

3816/21

(12)

I-2435/2071

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST-BENGAL

AC 804891

The documents is admitted
to this register. The Signature sheet/s and
the Development sheets attached with this
document are the part of this document.

Addl. Dist Sub-Registrar
Bhore, South 24 Parganas

17 DEC 2021

THE DEVELOPMENT POWER OF ATTORNEY

This the Development Power Of Attorney on this
the...15th.....day of December 2021.

Contd....P/2

15.12.2021
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8/2021
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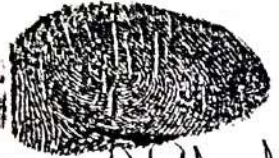
17 JUN 2021

No.....Rs. 50/- Date.....
Name:.....
Address:.....
Vendor:.....

Asim Kumar Jana
Advocate
High Court, Calcutta

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

Indranil Chakravarti



3266

Indranil Chakravarti

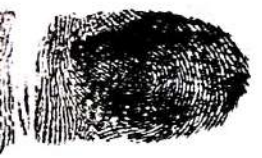


3267

SUCHANA

Prayn Ghosh
PARTNER

PARTNER



3268

SUCHANA

Partner

PARTNER

Gosta Gopal Manna
Po Late Radha North Manna
CC:- Service
Add:- 224A, N.S.C. Bose Road
P.O.:- Nalktala
P.S.:- Netaji Nagar
Kolkata - 700047



Add. Dist. Sub-Registrar
Alipore
15 Dec 2021
South 24 Parganas
Kolkata-700027

:: 2 ::

KNOW ALL MEN BY THESE PRESENTS THAT, I, MR. INDRANIL CHAKRAVARTI, son of Late Himanshu Chakravarti, by occupation-Advocate, PAN-ACKPC3804E, AADHAAR no.9531 5038 0302 , by faith-Hindu, by nationality-Indian, residing at 74A, Ashoke Avenue, within K.M.C. ward no. 098 of K.M.C. , P.S. Jadavpur now Netaji Nagar, Kolkata-700092, District South 24-Parganas, West Bengal - hereinafter called the "OWNER/PRINCIPAL" do hereby SEND GREETINGS:-

WHEREAS I am the absolute Owner in respect of ALL THAT piece and parcel of homestead land measuring 6 Cottahs 7 Chittaks and 5 Sq. Ft. more or less together with two storied building standing thereon and situated at C.S. Plot No. 29,30,31 appertaining to Khatian No.66 and 172 and 31 appertaining to Khatian No.99, Sub -Khatian 100 and Khatian No. 215, Sub -Khatian 216 of Mouza-Khanpur, K.M.C. Premises No.-29/7/1B, Paddapukur Road(same known as 74A , Ashoke Avenue), P.S.-Jadavpur thereafter Patuli now Netaji Nagar, P.O.-Regent Estate, Kolkata -700092 , within the limits of K.M.C. Ward No.- 098, District South 24-Parganas, West Bengal, which has been morefully described in the schedule hereunder written.

AND WHEREAS due to my personal difficulties I am not in a position to look after, manage, control, supervise and administer the said property as mentioned and written hereinbefore and also written in the Schedule below and it has been necessary to appoint Attorney, who will look after, manage, control, supervise and properly administer my said landed property on my behalf.

Contd.....P/3

:: 3 ::

AND WHEREAS being thus in possession of the said property I decided to develop the said property by raising construction of a new building consisting of several flats and units and accordingly I placed the responsibility for development of the said property and I entered into a Development Agreement with the Developer namely "SUCHANA", PAN- ACDFS8840H, a Partnership Firm, its office address being 8/60, Netaji Nagar, P.S. -Jadavpur now Netaji Nagar, P.O.- Regent Estate, Kolkata- 700092, District South 24- Parganas, West Bengal, having its Partners namely 1) SRI PRABIR GHOSH, son of Late Sudhir Ghosh, by occupation-Business, PAN-AHQPG0618P, AADHAAR No. 9792 7334 8075, by Faith-Hindu, by Nationality-Indian, residing at 8/64A, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal and 2) SRI BAPI DAS, son of Sri Bipin Das, by occupation-Business, PAN-AHFDP3158E, AADHAAR No. 9597 3428 4869, by Faith-Hindu, by Nationality -Indian, residing at 2/53, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal, for the purpose of construction of new Building and the said Development Agreement duly executed on 14.12.2021, under some terms & conditions contained therein and the said Development Agreement duly registered at the office of the A.D.S.R., Alipore, South 24-Parganas and duly Recorded in it's Book No.-I..., Being no.....3387....., for the year 2021.

AND WHEREAS I the Principal herein hereby appointed the Developer for development of the land and the Developer has accepted such appointment on the terms and conditions hereunder contained. That in this context, I the Owner/Principal herein hereby appoint, nominate and constitute

Contd.....P/4

Indranil Chakravarti

SUCHANA

Prabir Ghosh



PARTNER

PARTNER

:: 4 ::

“SUCHANA”, PAN- ACDFS8840H, a Partnership Firm, its office address being 8/60, Netaji Nagar, P.S. -Jadavpur now Netaji Nagar, P.O.- Regent Estate, Kolkata- 700092, District South 24-Parganas, West Bengal, having its Partners namely 1) SRI PRABIR GHOSH, son of Late Sudhir Ghosh, by occupation-Business, PAN-AHQPG0618P, AADHAAR No. 9792 7334 8075, by Faith-Hindu, by Nationality-Indian, residing at 8/64A, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal and 2) SRI BAPI DAS, son of Sri Bipin Das, by occupation-Business, PAN-AHFDP3158E, AADHAAR No. 9597 3428 4869, by Faith-Hindu, by Nationality -Indian, residing at 2/53, Netaji Nagar, P.O.- Regent Estate, P.S.- Jadavpur now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal, as my true and lawful Attorney to do the following acts, deeds, things and matters on my behalf in connection with the schedule property.

1. To look after, manage the aforesaid property morefully described in the Schedule below on my behalf.
2. To sign and execute all agreement/s and/or documents and all other necessary papers and documents concerning my property for and on my behalf.
3. To apply for and obtain in my name and on my behalf temporary connections of water, electricity and also to apply for and obtain in my name and on my behalf permanent drainage, sewerage connections to the said premises and property and to sign as well as execute all plans, forms, papers, documents in connection therewith for and on my behalf.
4. To represent me before all the office/s concerned and also the K.M.C. and to sign all papers, documents on my behalf for mutation of my name in respect of the relevant papers and to appear in all hearing before the authorities of

Contd.....P/5

the K.M.C. for such mutation, deal in objection and/or appeals on my behalf against the excess valuation assessed by the said K.M.C. and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection or appeals on my behalf ,to move Petitions, to plead, to argue, to act on my behalf and file petition, in original assessment, miscellaneous, review, revision or appellate proceeding, to accept service of notices, to produce and take back documents, to apply for and take delivery of copies, to authorise his representatives and registered clerks to take delivery of copies and to do clerical work in the office of the K.M.C. and Building Rules framed there under, and all works covered by the provisions of the K.M.C. Act, before the K.M.C., to apply for depositing or adjusting any money in connection therewith. The attorney is empowered & authorized to comply with all the requirements and the K.M.C. Act & Rules & the Building rules including signing on the Building plans to be submitted for sanction and taking delivery of sanctioned Plan from the K.M.C.

5. To sign letters, correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C., Fire Brigade and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.
6. To sign & submit all documents for the approval of proposed building plan by the K.M.C. building department and also issue the approval of proposed building plan during construction, If any declaration is made further to sign and submit the building plan for registration, to attend and appear for the hearing before the authority of the K.M.C. for additional approval by the Building Department with correspondence and documents, and to receive all papers, documents, maps or plans from the K.M.C.

7. To sign & submit the plan of internal & external water connection and appear before the water supply department of the K.M.C. , sign & submit the plan of internal and external drainage and sewerage connection and to be appear before the drainage department of the K.M.C. and to apply for and obtain connection for water, Sewerage, etc.
8. To prepare proposed drawing /plan for sanction from K.M.C. and submit and also to sign building plan on my behalf of the schedule property and obtain sanctioned plan thereof from the K.M.C. authorities concerned on my behalf.
9. To prepare and/or submit the plan or any revision or altered building plan by the said Attorney on my behalf for my said new building purposes .
10. To apply for and obtain all necessary sanction clearances for the said proposed building on my behalf.
11. To appear for and represent me before any competent authority, tribunal authority arbitrator or before revenue, administrative civil, criminal jurisdiction relating to any matters, concerning the said property as mentioned in the schedule below on my behalf.
12. To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claims, etc. relating to the said property on my behalf.
13. To appoint and/or engage any legal practitioner/s, solicitor/s, auditor/s, valuer/s, assessor/s, arbitrator/s and/or any advocate/s and or any other person or persons, and to sign, execute and deliver all Vakalatnamas, Ekrrahamas show causes, petitions etc. for the said purposes on my behalf.
14. To sign, execute, submit or deliver all complaints, written statements, objections, appeals, applications, revisions, injunctions, petitions and all other appeals and all papers, documents, exhibits for the aforesaid purposes.

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15. To visit and represent me before all the West Bengal Govt. office or offices and/or Central Govt. office/s concerned , and all other offices concerned for smooth management of my said landed property as stated and written in the schedule below, on my behalf.
16. To apply for and obtain electricity, water, sewerages/drainage or any other amenities and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on my behalf.
17. To sign and execute all other Deeds, instruments, assurances, which will be necessary, and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveyancing several properties upon the said property on my behalf except Owner's allocation.
18. To make and present any Deed of Sale or other documents for registration which are to be executed by my said Attorney and to admit, execute and register thereof before the registering authorities concerned such as the District Registrar and D.S.R.-I, Alipore, 24pgs (S), A.D.S.R. Alipore, 24pgs (S) and Assurances, at Kolkata and such other registering office/s concerned on my behalf and in my name in respect of Developer allocation only.
19. To make any kind of agreement or agreements with any Purchaser or Purchasers in respect of the schedule below property except my allocation, (i.e. only the specified allocation of the Developer as per the development Agreement) on my behalf and to register the Deed of Sale on my behalf, in favour of the intending Purchaser or Purchasers, name or names and to receive the entire consideration money.
20. To sign all the receipt or receipts which are to be registered by my said Attorney in favour of the intending purchaser/s in respect of my schedule below property and also to hand over the same to the said intending purchaser/s on my behalf.

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21. To prepare plan of building for the development of the said property and to submit proposal from time to time for the amendment and/or modification of such building plan to the said K.M.C. for the purpose of obtaining sanction of the same.
22. To execute the development, work, and manage, control and supervise and administer the property mentioned in the schedule hereunder.
23. To constitute, build and erect a building at the K.M.C. Premises No.- 29/7/1B, Paddapukur Road, P.S.- Netaji Nagar, P.O.-Regent Estate, Kolkata -700092 , within the limits of K.M.C. Ward No.- 098, and for the purpose, to sign and execute all papers, documents and applications which are required for the purposes of construction of a building.
24. To make necessary representations to the K.M.C., CESC, Fire and Police authorities and other authority or authorities and concern for obtaining necessary permission as required in law for installations of Water line, Drainage connection, Electric connection, Fire permission, Police permission from the concerned authority and to represent before the Assessor and collectors of the K.M.C. and also to the other concerned authorities in respect of the fixation of taxes and its hearing before the aforesaid authority in respect of the schedule property.
25. To appoint from time to time Architects, R.C.C. Consultants, Contractors, Sub-Contractors and other personnel and workmen for the Development of the property and construction in the said property.
26. To enter into agreement for Development and sign and execute agreement with prospective buyers of flats, car parking spaces, covered spaces etc. as the case may be, of the proposed building to be constructed on the K.M.C. Premises No.- 29/7/1B, Paddapukur Road and to receive, realise and collect

all purchase money either in full or in part or in advance by way of earnest money, and payment of purchase money from prospective Purchasers and/or to give, sign and grant effective receipts and discharge for the same from the Developer's Allocation in terms of the Development Agreement.

27. To execute deed of sale in respect of the undivided proportionate share of land and/or flats and the covered area in respect of the Developer's Allocation as per the said Development Agreement in favour of any Purchaser or purchasers nominated by the said Attorney, and to present the Deeds before the Registrar, to admit execution of any deed executed by the Attorney on my behalf, receive consideration money and to give discharge thereof relating to the Developer's allocated portion only as per the said Development Agreement in respect of the scheduled property written below. The Owner shall in no way be responsible for any mislikenous- Acts if so committed by the Developer.
28. To file any suit, claim before any court of law, Appeal and Second Appeal and Miscellaneous Appeal in any Court of Law, Injunction, and to sign and verify plaint, written statement, application and objection of any nature, including Special Jurisdiction of High Court, Article 226 of the Constitution of India, and swearing affidavit in connection with the said below Scheduled property.
29. To engage, constitute and appoint any Advocate or Advocates, Revenue Agent or any other practitioner to conduct all sorts of cases, appeals, revision and other matters or affairs and to take and defend all sorts of legal proceedings, suits, claims, demand etc. arising in course of or in relation to the aforesaid matters.
30. To ask, receive or recover from all the flat purchasers, other occupiers, or agreement holders for purchasing flats, all rents, charges, profits, emoluments and sum of money now due or owing and payable in respect of the

Developer's Allocation only in terms of the said Development Agreement in respect of the below Scheduled property, in any manner or whatsoever, and also on non payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery thereof or to eject such defaulting acquirer and/or occupants.

31. To appear before the Sub-Registrar or Registrar of any Registration office in India and/or to execute and present deeds for registration on my behalf and also any agreement, assignment, assurance, release, lease, trust, deed, mortgage deed, indemnity bond or other instrument or writing, the registration of which is compulsory under the Registration Act, and generally to do all things necessary or expedient for registering the said deeds, instruments and writings or any of them as fully and effectually as my self could do.

32. This registered Power of Attorney being collateral documents of the said Development Agreement, and whatsoever acts deeds and things concerning the said premises to be done by the Attorney shall be deemed to be done on behalf of the said Developer's firm which shall be bound by such acts, deeds and things so done.

Generally to do or execute all such acts, deeds and things in the same manner and to the same extent as I could do or execute such documents, and I do hereby agree to confirm and ratify whatever have been done by the Attorney or his men and agent during the continuance of the construction work as per Development Agreement.

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And I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power so vested upon him and hereby confirmed by virtue of this power provided. However my said Attorney shall be bound to ensure day to day report in respect of the progress of the construction work in the premises to me.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the total property)

ALL THAT piece and parcel of homestead land measuring 6 Cottahs 7 Chittaks and 5 Sq. Ft. more or less together with two storied building measuring 4600 Sq.Ft. more or less totally, (at the Ground floor measuring 2300 Sq.Ft. more or less and at the First floor measuring 2300 Sq.Ft. more or less) with mosaic flooring standing thereon and situated at C.S. Plot No. 29,30,31 appertaining to Khatian No.66 and 172 and 31 appertaining to Khatian No.99, Sub -Khatian 100 and Khatian No. 215, Sub -Khatian 216 of Mouza-Khanpur, K.M.C. Premises No.-29/7/1B, Paddapukur Road(Postal address/ premises no. 74A, Ashoke Avenue), P.S.-Jadavpur thereafter Patuli now Netaji Nagar, P.O.-Regent Estate, Kolkata -700092, within the limits of K.M.C. Ward No.- 098, District South 24-Parganas, West Bengal, which is butted and bounded by :-

ON THE NORTH :- by partly 8/46, Netaji Nagar and partly

8/46A, Netaji Nagar , Kolkata-700092;

ON THE EAST :- by 74, Ashoke Avenue, ,Kolkata-700092;

ON THE SOUTH :- by 20 Feet wide K.M.C. Road;

ON THE WEST :- by 74B, Ashoke Avenue, ,Kolkata-700092.

Contd.....P/12

THE SCHEDULE - "B" ABOVE REFERRED TO

(Owner's Allocation)

Provided that the said Owner will get total Owner's Allocation as follows :

- 1) Flat area 50% (fifty per cent) of the total F.A.R. sanctioned by Kolkata Municipal Corporation out of that the entire 3rd floor and the entire 4th floor.
- 2) That in the Ground floor 3 (three) Car Parking Space (out of that one in the front side and other two in the back side area) as per plans sanctioned by Kolkata Municipal Corporation.

THE SCHEDULE - "C" ABOVE REFERRED TO

(The Developer/ Contractor's Allocation)

The Developer/Contractor will get all the remaining constructed areas of the building sanctioned by Kolkata Municipal Corporation as the Developer's allocation of the said building except the Owner's allocations, provided that the said Developer will get Flat area 50% (fifty per cent) of the total F.A.R. sanctioned by Kolkata Municipal Corporation except entire 3rd floor and the entire 4th floor as the Owner's allocations as specified in Schedule-B i.e. the entire 1st floor and the entire 2nd floor. That in the Ground floor all Car Parking Space except the Owner's allocations as specified in Schedule-B.

Contd.....P/13

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IN WITNESS WHEREOF I, the Executant herein, execute this The Development Power of Attorney on the day, month and year first above written.

signed, sealed and delivered in presence of :

WITNESSES :-

1. Dibak Mitra
224A, N.S.C. Bose Road
Kolkata-700047

Indranil Chakravarti
SIGNATURE OF THE EXECUTANT

2. Gosta Gopal Manna
224A, N.S.C. Bose Road
Kolkata-700047

SUCHANA
Prayn Ghosh
PARTNER PARTNER

SIGNATURE OF THE ATTORNEY

Drafted by me as per directions of
The parties hereto and read over, explained

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

(Enrolment No.- WB/663/2000)

High Court, Calcutta.

COMPUTER PRINTED BY :

Gosta Gopal Manna



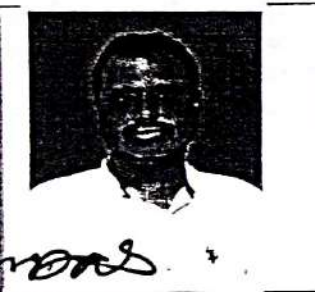
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left hand					
right hand					

Name..... INDRANIL CHAKRAVARTI
 Signature..... Indranil Chakravarti



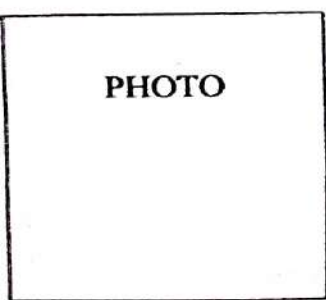
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left hand					
right hand					

Name..... PRAHIR GHOSH
 Signature..... Prabir Ghosh



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left hand					
right hand					

Name..... DAPI DAS
 Signature..... Dapi Das



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature.....







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

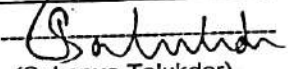
Signature / LTI Sheet of Query No/Year 16058002627996/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr INDRANIL CHAKRAVARTI 74A, ASHOKA AVENUE, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Principal			Indranil Chakravarti 15.12.21 ✓
2	Mr PRABIR GHOSH 8/64A, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Representative of Attorney [SUCHAN A]			Prabir Ghosh 15.12.21 ✓

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr BAPI DAS 2/53, NETAJI NAGAR, P.S.- NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700092	Represent ative of Attorney [SUCHAN A]			 15.12.21
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GOSTA GOPAL MANNA Son of Late RADHA NATH MANNA 224A, N S C BOSE ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Mr INDRANIL CHAKRAVARTI, Mr PRABIR GHOSH, Mr BAPI DAS			 15-12-2021


(Sukanya Talukdar)

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

Major Information of the Deed

No.	I-1605-03435/2021	Date of Registration	17/12/2021
No / Year	1605-8002627996/2021	Office where deed is registered	
Date	15/12/2021 11:39:22 AM		1605-8002627996/2021
Applicant Name, Address & Other Details	Asim Kumar Jana 224A, N S C BOSE ROAD, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,06,96,328/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160503387/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Padma Pukur Road, , Premises No: 29/7/1B, , Ward No: 098 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 7 Chatak 5 Sq Ft	1/-	71,77,328/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				10.6333Dec	1/-	71,77,328 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4600 Sq Ft.	1/-	35,19,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2300 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2300 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4600 sq ft	1/-	35,19,000 /-	

Personal Details :

Name, Address, Photo, Finger print and Signature

Mr INDRANIL CHAKRAVARTI (Presentant)

Son of Late HIMANSHU CHAKRAVARTI 74A, ASHOKA AVENUE, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACxxxxxx4E, Aadhaar No: 95xxxxxxxx0302, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021
 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2021
 , Admitted by: Self, Date of Admlsion: 15/12/2021 ,Place : Pvt. Residence

Attorney Details :

Sl No Name, Address, Photo, Finger print and Signature

1 **SUCHANA**

8/60, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: ACxxxxxx0H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No Name, Address, Photo, Finger print and Signature

1 **Mr PRABIR GHOSH**

Son of Late SUDHIR GHOSH 8/64A NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8P, Aadhaar No: 97xxxxxxxx8075 Status : Representative, Representative of : SUCHANA (as REPRESENTATIVE)

2 **Mr BAPI DAS**

Son of Mr BIPIN DAS 2/53, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8E, Aadhaar No: 95xxxxxxxx4869 Status : Representative, Representative of : SUCHANA (as REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Late RADHA NATH MANNA 224A, N S C BOSE ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047			
Identifier Of Mr INDRANIL CHAKRAVARTI Mr PRABIR GHOSH, Mr BAPI DAS			

Transfer of property for L1	
From Mr INDRANIL CHAKRAVARTI	To. with area (Name-Area) SUCHANA-10.6333 Dec
Transfer of property for S1	
From Mr INDRANIL CHAKRAVARTI	To. with area (Name-Area) SUCHANA-4600.00000000 Sq Ft

15-12-2021

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

Presented for registration at 21:10 hrs on 15-12-2021, at the Private residence by Mr INDRANIL CHAKRAVARTI
Executant.

Certificate of Market Value (WB PUV) rules of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
1,06,96,328/-

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

Execution is admitted on 15/12/2021 by Mr INDRANIL CHAKRAVARTI, Son of Late HIMANSHU CHAKRAVARTI, 74A,
ASHOKA AVENUE, P.S.-NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas,
WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Advocate

Identified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N S C BOSE ROAD, P.O:
NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by
caste Hindu, by profession Service

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

Execution is admitted on 15-12-2021 by Mr PRABIR GHOSH, REPRESENTATIVE, SUCHANA, 8/60, NETAJI
NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas,
West Bengal, India, PIN:- 700092

Identified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N S C BOSE ROAD, P.O:
NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by
caste Hindu, by profession Service

Execution is admitted on 15-12-2021 by Mr BAPI DAS, REPRESENTATIVE, SUCHANA, 8/60, NETAJI NAGAR, P.S.-
NOW NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal,
India, PIN:- 700092

Identified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N S C BOSE ROAD, P.O:
NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by
caste Hindu, by profession Service

Sukanya Talukdar

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

On 17-12-2021

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.

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/-

Stamp Duty

Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Type Impressed, Serial no 2067, Amount: Rs.50/-, Date of Purchase: 17/06/2021, Vendor name:
HANKAR 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 1605-2021, Page from 142741 to 142771
being No 160503435 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.12.22 14:06:39 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/12/22 02:06:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)