

691/22

I-630/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 693443

Certified that the documents is admitted to registration. The Signature sheet/s and the evidence documents attached with this document conform to the content of the instrument.

Registrar  
South 24 Parganas

- 8 MAR. 2022



**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS THAT WE,**

1) SRI SACHCHIDA NANDA SENGUPTA, PAN - AKUPS8365C, Aadhaar No. 9023 8191 1960, son of Late Debendranath Sengupta, by faith Hindu, by nationality Indian, by occupation retired from Service, and

8.3.2022  
13.30  
8000345548/2022

2) SRI GOURANGA SENGUPTA, PAN - CTJPS0805H, Aadhaar No. 6378 1360 1672, son of Late Debendranath Sengupta, by faith Hindu, by nationality Indian, by occupation Service, 3) NUPUR SENGUPTA, PAN - LARPS5462A,, Aadhaar No. 3011 9037 7309, daughter of Late Tapan Kumar Sengupta, wife of Manas Das, by faith Hindu, by nationality Indian, by occupation Housewife, all residing at C/36, Niranjana Pally, P.O. & P.S. Banskroni, Kolkata - 700070, 4) JHUMUR GHOSH, PAN - CURPG5959D, Aadhaar No. 3316 1063 1652, daughter of Late Tapan Kumar Sengupta, wife of Kishore Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at A/45, Niranjana Pally, P.O. & P.S. Banskroni, Kolkata - 700070, 5) SRI ABHISEK GUPTA, PAN - AXEPG0560G, Aadhaar No. 3027 9780 4929, son of Late Atoke Gupta, by faith Hindu, by nationality Indian, by occupation Service, residing at 111, Banskroni Government Colony, P.O. & P.S. Banskroni, Kolkata - 700070, **SEND GREETINGS** :

WHEREAS We the *joint and absolute* owners in respect of ALL THAT piece and parcel of messuage, tenement, hereditaments and land admeasuring 4 Kattas 01 chitak be the same a little more or less, comprised in Mouza Banskroni, J.L. No. 45, appertaining to C.S. Plot No. 765(P), LOP No. "90" under Khatian No.6 with structures thereon, lying situated at being K.M.C. Premises No. 24, Niranjana Pally, "C" Block, Police Station- Regent Park now Banskroni, Kolkata - 700 070 within the limits of ward No.113, Borough XI of the Kolkata Municipal Corporation more fully and specifically described in the SCHEDULE hereunder written. AND WHEREAS We have entered into an agreement with SRI SANKAR MALAKAR son of Late Sri Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3 / 40 Netaji Nagar, Police Station Nataji

Nagar, Kolkata 700 040 for development of our said property by virtue of a registered agreement for development dated 08.03.2022 duly executed and registered in the office of A.D.S.R. at Alipore being Deed No. 0624 for the year 2022.

AND We hereby and hereunder nominate, constitute and appoint **SRI SANKAR MALAKAR** (Pan AKGPM92 1 1P) son of Late Sri Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3/40 Netaji Nagar, Police Station Netaji Nagar, Kolkata 700 040, as our TRUE AND LAWFUL ATTORNEY for us in our name and on our behalf to do the following acts, deeds and things either jointly and/or severally:-

- 1) To enter upon the said property particularly described in the schedule hereunder written in our name and on my behalf.
2. To look after, manage and to do all the acts, deeds and things that are necessary for and incidental to look after and manage the said Property particularly described in the Schedule hereunder written.
3. To do all the acts, deeds and things that are necessary for and incidental to the protection and preservation of the said property.
4. To look after, manage and to do all the acts, deeds and things that are necessary for and incidental to the management of the all the affairs touching the said property.
5. To put and/or affix sign board on the said premises and to publish notification in the newspaper for inviting applications for booking of the flats of the Attorney's share and other spaces with proportionate undivided share in the land in the said premises.
6. To enter into the said premises with contractors, architects and other workmen for construction of the said proposed building and to do all necessary works in connection therewith.

Saver Manu

7. To enter into the said premises with surveyor, architect and other workmen for preparation of the proposed plan and sanctioned the same from the Kolkata Municipal Corporation and to do all other things including testing of soil which will be necessary for the said purpose.
8. To build and/or construct new Building on the land in the said premises.
9. To apply and sign for obtain permission for steel, cement, brick and other building materials to be required for construction of the proposed building on our behalf.
10. To apply and sign for obtaining electricity from WBSEB, water from Kolkata Municipal Corporation, Gas, Telephone connections temporary permanent, lying underground cables as well as obtaining Sanction Plan, Sewerage and Drainage from Kolkata Municipal Corporation connection to the said premises.
12. To issue no objection certificate on our behalf to the intending purchasers for taking house building/commercial loan from any bank, company, firm and any other financial institution after giving mortgage of the said flats of Developer's share and other spaces with undivided proportionate share or interest in the land in the said premises, intended by the intending purchasers.
13. To appear on behalf of me and represent in any court of civil, criminal, original, appellate, revisional jurisdiction before settlement offices, revenue officer, junior land and land reforms office, Kolkata Municipal Corporation Income Tax, Wealth Tax, Urban Land ceiling authority or other authorities and/or to sign, verify, present, file and plaint, written statement, applications, affidavits, undertaking, declarations and all

other documents, papers and to appoint and retain Advocates, pleaders and legal practitioners and to sign and execute Vakalatnama as and when necessary and to accept all summons notices and other judicial process and to execute any order, decree or judgment and to deposit or withdraw money or documents in and from any court and/or other authorities and generally to act in any suits, proceedings or matters in which we are or may be interested or concerned in connection with the said premises.

14. To Advertise, negotiate on terms for sale of the flats, of <sup>Developer's</sup> Attorney's share of the proposed Building to be raised and/or constructed on our land in the Kolkata Municipal Corporation of above premises with proportionate undivided share in the land in the said premises save and except owner's allocation of the said proposed construction more fully and particularly described in the owner's allocation of the Development Agreement.
15. To enter into agreements for sale of flats of Developer's share / Developer's allocation only with the intending purchasers to this effect and to receive the earnest money from them and also the balance of consideration money and to give valid and effectual receipt and discharge for the same, save and except owners' allocated share.
16. Upon receipt of the balance of consideration money as our act and deed to sign and execute and any deed or deeds of conveyance in respect of the said flats of the said Developer's share/Developer's allocation only and other spaces together with the undivided proportionate share in the land in the said premises in favour of the intending purchaser save and except owner's allocated share.

S. M. M. M.

17. To apply for permission of the competent authority under the provision of the Urban Land (Ceiling & Regulation) Act, 1976 for sale of the undivided proportionate share of the entire land and the constructed area in the said premises, if necessary and to execute, affirm and sign necessary declarations, forms and applications and swear affidavits for such purpose and to submit the same and appear before the competent authority.
18. To approve on our behalf the draft deeds of conveyance in respect of my attorney's share allotment in the proposed construction in the said premises as stated in the said development agreement.
19. To appear before the Income Tax authority and to apply for obtaining Income Tax Clearance Certificate under section 230(A) (i) of the Income Tax Act, 1961, for sale of the said flats of the said Attorney's share and other spaces with undivided proportionate share in the land in the said premises and to do all other acts, deeds and things in connection therewith, save and except the owners allocated share.
20. To execute, sign and present any such deeds of conveyance for registration and to admit their respective executions and acknowledge receipt of consideration thereof before the District Registrar, Sub-Registrar and Registrar of Assurance, Calcutta having authority for and to have the said deeds of conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said flats, of the said Developer's share / Developer's allocation only and other spaces with proportionate undivided share in the land in the said premises to the intending purchasers fully and effectually in all respect as we could do the same ourselves save and

except owners' allocated share, subject to handover owner's allocation first in finished and complete conditions, otherwise the conveyance/s as will be executed by the Attorneys to be treated as void.

21. To execute, affirm and sign all other declarations, papers, documents and/or instruments to be filed before any lawful authority which may be required for registration of the said Deeds of conveyance, save and except owners' allocated share.

22. To deliver possession of the flats of the said Developer's share / ~~Developer's~~ <sup>Developer's</sup> Attorney's allocation only and other spaces in respect of the execution and registration of the Deeds of Conveyance in respect of the said flats of the Developer's share and other spaces as per terms of the said agreement save and except owners' allocated share allocation only subject to handover owners allocation first.

23. To settle, compromise, all actions, suits, accounts, claims and disputes between me and any other persons.

**AND GENERALLY** to do, execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and we hereby agree that all acts, deeds and things in respect of the said premises lawfully done by the said Attorney on my behalf shall be construed as acts, deeds and things, done by me and we undertake to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done for construction of the said premises by virtue of **THESE PRESENTS**.

*Sham Mawar*

That a development Agreement has been registered at the office of the  
A.D.S.R. Alipore duly recorded in Book No. I, Volume No.  
X pages from X to X being No.  
0624 for the year Two thousand and Twenty ~~Two~~. (2022)

**FIRST SCHEDULE ABOVE REFERRED:**

(Description of the entire land)

ALL THAT piece and parcel of messuage, tenements, hereditaments and  
land admeasuring 4 Kattahs 01 Chattak, be the same a little more or less,  
comprised in Mouza : Bansdroni, J.L. No. 45, appertaining to C.S. Plot  
No. 765{P}, LOP No. 90" under Khatian No. 6, Together with Brick  
Walled C.I. Shed structure thereon having an area of 200 Sq. feet be the  
same a little more or less, lying situated at being K.M.C. Premises No. 24,  
Niranjan Pally, Block "C", Police Station- Regent Park now Bansdroni,  
Kolkata - 700 070 within the limits of ward No. 113, Borough XI of the,  
Kolkata Municipal Corporation, which is butted and bounded as follows :-

On the North by: Premises No.C-2/1, Niranjan Pally,

On the South by : 12'-02" feet wide road;

On the East by: 8'-00" feet wide road;

On the West by: .C-20, Niranjan Pally.

OR HOWSOEVER otherwise the said property be called known  
numbered described and distinguished.

✓  
*Sham Mani*



**SECOND SCHEDULE ABOVE REFERRED TO:**

**(Specification of Construction)**

1. FOUNDATION: Reinforced cement concrete with tie beam.
2. SUPER STRUCTURE Reinforced cement concrete framed structure.
3. BRICK WALL: 8 inch thick external and 5 inch thick internal.
4. FINISHES: Room with Plaster of Paris, white marble / Floor tiles  
Kitchen - Black Stone counter and sink with. ... Glazed tiles 2 feet above  
outer Toilet - Marble / Tiles floor, with glazed tiles up to 6 feet height.
5. DOORS: Flush Doors having Sal wood frame with synthetic enamel  
paint.
6. WINDOWS: Alluminium full open window with mild steel grill.
7. FIXTURES: Ceramic WC (Anglo and European) and wash Basin with  
PVC Cistern.
8. INTERNAL FINISH: Plaster of Parish running over Plaster.
9. EXTERNAL FINISH: Cement based paint over plaster.
10. ELECTRICAL: Concealed ISI standard copper wiring with Plastic  
switches.
11. PIPE LINE: Water supply, P.V.C, Soil-P.V.C.
12. POWER SUPPLY: WBSEB 220 Volt Main Supply with separate  
Meter provision for Individual Apartments.
12. l. Lift: 4 passenger capacity to be provided.

**THIRD SCHEDULE ABOVE REFERRED TO:**

**(OWNER'S AREA)**

**OWNERS' AREA** shall mean such number of units or flats in the proposed New building consisting of a Flat comprising of One Bed Room with kitchen cum dining and a toilet in the Ground Floor entire Second

Floor and 50% of the First Floor of the new building together with 50% of car parking spaces in the Ground Floor of said new building proposed to be constructed according to the sanctioned plan completed, and finished as per specifications as mentioned in the Third Schedule hereunder written together with undivided proportionate right, title, interest and share in the land underneath the building attributable to units under Owners' allocation and proportionate undivided right, and share in all common areas, services facilities and amenities available therein and upon the land comprising the said Premises as described in First schedule hereunder written and together with right to use and enjoy 50% of the roof excluding service area

#### **FOURTH SCHEDULE ABOVE REFERRED TO:**

##### **(DEVELOPER'S AREA)**

**DEVELOPER'S AREA** shall mean and include the remaining areas and such number of Units or Flats in the New building consisting of a Flat comprising of One Bed Room with kitchen cum dining and a toilet in the Ground Floor and remaining portion of Ground Floor except the service areas and 50% of the Car parking space under the Owners' allocation, 50% of the First Floor and entire Third Floor of the new building proposed to be constructed in said premises together with proportionate rights title, interest building attributable to the units; areas under the Developer's allocation and proportionate undivided right and share in all common areas, services and facilities and amenities comprising the said Premises as described in First schedule hereunder written together with the absolute right to use the same on the part of the Developer and together with exclusive right to use and enjoy 50% of the roof excluding service area.

IN WITNESS WHEREOF the principal hereto have set and subscribed our respective hands on the 8th day March 2022.

**SIGNED & DELIVERED BY THE PARTIES ABOVENAMED AT KOLKATA IN THE PRESENCE OF :**

1. Sachchida Nanda Sen Gupta
  2. Gurnigun Sen Gupta
  3. Nupur Sen Gupta
  4. Jhannur Ghosh
  5. Abhishek Gupta
- OWNERS**

**WITNESSES :**

1. Joydip Paul  
Asst. Pro. Justice Court  
Kolkata-27.
2. Ranjan Saha  
Advocate  
Alipore Police Court  
Kolkata-27.

*Arun Kumar Naskar*  
**DEVELOPER**

**DRAFTED BY :**

Ranjan Saha  
Advocate  
WB/11278/12  
Alipore Police Court  
Kolkata-27.

**COMPUTER PRINTED AT :**

**JOY MAA TARA COMPUTER,**

**BY: Arun Kumar Naskar  
(ARUN KUMAR NASKAR)**

Paharpur, P.S. Rabindra Nagar,  
Kolkata 700 066.

8/3/22

Thumb

1st finger

middle finger

ring finger

small finger



Saechida Nanda Sen Gupta

left hand



right hand



Name. Saechida Nanda Sen Gupta

Signature. Saechida Nanda Sen Gupta

Thumb

1st finger

middle finger

ring finger

small finger



Gorranga Sengupta

left hand



right hand



Name. Gorranga Sengupta

Signature. Gorranga Sengupta

Thumb

1st finger

middle finger

ring finger

small finger



Nupur Sengupta

left hand



right hand



Name. Nupur Sengupta

Signature. Nupur Sengupta

Thumb

1st finger

middle finger

ring finger

small finger



Thummar Chhask

left hand



right hand



Name Thummar Chhask

Signature Thummar Chhask

Thumb

1st finger

middle finger

ring finger

small finger



Abhishek Arora

left hand



right hand



Name Abhishek Arora

Signature Abhishek Arora

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Name SANKAR MALAKAR

Signature Sankar Malakar

## Major Information of the Deed

Deed No :	I-1605-00630/2022	Date of Registration	08/03/2022
Query No / Year	1605-8000745548/2022	Office where deed is registered	
Query Date	08/03/2022 1:26:06 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ranju Sarkar Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617281745, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 35,27,440/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500624/2022 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: Niranjan Pally Block-C, , Premises No: 24, , Ward No: 113 Pin Code : 700070







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 1 Chatak	1/-	34,73,440/-	Width of Approach Road: 13 Ft., , Project Name :
<b>Grand Total :</b>				6.7031Dec	1 /-	34,73,440 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	1 /-	54,000 /-	



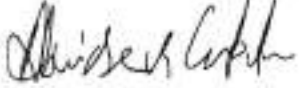
Individual Details :

Name, Address, Photo, Finger print and Signature

	Name	Photo	Finger Print	Signature
1	<p><b>Mr SACHCHIDA NANDA SENGUPTA</b>                      Son of Late                      DEBENDRANATH SENGUPTA                      Executed by: Self, Date of Execution: 08/03/2022                      , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>	 08/03/2022	 LTI 08/03/2022	<p>Sachchida Nanda Sen Gupta.</p> 08/03/2022
<p>C/36, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>				
2	<p><b>Mr GOURANGA SENGUPTA</b>                      Son of Late                      DEBENDRANATH SENGUPTA                      Executed by: Self, Date of Execution: 08/03/2022                      , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>	 08/03/2022	 LTI 08/03/2022	<p>Gouranga Sengupta</p> 08/03/2022
<p>C/36, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CTxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>				
3	<p><b>Smt NUPUR SENGUPTA</b>                      Wife of Mr MANAS DAS                      Executed by: Self, Date of Execution: 08/03/2022                      , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>	 08/03/2022	 LTI 08/03/2022	<p>Nupur Sengupta</p> 08/03/2022
<p>C/36, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Lxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>				



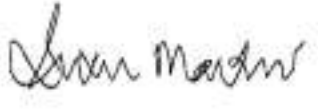
Name	Photo	Finger Print	Signature
<b>Smt JHUMUR GHOSH</b> Wife of Mr KISHORE GHOSH Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office			
08/03/2022	LTI 08/03/2022	08/03/2022	

A/45, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Mr ABHISEK GUPTA</b> Son of Late ALOKE GUPTA Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office			
	08/03/2022	LTI 08/03/2022	08/03/2022	

111, BANSDRONI GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr SANKAR MALAKAR (Presentant)</b> Son of Late RATISH CHANDRA MALAKAR Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office			
	08/03/2022	LTI 08/03/2022	08/03/2022	

Son of Late RATISH CHANDRA MALAKAR 3/40, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office



Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Ranju Sarkar</b> Son of Mr Balaram Sarkar Alipore Police Court, City:- , P.O:- Allipore, P.S:-Allipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	08/03/2022	08/03/2022	08/03/2022

Identifier Of Mr SACHCHIDA NANDA SENGUPTA, Mr GOURANGA SENGUPTA, Smt NUPUR SENGUPTA, Smt JHUMUR GHOSH, Mr ABHISEK GUPTA, Mr SANKAR MALAKAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SACHCHIDA NANDA SENGUPTA	Mr SANKAR MALAKAR-1.34063 Dec
2	Mr GOURANGA SENGUPTA	Mr SANKAR MALAKAR-1.34063 Dec
3	Smt NUPUR SENGUPTA	Mr SANKAR MALAKAR-1.34063 Dec
4	Smt JHUMUR GHOSH	Mr SANKAR MALAKAR-1.34063 Dec
5	Mr ABHISEK GUPTA	Mr SANKAR MALAKAR-1.34063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SACHCHIDA NANDA SENGUPTA	Mr SANKAR MALAKAR-40.00000000 Sq Ft
2	Mr GOURANGA SENGUPTA	Mr SANKAR MALAKAR-40.00000000 Sq Ft
3	Smt NUPUR SENGUPTA	Mr SANKAR MALAKAR-40.00000000 Sq Ft
4	Smt JHUMUR GHOSH	Mr SANKAR MALAKAR-40.00000000 Sq Ft
5	Mr ABHISEK GUPTA	Mr SANKAR MALAKAR-40.00000000 Sq Ft

Endorsement For Deed Number : I - 160500630 / 2022

On 08-03-2022

**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 13:30 hrs on 08-03-2022, at the Office of the A.D.S.R. ALIPORE by Mr SANKAR MALAKAR, Claimant.

**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 35,27,440/-

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

Execution is admitted on 08/03/2022 by 1. Mr SACHCHIDA NANDA SENGUPTA, Son of Late DEBENDRANATH SENGUPTA, C/36, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. Mr GOURANGA SENGUPTA, Son of Late DEBENDRANATH SENGUPTA, C/36, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 3. Smt NUPUR SENGUPTA, Wife of Mr MANAS DAS, C/36, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 4. Smt JHUMUR GHOSH, Wife of Mr KISHORE GHOSH, A/45, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 5. Mr ABHISEK GUPTA, Son of Late ALOKE GUPTA, 111, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 6. Mr SANKAR MALAKAR, Son of Late RATISH CHANDRA MALAKAR, 3/40, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr Ranju Sarkar, , Son of Mr Balaram Sarkar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 11736, Amount: Rs.100/-, Date of Purchase: 22/02/2022, Vendor name: Samiran Das

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 25960 to 25991  
being No 160500630 for the year 2022.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2022.03.09 18:22:05 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/03/09 06:22:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)