

7528/2020

I-7394/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 709863

15/12
 1-20pm
 8-8/1692529

Certified that the document is authentic
 in registration. The signature of the
 endorser is also registered in the
 document and is authentic.

Additional Registrar of Stamps
 Chhatra, Dum Dum, 24-Pze. (North)

15 DEC 2020

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

ক্রমিক নং: ২২০২ তারিখ: ১১/১২/২০

মুদ্রা: ১০০
কোড: RANAJI SHAW
ADVOCATE
HIGH COURT, CALCUTTA

কোড: Ranshit P.S.

কোড: Ranshit P.S.
কালিকাতা কোর্ট হাউস কোর্ট
কালিকাতা কোর্ট হাউস কোর্ট অফিস

বি
কোডের নাম - রঞ্জিতা পাল

কোডের নাম: - ব্যারাক্টার

টি ডি নং: -

স্বাক্ষর তারিখ: -

ই-টি.ডি. নং মোট কত টাকার

স্বাক্ষর করুন করা ইইমানে।

১১/১২/২০

3 stamp.



Identified by me
Ranshit Shaw
S/o Sukumar Shaw
High Court Calcutta
P.O. G.P.O. P.S. - Hare Street
M-79804 83/96

Asst. District Sub-Registrar
Cossipore, Dum Dum

15 DEC 2020

(2)

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI KAUSTAV MALLICK (PAN – APIPM6549M) Son of K. C. Mallick, by faith - Hindu, by occupation – Business, by Nationality Indian, residing at Arabindanagar, P.O. - Midnapore, P.S. – Kotwali, District – West Midnapore, hereinafter called the **PRINCIPAL** do hereby declare.

WHEREAS I the Principal herein am the absolute owner of **ALL THAT** piece and parcel of bastu land area 4 (four) cottahs 1 (one) chittacks more or less with structure and 600 sq.ft. old structure lying and situated at premises No. 51, B. T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, Dihi - Panchannagram, being Assessee No. 110020100059, Division – 1, sub- division – 14, Mouja - Sinthee Uttarpara, District North 24 parganas, within the jurisdiction of A.D.S.R. O. Cossipore Dum Dum,

AND WHEREAS in view to develop the said property I entered into an agreement with **M/S BALAJI CREATION (PAN – AAVFB7913N)** a Partnership firm having its registered office at 28, Ramlal Banerjee Road, P.O.& P.S. – Baranagar, Kolkata – 700036, represented by its partners (1) **SRI TIRTHA BISWAS (PAN – AGRP9383J)** Son of Late Asit Biswas, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 54/10, Satchasi Para Road, P.O. & P.S. – Cossipore, Kolkata – 700002, (2) **SRI SANKAR DEB (PAN – AHAPD0870G)** Son of Late SambhuNath Deb, by faith - Hindu, by Occupation – Business, by Nationality – Indian, residing at 36, Ramlal Banerjee Road, P.S. – Baranagar, Kolkata – 700036, District North 24 Parganas, (3) **SRI KSHITISH CHANDRA PANCHADHYEE (PAN – AFPPP9453A)** Son of Nani Gopal Panchadhyee, by faith - Hindu, by Occupation – Business, by Nationality – Indian, residing at 15E, Gopal Chatterjee Road, P.O. & P.S. – Cossipore, Kolkata – 700002, on 15/12/2020 for construction of the multi- storied building on the said property and the said agreement was registered in the office of the A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. 1, Being Deed No.... 7.370, for the year 2020.

NOW KNOW YE ALL MEN BY THESE PRESENTS in order to proceed further for the purpose of proposed project as per the said Development Agreement I am decided to appoint (1) **SRI TIRTHA BISWAS (PAN – AGRP9383J)** Son of Late Asit Biswas, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 54/10, Satchasi Para Road, P.O. & P.S. – Cossipore, Kolkata – 700002, (2) **SRI SANKAR DEB (PAN – AHAPD0870G)** Son of

Late Sambhu Nath Deb, by faith - Hindu, by Occupation – Business, by Nationality – Indian, residing at 36, Ramlal Banerjee Road, P.S. – Baranagar, Kolkata – 700036, District North 24 Parganas, (3) SRI KSHITISH CHANDRA PANCHADHYEE (PAN – AFPPP9453A) Son of Nani Gopal Panchadhyee, by faith - Hindu, by Occupation – Business, by Nationality – Indian, residing at 15E, Gopal Chatterjee Road, P.O. & P.S. – Cossipore, Kolkata – 700002, being the partners of M/S BALAJI CREATION (PAN – AAVFB7913N) a Partnership firm having its registered office at 28, Ramlal Banerjee Road, P.O. & P.S. – Baranagar, Kolkata – 700036, as my true and lawful attorneys to act, deed the followings in respect of the aforesaid property.

That hereinafter referred to as the “APPOINTEE” as my true and lawful Attorney to do all acts, things to perform, execute and cause to be done executed and performed job and activities as mentioned in my name & on my behalf except owners allocation that i.e.

OWNER’S ALLOCATION :-

1. That the aforesaid owner Sri Kaustav Mullick is allotted as following manners :-

- (a) Covered Area about 570 Sq.ft. on the First Floor Front side South West side of the proposed new multi storied building including proportionate share of stair case and Lift.
- (b) Covered Area 525 Sq.ft. more or less on the Ground Floor North-East side rare back portion of the proposed new multi storied building including proportionate share of stair case and Lift.
- (c) One Self-contained Flat measuring Covered area 1115 Sq. ft. on the Third Floor, Northern side of the proposed new multi storied building including proportionate share of stair case and Lift.
- (d) One self contained flat measuring covered area 527 Sq.ft. more or less on 4th Floor South East side in back portion of the proposed new multi storied building including proportionate share of stair case and Lift.

including undivided proportionate share of land from total 4 (Four) Cottahs 1 (One) Chittack more or less together with the easement right in common passage both inside and outside of the building of total common roof right of the building undivided proportionate share of staircase together with right to use and enjoy the common area and facility being the said flat lying and situated at Premises No. 51, B. T. Road, P.S. – Sinthee, Kolkata – 700050, within Ward No. 002, under the limits of Kolkata Municipal Corporation, being Assessee No. 110020100059, Division

(4)

– I, Sub Division – 14, Mouza– Sinthee Uttarpara, Dihi - Panchannagram, District North 24 Parganas, within the jurisdiction of A.D.S.R. Cossipore Dum Dum.

(d) The Developer will pay of Rs.30,00,000/- (Rupees Thirty Lakh) only as a refundable security money to the owner as following manner :-

i) Developer has already paid sum of Rs.15,00,000/- (Rupees Fifteen Lakh) only on 04/02/2020 by RTGS.

ii) The Developer shall pay Rs.2,00,000/- only at the time of execution of this Development Agreement

iii) The Developer shall pay balance sum of Rs.13,00,000/- after getting sanctioned building plan from KMC of the Schedule premises.

It must be noted that the Owner Sri Kaustav Mallick will Return back the security money of Rs.30,00,000/- to the developer within 30 days from the day of receiving his possession in the new multi storied building on the Schedule premises as per Development Agreement.

The Developer has fully responsible to handover the allocated portion in favour of me or my nominated person within 30 months from the date of sanctioning proposed multi-storied building plan from Kolkata Municipal Corporation.

DEVELOPER'S ALLOCATION :-

That the balance constructed (except owner allocation mentioned area) area i.e. the rest portions of said new proposed multi storied building including undivided proportionate share of land from total 4 (Four) Cottah 1 (One) Chittacks more or less together with the easement right in common passage both inside and outside of the boiling of total common roof right of the building undivided proportionate share of stair case together with right to use and enjoy the common area and facility of the new proposed building lying and situated at Premises No. 51, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, under Ward No. 2, under the Kolkata Municipal Corporation, being Assessee No. 110020100059, Division – I, Sub Division – 14, Mouza – Sinthee Uttarpara, Dihi Panchannagram, District North 24 Parganas within the jurisdiction of A.D.S.R. Cossipore Dum Dum will be the Developers Allocation which was decide by the Owner and Developer.

That hereinafter referred to as the APPOINTEE as my true and lawful Attorney to do all acts, things to perform, execute and cause to be done executed and performed job and activities as mentioned below in my name and on my behalf that is to say :-

- (1) To look after and manage and control and administration and construction on my said property on my behalf and to take any steps except sale of land in respect of the said property.
- (2) To appear and represent me before the authorities of Kolkata Municipal Corporation, C.E.S.C., Income Tax Department Authority, Authority of Town and Country Planning, take NOC from FIRE BRIGADE AUTHORITY, GREEN TRIBUNAL as and when required for the purpose of maintenance, protection and preservation of my said property.
- (3) To prepare plan for development of the said property described in the schedule hereunder written and to sign and executed site plan, building plan, revised building plan, water Connection and Sewerage Connection and submit the same to the Kolkata Municipal Corporation and obtain Completion Certificate and other related work in the Kolkata Municipal Corporation and other concerned authorities for obtaining approval to the same, to submit proposals from time to time for the amendments of such Building plan to the said Kolkata Municipal Corporation and other concerned authorities for the purpose of obtaining approve to such amendments on my behalf.
- (4) To enter upon the said property or any part or parts thereof either alone or along with others for the purpose of commencing construction work on the said property and for that purpose to demolish the existing structures standing thereon comprised in the said property and erecting new building thereon.
- (5) To supervise the development work in respect of the building on the said property and to carry out and /or get carried out through Contractors or sub – Contractors and/ or in such manner as may be determined by the said Attorney , to erect the construction of the

building on the said property in accordance with the plan the specifications to be sanctioned by the Kolkata Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, Kolkata Municipal Corporation, Town Planning Authorities, Police Authorities, Fire Brigade Authorities/Green Tribunal and /or other concerned authorities I that behalf for the time being.

- (6) To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, Kolkata Municipal Corporation and /or Town Planning Department and other concerned authorities in connection with the Development of the said property.
- (7) To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for the purpose to take down, demolish and/or remove the house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
- (8) To appear and represent me before all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
- (9) To appoint from time to time Architects, R. C. C. Consultants, contractors and other personnel and workmen for carrying out the development of the said property as also consideration or building thereon and to pay their fees, consideration moneys, salaries and/or wages/or wages.
- (10) To apply for obtaining Electricity, Gas, Water Connection, Sewerage orders take NOC From FIRE BRIGADE/GREEN Tribunal Authority and permissions from the necessary authorities in respect of my aforesaid property and to sign and execute the necessary documents on my behalf.
- (11) To defend possession, manage and maintain the aforesaid property and amalgamate the aforesaid property with Premises No. 50, B. T ROAD, KOLKATA - 50

and any other adjacent property/premises and/or sign or execute any Deed of Gift for Amalgamation and Alignment and also sign in Boundary Declaration and Amalgamation Plan on my behalf.

- (12) To pay all Corporation and other statutory taxes, rates and charges in respect of the said property on my behalf and in my name as and when the same will become due and payable.
- (13) To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
- (14) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said property or any part or portion thereof.
- (15) To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to my said property or in any way connected therewith.
- (16) To appear before the Kolkata Municipal Corporation in connection with my said property and obtain necessary sanction plan, revised plan, along with modification, alteration and Completion Certificate on behalf of my by executing necessary documents.
- (17) To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
- (18) To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.

(8)

- (19) To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
- (20) To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of flats (**except owner's allocation**) along with the proportionate share of land as the said Attorney shall think fit and proper.
- (21) To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- (22) To enter into any Agreement for sale or Memorandum of Understanding, Deed of Conveyance and /or any other instrument and documents in respect of selling of the **developer's allocation** and to receive the earnest money or part/full payment of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending purchaser /purchasers in respect of **developer's allocation** in the name of Developer.
- (23) To appear before the office of District Sub Registrar, Additional District Sub - Registrar, or the Office of Registrar of Assurances, Kolkata, A.D.S.R. Cossipore Dum Dum for the purpose of selling of **developer's allocation** or any part thereof and to execute and register the necessary Deed of Conveyance /Conveyance/ Deed of Gift and delivery the possession of **developer's allocation** in favour of any purchaser/purchasers in respect of **developer's allocation** as mentioned in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises as per the said Development Agreement and as the said attorneys shall think proper.

AND We, the said executants above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATORNEY** or any of them acting as aforesaid lawfully do.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land area 4 (four) cottahs 1 (one) chittacks more or less with 20 years old cemented flooring structure measuring 600 sq.ft. lying and situated at premises No. 51, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100059, Division – 1, sub- division – 14, Mouja - Sinthee Uttarpara, Dihi - Panchannagram, District North 24 parganas, within the jurisdiction of A.D.S.R. O. Cossipore Dum Dum, with common passage and all facilities with Easement right to butted and bounded as follows :-

North : By 50, B.T. Road;

South : By 51/1, B.T.Rood;

East : By 173B, South Sinthi Rood and 51/1, B. T. Road

West : By B.T. Rood;

IN WITNESS WHEREOF we, the Executants and Attorney have hereto set and subscribed their respective hands and seals on this the 15th day of December, Two Thousand Twenty.

SIGNED SEALED AND DELIVERED

In the presence of :-

- 1) *Nelai Porel*
L. Jaiy ch. Ghoshane
Kol-36

- 2) *Ranajit Shaw Adv.*
100, South Sinstan Road,
Kol-30

Kaustav Mallick

EXECUTANT

For. BALAH CREATION

Shri Binwas
Sankar Del.

Abhijit Ch. Panchadyee
Partner - Partner - Partner

ATTORNEY

Drafted by :-

Ranajit Shaw Adv.
Ranajit Shaw
Advocate

High Court Calcutta
Enrolment No. F-673/628/2015

SPECIMEN FORM FOR TEN FINGER PRINTS



Nithya Binay

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sankar Del

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Kshithi Ch. Pancharajee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Kanwar Mallick

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGRPB9383J



नाम /NAME
TIRTHA BISWAS

पिता का नाम /FATHER'S NAME
ASIT BISWAS

जन्म तिथि /DATE OF BIRTH
20-10-1967

हस्ताक्षर /SIGNATURE

Tirtha Biswas

S. S. S. S.

आयकर आयुक्त, प.व.-111
COMMISSIONER OF INCOME-TAX(C O.), KOLKATA

Tirtha Biswas

आयकर विभाग

INCOME TAX DEPARTMENT

SANKAR DEB

SAMBHU NATH DEB

02/10/1970

Permanent Account Number

AHAPD0870G

Signature



भारत सरकार

GOVT. OF INDIA



Sankar Deb

Sankar Deb.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAUSTAV MALLICK
KESHAB CHANDRA MALLICK

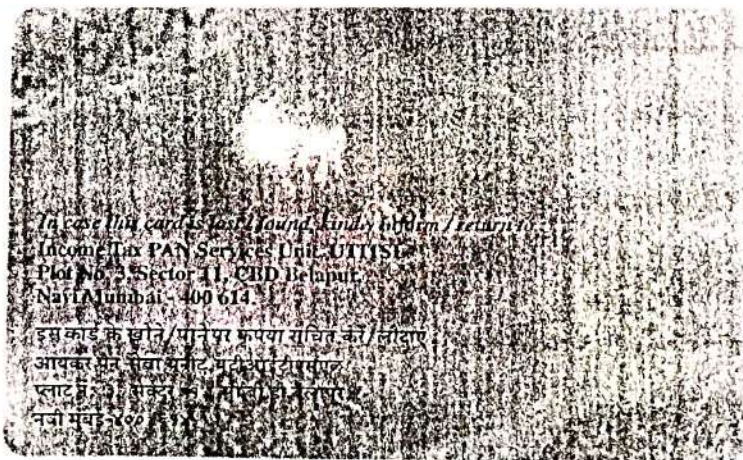
11/02/1966
Permanent Account Number

APIPM6549M

Kaustav Mallick
Signature



Kaustav Mallick



Kaustav Mallick

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFPPP9453A

नाम/ Name
KSHITISH CHANDRA PANCHADHYEE

पिता का नाम/ Father's Name
NANI GOPAL PANCHADHYEE

जन्म की तारीख/ Date of Birth
02/03/1965

हस्ताक्षर/ Signature



21112017

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Kshitish Ch. Panchadhyee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAVF037913N



नाम / Name
BALAJI CREATION

दिनांक / तारीख / मिति
Date of Incorporation/Formation
09/12/2019

For. BALAJI CREATION
N. D. S. Sonkardel. Partner
Kishorish Ch. Panchadeo. Partner

Major Information of the Deed

Deed No.:	I-1506-07394/2020	Date of Registration	15/12/2020
Query No / Year	1506-8001692529/2020	Office where deed is registered	
Query Date	15/12/2020 12:31:21 PM		1506-8001692529/2020
Applicant Name, Address & Other Details	Ranajit Shaw Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980485196, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,86,97,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs 21/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 150607370/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



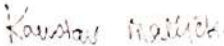
District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B.T. Road, Road Zone : (No. 1 to 9, 11,12, 47, 48, 51, 278 -- 283) , , Premises No: 51, , Ward No: 002 Pin Code : 700050

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 1 Chatak	1/-	1,82,81,252/-	Property is on Road . Project Name :
Grand Total :				6.7031Dec	1 /-	182,81,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,16,250 /-	



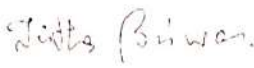
Principal Details :





Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri KAUSTAV MALLICK Son of K C MALLICK Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office	 <small>15/12/2020</small>	 <small>LTI 15/12/2020</small>	 <small>15/12/2020</small>
ARABINDANAGAR, P.O:- MIDNAPORE, P.S:- Kotawaly, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office				

Attorney Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	BALAJI CREATION 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S.- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri TIRTHA BISWAS (Presentant) Son of Late ASIT BISWAS Date of Execution - 15/12/2020 , , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office	 <small>Dec 15 2020 2:30PM</small>	 <small>LTI 15/12/2020</small>	 <small>15/12/2020</small>
54/10 SATCHASI PARA ROAD, P.O:- COSSIPURE, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CREATION (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri SANKAR DEB Son of Late SAMBHU NATH DEB Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office			<i>Sankar Deb</i>
Dec 15 2020 2:30PM	LTI 15/12/2020	15/12/2020	
36 RAMLAL BANERJEE ROAD, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AHxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of BALAJI CREATION (as PARTNER)			
Name	Photo	Finger Print	Signature
Shri KSHITISH CHANDRA PANCHADHYEE Son of NANI GOPAL PANCHADHYEE Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office			<i>Kshitish Ch. Panchadhyee</i>
Dec 15 2020 2:31PM	LTI 15/12/2020	15/12/2020	
15E GOPAL CHATTERJEE ROAD, P.O:- COSSIPURE, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AFxxxxxx3A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of BALAJI CREATION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Ranajit Shaw Son of Sukumar Shaw High Court Cal, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			<i>Ranajit Shaw</i>
15/12/2020	15/12/2020	15/12/2020	
Identifier Of Shri KAUSTAV MALLICK, Shri TIRTHA BISWAS, Shri SANKAR DEB, Shri KSHITISH CHANDRA PANCHADHYEE			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri KAUSTAV MALLICK	BALAJI CREATION-6.70313 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri KAUSTAV MALLICK	BALAJI CREATION-600.00000000 Sq Ft

15-12-2020

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 13.20 hrs on 15-12-2020, at the Office of the A D S R COSSIPORE DUMDUM by Shri TIRTHA BISWAS

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 1,86,97,502/-

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

Execution is admitted on 15/12/2020 by Shri KAUSTAV MALLICK, Son of K C MALLICK, ARABINDANAGAR, P.O MIDNAPORE, Thana: Kotawaly, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service

Identified by Ranajit Shaw, Son of Sukumar Shaw, High Court Cal, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-12-2020 by Shri TIRTHA BISWAS, PARTNER, BALAJI CREATION, 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Ranajit Shaw, Son of Sukumar Shaw, High Court Cal, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Shri SANKAR DEB, PARTNER, BALAJI CREATION, 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Ranajit Shaw, Son of Sukumar Shaw, High Court Cal, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Shri KSHITISH CHANDRA PANCHADHYEE, PARTNER, BALAJI CREATION, 28, Ramlal Banerjee Road, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Ranajit Shaw, Son of Sukumar Shaw, High Court Cal, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

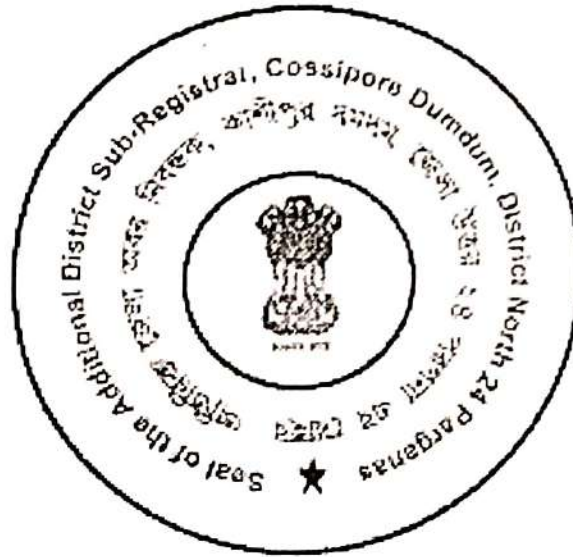
1. Stamp: Type: Impressed, Serial no 2237, Amount: Rs. 100/-, Date of Purchase: 11/12/2020, Vendor name: Ranjita Pal

Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2020, Page from 344860 to 344882
being No 150607394 for the year 2020.



Suman

Digitally signed by SUMAN BASU
Date: 2020.12.18 14:32:08 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2020/12/18 02:32:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)