

04931/21

L - 4825/21

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 824861

3/11/21  
Q-8-2290632/21

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

*[Signature]*  
District Sub-Registrar-V  
Alipore, South 24 Parganas

10 3 NOV 2021

10 3 NOV 2021

DEVELOPMENT

~~POWER~~ POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS, I, SMT. SUSMITA DATTA GUPTA (PAN- ALIPG3033E), Aadhaar No. 9304 8029 9080, wife of Late Dipak Datta Gupta, by faith- Hindu, by occupation- Retired, presently residing at Premises No. 49 -B, Pocket A-14, Kalkaji Extension, Aali Ali South Delhi , Post Office - Kalkaji , Police Station- Kalkaji , Pin- 110019 permanently residing at Premises No. 3A & 3B, Thakurbari Road, Police Station- Tollygunge, Post Office- Kalighat, Kolkata- 700026 , hereinafter called and referred to as the PRINCIPAL, SEND GREETINGS.

*[Signature]*  
Susmita Datta Gupta

No. 305 Dt. 02/11/21

Name..... SUBIR KUMAR DUTTA

Address..... ADVOCATE  
ALIPORE POLICE COURT  
KOLKATA - 700 027

Vendor..... *(Signature)*

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court



*3*

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 3 NOV 2021

*Identified by me  
Subir Kumar Dutta  
Adv  
Alipore Police Court -  
Kolkata - 700027*

WHEREAS I the Principal SMT. SUSMITA DATTA GUPTA, wife of Late Dipak Datta Gupta, now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land containing an area of 03 Cottahs 03 Chittak and 02 Sq. ft. more or less with two storied building as standing thereon measuring 1500 Sq. Ft. more or less in each floor, being Municipal Premises No. 3A & 3B, Thakurbari Road, Police Station – Tollygunge, Kolkata- 700 026, within the limits of the Kolkata Municipal Corporation Ward No. 084, Sub-Registry Office at Alipore in the District of 24 Parganas (South) and is enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'Said Premises'.

AND WHEREAS since I am busy with my day to day affairs and mostly residing out of Kolkata, it is not possible for me to look after and supervise all my affairs to develop the said property and / or to construct a multistoried building there as per the building plan to be sanctioned by The Kolkata Municipal Corporation and in this circumstances I have decided to develop my aforesaid premises, lying and situate at Municipal Premises No. 3A & 3B, Thakurbari Road, Police Station- Tollygunge, Kolkata- 700 026, within the municipal limits of The Kolkata Municipal Corporation Ward No. 084, within the Sub Registry office Alipore, in the District of 24 Parganas (South) through a Developer, the particular of such property morefully described in the Schedule hereunder written.

AND WHEREAS I the Principal have entered into a Registered Development Agreement dated 03/11/2021, registered before the District Sub Registrar – V at Alipore and recorded in Book No. I, Being No. 04 820 for the Year 2021 with M/S. PIYUSHMANYATA PROJECTS PVT. LTD. a private limited company within the meaning of Companies Act., 1956, having (PAN -AAECV2788F) and having its registered office at Poddar Court, 18, Rabindra Sarani, 5th floor, Gate No. 03, Post Office - G.P.O. Police Station - Hare Street, Kolkata - 700 001, represented by its Director (1) SRI NAWNEET SODHANI son of Sri Hiralal Sodhani, (PAN- AUAPS2409P), Aadhaar No. 6022 0366

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S. D. G.



3

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 3 NOV 2021

8874, of Poddar Court, 18, Rabindra Sarnai, 5th floor, Gate No. 03, Post Office-G.P.O., Police Station- Hare Street, Kolkata- 700 001 and (2) SRI RAJESH KUMAR JHAJHARIA, son of Late S.M. Jhajharia , having PAN - ACWPJ3828K , AADHAAR No. 6469 6206 5452, by religion : Hindu, by occupation Business, by Nationality : Indian of Premises No. 61A Sardar Sankar Road, Post office: Sarat Bose Road , Police Station : Tollygunge, Kolkata : 700 029 , hereinafter called and referred to as the Developer for developing the said premises with the right to construct a residential building as per the building plan to be sanctioned by the Kolkata Municipal Corporation in or upon the said Municipal Premises No. 3A & 3B, Thakurbari Road, Police Station- Tollygunge, Kolkata- 700 026 , within the municipal limits of The Kolkata Municipal Corporation , Ward No. 084 , Sub Registry office Alipore, in the District of 24 Parganas (South), the particular of such property morefully described in Schedule hereunder written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into between myself named therein as Owner of the One Part and M/s. PIYUSHMANYATA PROJECTS PVT. LTD. mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for me to appoint an agent to look after all my affair during my absence.

NOW KNOW YE BY THESE PRESENTS, I, SMT. SUSMITA DATTA GUPTA, wife of Late Dipak Datta Gupta , do hereby and hereunder nominate, appoint and constitute M/S. PIYUSHMANYATA PROJECTS PVT. LTD. a private limited company within the meaning of Companies, Act, 1956, having its registered office at Poddar Court, 18, Rabindra Sarani , 5th floor , Gate No. 03 , Post Office - G.P.O. Police Station - Hare Street, Kolkata - 700 001, represented by its Director (1) SRI NAWNEET SODHANI son of Sri Hiralal Sodhani, of Poddar Court, 18, Rabindra Sarnai, 5th floor, Gate No. 03, Post Office- G.P.O., Police Station- Hare Street, Kolkata- 700 001 and (2) SRI RAJESH KUMAR JHAJHARIA, son of Late S.M. Jhajharia , by religion :

S.D.G.

Hindu, by occupation Business, by Nationality : Indian of Premises No. 61A Sardar Sankar Road, Post office: Sarat Bose Road , Police Station : Tollygunge, Kolkata : 700 029 to be my true and lawful Attorney either solely or jointly for me, in my name and on my behalf to do the following acts, deeds and things, that is to say :-

1. To construct a multistoried building on the property as described in the SCHEDULE hereunder written according to the sanctioned and / or modified building plan to be granted by The Kolkata Municipal Corporation in and upon the said property being Municipal Premises No. 3A & 3B, Thakurbari Road, Police Station-Tollygunge, Kolkata- 700 026, within the municipal limits of The Kolkata Municipal Corporation, Ward No. 084 , within the Sub Registry office Alipore, in the District of 24 Parganas (South) .
2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the said Premises by the said Attorney at his discretion shall think fit and proper for and on behalf of me in my name.
3. To deposit any fees, charges or any other amount on behalf of me which may have to be paid to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said premises mentioned in the Schedule written hereunder.
4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians etc. for the purpose of executing the construction of the proposed building on the Said premises according to the sanctioned building plan and to terminate their service or services as and when required.
5. To apply for Electricity, Telephone, Water, Sewerage, Gas and Drainage and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and /or documents and/or plans and/or Drawings and/or

S. D. G.



Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.

6. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises and/or property written in the Schedule mentioned hereinbelow and to grant proper and effectual receipt or receipts in respect thereof.
7. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent myself before the necessary authorities including Land Acquisition Department, Dist. South 24 Parganas ( South), P. W. D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, South 24 Parganas in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said Property.
8. To sign and submit all papers statements undertakings and declarations as may be further required for construction of the proposed building on the Said Property of the premises according to the sanctioned building plan to be granted by The Kolkata Municipal Corporation.
9. To appoint any agent or agents, servant or servants on my behalf for the purpose of managing the Said property.

S. D. G.



10. To appear for and represent me before all authorities including those under The Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation of the Said property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorney may deem fit and proper.
11. To make sign and verify all applications or objections to appropriate authorities for all any licence permission or consent etc. required by law in connection with the management and development of the Said Property and also to execute register and present any declaration or undertaking before Registrar and Sub-Registrar and/ or any other statutory authority if required
12. To develop the Said property of the premises by making construction of the said building therein as my said Attorney may deem fit and proper.
13. To engage and appoint Solicitor, Advocate or Advocates to act and plead otherwise conduct the case whenever my said Attorneys think proper to do so.
14. In case of acquisition by State Government or Union Government of the Said property my Attorney will have full power to file objection or written statement or petition and to apply for compensation before such authorities.
15. To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever, manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said Premises which is morefully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said premises described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and /or the said premises.

S. D. G.





16. To sign and verify all complaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other Acts, deeds and things related to above matters/proceedings for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the said Premises.
17. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on my behalf.
18. To raise loan and/or borrow from time to time such sums of money or moneys and upon such terms as my said Attorney may think fit from any Financial Institutions against the security of either in full or in part or portion of the Developer's allocated portions of the new building to be constructed in and upon the Schedule below property and for such purpose, to sign and execute such mortgages, charges, pledges or other securities upon such agreements, terms, conditions as he may think fit and proper.
19. To apply for and obtain and renew all licences, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said Property.
20. To negotiate for sale or to enter into agreement for sale, lease, construction, Agreement for creating charge, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces in respect of the Developer's Allocation and as well as Fifty percent of the entire First floor Flat area and fifty percent of the Flat and Commercial space in the Ground floor of the proposed building if sanctioned forming part of the Owner's allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of Flats and Garage/ commercial spaces as my said Attorney may deem fit and proper.

S. D. G.



21. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and as well as for Fifty percent of the entire First floor Flat area and fifty percent of the Flat and Commercial space in the Ground floor of the proposed building if sanctioned forming part of the Owner's allocation in my name and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as my said Attorney may deem fit and proper.
22. Upon such receipt as aforesaid in his name, on my behalf and as my act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocated portion mentioned in the said registered Development Agreement in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.
23. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying and/or transferring the said Developer's allocated portions and as well as Fifty percent of the entire First floor Flat area and fifty percent of the Flat and Commercial space in the Ground floor of the proposed building if sanctioned forming part of the Owner's allocation in the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as I could do the same myself.
24. To receive any notice relating to my said Property from The Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

S.D.G.



25. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose, matters or subjects herein specified.
26. For all or any of the purpose herein before stated, to appear and represent me before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my Said Property.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said premises which I could have done lawfully, under my own hands seals, if personally present.

AND I, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said premises. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE  
(3A & 3B, Thakurbari Road, Police Station- Tollygunge, Kolkata- 700 026 )

ALL THAT piece and parcel of bastu land measuring 03 Cottahs 03 Chittacks and 02 Sq. ft. more or less together with two storied building standing thereon measuring 1500 Sq. Ft. in each floor, lying and situate at now known and numbered as Premises No. 3A & 3B, Thakurbari Road, Police Station- Tollygunge, Kolkata- 700 026 and/or such other number as to be allotted by the Kolkata Municipal Corporation after amalgamation of the said two premises, within the limits of The Kolkata Municipal Corporation, Ward No. 084, Sub Registry office – Alipore , District 24 Parganas South. This said land is butted and bounded in the following manner:-

ON THE NORTH	By Pre. No. 4A & 4B, Thakurbari Road .
ON THE EAST	By 20 feet wide Thakurbari Road :
ON THE SOUTH	By Pre. No. 2, Thakurbari Road
ON THE WEST	By Pre. No. 6, Mysore Road

S. D. G .

IN WITNESSES WHEREOF we the parties hereto and hereunto set and subscribed our respective hands on this <sup>22</sup> day of <sup>November</sup> Two Thousand and Twenty one A. D.

SIGNED, SEALED AND DELIVERED

By the PRINCIPAL at Kolkata

in presence of :-

1. Samy Roy  
18, Moore Avenue  
Kolkata - 700040
2. Soumya Datta Gupta  
49-B, Pocket A/14,  
Kalkaji Extn.  
New Delhi - 110019.

*Susmita Datta Gupta*

SIGNED, SEALED AND DELIVERED

By the ATTORNEY at Kolkata

in presence of :-

1. Samy Roy  
18, Moore Avenue  
Kolkata - 700040
2. Ashim Kumar Sen.  
109/25, Hazra Road.  
Kolkata - 700022.

PIYUSHMANYATA PROJECTS PVT. LTD.

*Chandra Mohan*

Director/Authorised Signatory

PIYUSHMANYATA PROJECTS PVT. LTD.

*Manoj Saha*

Director/Authorised Signatory

DRAFTED BY :-

*Subir Kumar Dutta*  
SUBIR KUMAR DUTTA  
ADVOCATE

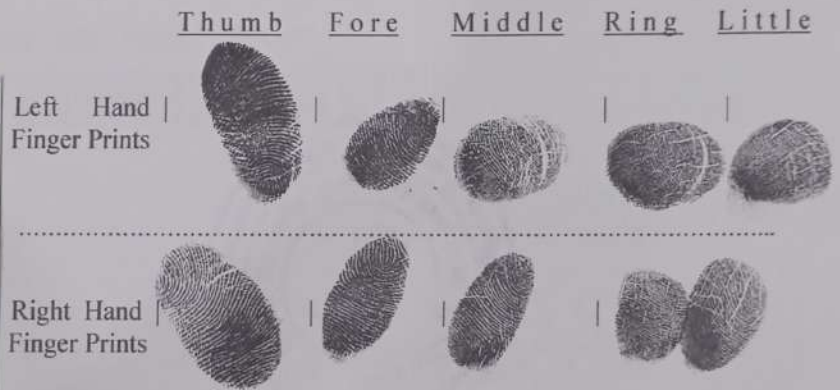
Alipore Civil & Criminal Court, Kolkata - 700 027.

*WA 2165/19*



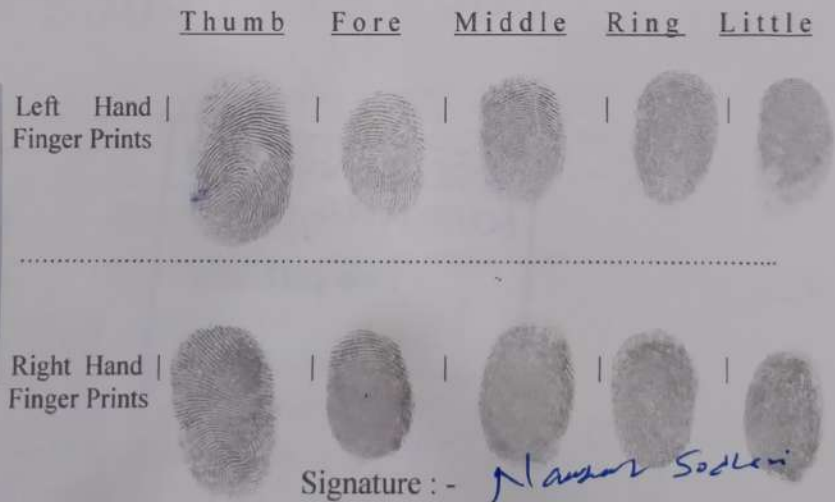
Name :-

Signature :- *Susmita Satta Gupta*



Name :-

Signature :- *Chandrakant Kulkarni*



Name :-

Signature :- *Naveen Sodani*

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1055/54036/07855

To,  
सुस्मिता दत्ता गुप्ता  
Susmita Datta Gupta  
W/O Dipak Datta Gupta  
49-B pocket A 14  
Kalka ji Extn  
Aali  
Ali South Delhi  
Delhi 110019

Ref: 8 / 10B / 14023 / 15960 / P



UE036689998IN



आपका आधार क्रमांक / Your Aadhaar No. :

**9304 8029 9080**

आधार – आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



सुस्मिता दत्ता गुप्ता  
Susmita Datta Gupta

जन्म वर्ष / Year of Birth : 1959  
महिला / Female



*Susmita Datta Gupta*

**9304 8029 9080**

आधार – आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUSMITA DATTA GUPTA

DEB KUMAR DAS GUPTA

26/08/1959

Permanent Account Number

ALIPG3033E

*Susmita Datta Gupta*

Signature



14032007

*Susmita Datta Gupta*

15/11/2008



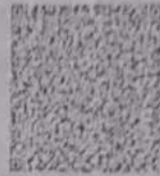




भारत सरकार  
Government of India



Nawneet Sodhani  
Date of Birth/DOB: 05/02/1975  
Male/ MALE



6022 0366 8874

VID : 9187700169641691

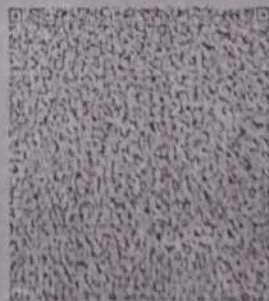
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
TOWER 5, FLAT NO-15A, DIAMOND CITY  
SOUTH, 58, MAHATMA GANDHI ROAD,  
Paschim Puturi, Kolkata,  
West Bengal - 700041



QR Code with Photo/Signature

6022 0366 8874

VID : 9187700169641691



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
NAWNEET SODHANI



भारत सरकार  
GOVT. OF INDIA

HIRALAL SODHANI

05/02/1975

Permanent Account Number

AUAPS2409P

*Nawneet*



19022013



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/20009/00585

To  
19/11/2012  
রাজেশ কুমার জাহাডিয়া  
Rajesh Kumar Jhajharia  
68/1 DR, DEODHAR RAHAMAN ROAD  
TOLLYGUNGE Tollygunge H.O  
Tollygunge Kolkata  
West Bengal 700033



MN199594897DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6469 6206 5452**

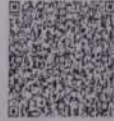
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



রাজেশ কুমার জাহাডিয়া  
Rajesh Kumar Jhajharia  
পিতা : সাওমারমল জাহাডিয়া  
Father : SAWARMAL JHAJHARIA  
জন্ম সাল / Year of Birth : 1970  
পুরুষ / Male



**6469 6206 5452**

আধার - সাধারণ মানুষের অধিকার

*Rajesh Kumar Jhajharia*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

राजेश कुमार जहाजहरी  
SAWARMAL JHAJHARIA

01/01/1970


Permanent Account Number  
ACWPJ3828K

*Rajesh Kumar*



Signature




*Rajesh Kumar Jhajharia*

  
**ELECTION COMMISSION OF INDIA**  
 निर्वाचन आयोग

**IDENTITY CARD**      W3 / 12 / 100 / 25040  
 पहचान कार्ड

Elector's Name निर्वाचक का नाम	Datta Sahu दाता साहू
Father/Mother/ Husband's Name पिता/माता/पति का नाम	Bhansali भंसाली
Sex लिंग	M पुरुष
Age as on 1.1.1995 1.1.1995 का उम्र	53 53

  
**Electoral Registration Office**  
 निर्वाचक पंजीयन कार्यालय

**For**      **Assembly Constituency**  
 निर्वाचक क्षेत्र

**For**      **Constituency**  
 निर्वाचक क्षेत्र

**For**      **Constituency**  
 निर्वाचक क्षेत्र

**For**      **Constituency**  
 निर्वाचक क्षेत्र

**For**      **Constituency**  
 निर्वाचक क्षेत्र

## Major Information of the Deed

Deed No :	I-1630-04825/2021	Date of Registration	03/11/2021
Query No / Year	1630-8002290632/2021	Office where deed is registered	
Query Date	03/11/2021 11:50:48 AM	1630-8002290632/2021	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,20,000/-	Rs. 1,44,30,690/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163004820/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

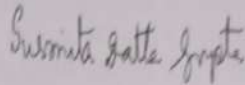
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Thakurbari Road, , Premises No: 3A AND 3B, , Ward No: 084 Pin Code : 700026

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	3 Katha 3 Chatak 2 Sq Ft	1,00,000/-	1,26,33,502/-	Width of Approach Road: 20 Ft., , Project Name :
<b>Grand Total :</b>				<b>5.264Dec</b>	<b>1,00,000 /-</b>	<b>126,33,502 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	20,000/-	17,97,188/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3000 sq ft</b>	<b>20,000 /-</b>	<b>17,97,188 /-</b>	


## Principal Details :



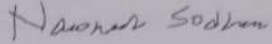
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs SUSMITA DATTA GUPTA</b> Wife of Late DIPAK KUMAR GUPTA Executed by: Self, Date of Execution: 03/11/2021 , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	03/11/2021	LTI 03/11/2021	03/11/2021	
3A AND 3B, THAKURBARI LANE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx3E, Aadhaar No: 93xxxxxxxx9080, Status :Individual, Executed by: Self, Date of Execution: 03/11/2021 , Admitted by: Self, Date of Admission: 03/11/2021 ,Place : Office				

## Attorney Details :



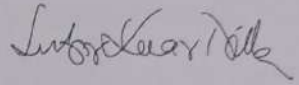
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>PIYUSHMANYATA PROJECTS PRIVATE LIMITED</b> 18, RABINDRA SARANI, PODDAR COURT, KOLKATA, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RAJESH KUMAR JHAJHARIA (Presentant )</b> Son of Late S M JHAJHARIA Date of Execution - 03/11/2021, , Admitted by: Self, Date of Admission: 03/11/2021, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Nov 3 2021 12:11PM	LTI 03/11/2021	03/11/2021	
61A, SARDAR SANKAR ROAD, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8K, Aadhaar No: 64xxxxxxxx5452 Status : Representative, Representative of : PIYUSHMANYATA PROJECTS PRIVATE LIMITED (as DIRECTOR)				

2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Nawneet Sodhani</b> Son of Mr Hiralal Sodhani Date of Execution - 03/11/2021, , Admitted by: Self, Date of Admission: 03/11/2021, Place of Admission of Execution: Office			
		Nov 3 2021 12:11PM	LTI 03/11/2021	03/11/2021
Poddar Court, 18, Rabindra Sarani, 5th Floor, Gate No 03, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx9P, Aadhaar No: 60xxxxxxx8874 Status : Representative, Representative of : PIYUSHMANYATA PROJECTS PRIVATE LIMITED (as Director)				

**Identifier Details :**

<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>Subir Kumar Dutta</b> Son of Late Biswanath Dutta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	03/11/2021	03/11/2021	03/11/2021
Identifier Of Mrs SUSMITA DATTA GUPTA, Mr RAJESH KUMAR JHAJHARIA, Mr Nawneet Sodhani			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SUSMITA DATTA GUPTA	PIYUSHMANYATA PROJECTS PRIVATE LIMITED-5.26396 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SUSMITA DATTA GUPTA	PIYUSHMANYATA PROJECTS PRIVATE LIMITED-3000.00000000 Sq Ft



On 03-11-2021

**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 12:08 hrs on 03-11-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr RAJESH KUMAR JHAJHARIA .

**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 1,44,30,690/-

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

Execution is admitted on 03/11/2021 by Mrs SUSMITA DATTA GUPTA, Wife of Late DIPAK KUMAR GUPTA, 3A AND 3B, THAKURBARI LANE, KOLKATA, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Subir Kumar Dutta, , , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-11-2021 by Mr RAJESH KUMAR JHAJHARIA, DIRECTOR, PIYUSHMANYATA PROJECTS PRIVATE LIMITED, 18, RABINDRA SARANI, PODDAR COURT, KOLKATA, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Subir Kumar Dutta, , , Son of Late Biswanath Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-11-2021 by Mr Nawneet Sodhani, Director, PIYUSHMANYATA PROJECTS PRIVATE LIMITED, 18, RABINDRA SARANI, PODDAR COURT, KOLKATA, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Subir Kumar Dutta, , , Son of Late Biswanath Dutta, 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 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 305, Amount: Rs.50/-, Date of Purchase: 02/11/2021, Vendor name: L K Das



Rita Lepcha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 154576 to 154603

being No 163004825 for the year 2021.



Digitally signed by RITA LEPCHA DAS

Date: 2021.11.22 18:29:10 -08:00

Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/11/22 06:29:10 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)