCHANDRA SENGUPTA, A-2, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service, 4. Smt SUBHRA SENGUPTA, Daughter of Late RAMCHANDRA SENGUPTA, A-2, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife

Indetified by Mr Moumita Chowdhury, , , Daughter of Late P Chowdhury, Brahmapur, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

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

Execution is admitted on 19-04-2023 by Shri SANDIP KUNDU, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Moumita Chowdhury, , , Daughter of Late P Chowdhury, Brahmapur, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

Execution is admitted on 19-04-2023 by Shri SANJAY SARKAR, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Moumita Chowdhury, , , Daughter of Late P Chowdhury, Brahmapur, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

Execution is admitted on 19-04-2023 by Shri TUHIN PAUL, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Moumita Chowdhury, , , Daughter of Late P Chowdhury, Brahmapur, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

Execution is admitted on 19-04-2023 by Shri AYAN PODDAR, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Moumita Chowdhury, , , Daughter of Late P Chowdhury, Brahmapur, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
58 CHEMISTRY BUILDING
CHICAGO, ILLINOIS 60637

RECEIVED
DEPARTMENT OF CHEMISTRY
UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637

TO THE DIRECTOR

1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 151147 to 151166
being No 160305079 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.20 12:02:38 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/20 12:02:38 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)