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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

...North 24-Parganas
Bareilly
D S S & Co

23 NOV 2021

KNOW ALL MEN BY THESE PRESENT THAT WE (1)
(1) SRI SUDHAN KUMAR DUTTA, (PAN - ADUPD3775C, Aadhaar No. - 2859 0581 0319), **(2) SRI ANIL DUTTA @ SUNIL DUTTA**, (PAN - AIHPD4218N, Aadhaar No. - 5320 2643 4139), & **(3) SRI SUSHIL KUMAR DUTTA**, (PAN - GAUPD0260D, Aadhaar No. - 4748 7305 1666), both are sons of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality - Indian, by religion - Hindu, by occupation - Business and Service respectively, all are residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. - Rabindranagar, P.S. - Nimta, Kolkata - 700065, District - North 24 Parganas, West Bengal, India, do hereby stated as follows :-

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নম্বর 1584 তারিখ 17/11/2021
ক্রমিক নং Shyammandar
থানা Adv. Barasat Court
মূল্য ১০০ টকা
ভেদার শ্রী বারাসাত কোর্ট
উত্তর ২৪ পরগণা
ক্রয়ের তারিখ 01 NOV 2021
নোট মূল্য 600000
জেজারী অফিস, বারাসাত
ভেদার শ্রী সুব্রত চ্যাটার্জী



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Registrar Mr. B. B. Das
North 24 Parganas
District
West Bengal

23 NOV 2021

WHEREAS ALL THAT piece and parcel of undivided **Baalu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed multi-storied construction], lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality**, **Ward No. – 21**, **Holding No. – 32(211) Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas, is the subject matter of this Registered Development Power of Attorney.

DEVOLUTION OF TITLE :-

WHEREAS the Schedule below Land along other landed property, lying and situated at Mouza – Sultanpur, J.L. No. – 10,

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REGISTERED BY: 712:
North 24-Parganas
District
West Bengal

23 NOV 2021

Total No. - 173, Re.No. No. - 1411 was originally seized and possessed by Saiyadali Sanpui and Ajet Ali Sanpui.

AND WHEREAS for the better use and living said Ajet Ali Sanpui filed a Title Suit, being Case No. - 1954/77 before the Ld. 2nd Sub Judge at Alipore and later on 23.08.1958 a Compromise Decree (Solenama) was passed in favour of said Saiyadali Sanpui and accordingly an area of 99 decimal of land, comprising in Dag No. - 92, corresponding to Khatian No. - 480 was allotted in favour of said Ajet Ali Sanpui.

AND WHEREAS while said Saiyadali Sanpui was enjoying and possessing the aforesaid property he sold, conveyed and transferred his property to Sova Rani Dutta, by way of a Deed of Sale, being No. - 4929, for the year 1963, recorded in Book No. - 1, Volume No. - 80, pages from 26 to 28, which was registered at S.R. - Cossipore, Dum Dum on 05.06.1963 and thereafter said Sova Rani Dutta constituted a residential house building thereon and was enjoying and possessing with free from all encumbrances, liens,

[Page 3 of 17]

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REGISTER NO. 712
North 24-Parganas
District
West Bengal

23 NOV 2021

liens, attachments, acquisitions or requisitions and all other liabilities whatsoever.

AND WHEREAS while said Sova Rani Dutta was enjoying and possessing the aforesaid property she sold, conveyed and transferred 05 cottah of Land to Sukhomay Dutta and Ava Rani Dutta, by way of a Deed of Sale, being No. – 5232, for the year 1989, recorded in Book No. – I, Volume No. – 111, pages from 473 to 482, which was registered at S.R. – Cossipore, Dumdum on 08.11.1989 and thereafter said Sukhomay Dutta and Ava Rani Dutta constituted a two storied pucca residential house building thereon and was enjoying and possessing with free from all encumbrances, liens, liens, attachments, acquisitions or requisitions and all other liabilities whatsoever.

AND WHEREAS said Sukhomay Dutta died intestate on 19.08.2009 leaving behind his wife, said Ava Rani Dutta, three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta and four daughters namely, Smt. Dipali

[Page 4 of 17]

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স্বাক্ষরিত ১৩. ১১. ২১
North 24-Parganas
District
West Bengal

23 NOV 2021

Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

AND WHEREAS said Ava Rani Dutta gifted her purchased and husband's inherited share of 02 cottah 13 chittack 15 sq. ft. along with proportionate share of two storied building out of total 05 cottah of land along with two storied pucca house building to her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, by way of a Deed of Gift, being No. – 02257, for the year 2013, recorded in Book No. – 1, CD Volume No. – 12, pages from 2090 to 2101, which was registered at A.D.S.R. – Cossipore, Dumdum on 01.03.2013.

AND WHEREAS said Ava Rani Dutta died intestate on 18.06.2013 leaving behind her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners and four daughters namely, Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only

legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

AND WHEREAS thereafter said Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar gifted their father's inherited $\frac{1}{4}$ th share of 01 cottah 04 chittack 15 sq. ft. along with proportionate share of two storied building, measuring 700 sq. ft. (300 sq. ft. in Ground Floor & 400 sq. ft. in First Floor) out of total 05 cottah of land along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) to their three brothers namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, by way of a Deed of Gift, being No. - 12130, for the year 2021, recorded in Book No. - I, Volume No. - 1501, pages from 376474 to 376522, which was submitted and executed on 09.09.2021 and was registered on 18.10.2021 at D.S.R.-I - North 24 Parganas at Barasat.

AND WHEREAS aforesaid way Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta have become the

sole and absolute owner of ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed Geo-owners multi-storied construction], lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality, Ward No. – 21, Holding No. – 32(211) Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas by paying taxes and rents properly thereon.

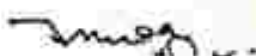
AND WHEREAS the Landowners herein declare that they has good marketable title over the said property and the said property is free from all encumbrances, liens, lispendens, attachments, acquisitions or requisitions, proceeding order of vesting any

[Page 7 of 17]

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prohibitory order and all other liabilities whatsoever, over the First Schedule property and they have every right to sale, transfer, gift, mortgage, lease and develop the said property.

AND WHEREAS the Landowners have decided to develop their by raising construction of a Multi-storied building upon the said property but due to their personal difficulties and individual paucity of fund, they have decided to depute Developer for getting development of the said property and one of the brother i.e. Sri Anil Dutta @ Sunil Dutta (i.e. the Proprietor of Developer Firm) have approached the his other two brothers i.e. Sri Sudhan Kumar Dutta & Sri Sushil Kumar Dutta (i.e. the present Executants) to develop their joint property at his own cost and care in the name of his Firm, **Dutta and Sarkar Developer** and said Sri Anil Dutta @ Sunil Dutta made necessary searches before concerned authority in respect of the said property and after his satisfaction he has approached before other co-owners to allow him to carry on the works at **AS IS WHERE IS** basis of the said property and the Owners have agreed with the above proposal.



AND WHEREAS as we, the Executants have no practical experience and sufficient fund for construction of the proposed new buildings, hence by an 'Registered Development Agreement', being No. 44/43/2021, registered at D.S.R.-I – North 24 Parganas at Barasat, we have appointed DUTTA AND SARKAR DEVELOPER, a proprietorship firm having its office at 24(212/1) Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, represented by its Proprietor SRI ANIL DUTTA @ SUNIL DUTTA, (PAN – AIHPD4218N, Aadhaar No. – 5320 2643 4139), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality – Indian, by religion – Hindu, by occupation – Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, as **DEVELOPER** for the purpose of construction of the proposed new G+3 multi-storied buildings over the said premise or property on the basis of Building Plan which to be approved by the North Dum Dum Municipality and as per

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'Development Agreement' with other terms and conditions will be evident thereat.

AND WHEREAS for the purpose of proposed new construction various acts, deeds and things to be done by our said **Developer** and also to represent us every where in our name and on our behalf.

AND WHEREAS in terms of the said Development Agreement for construction in respect of the proposed new G+3 multi-storied building we have agreed to grant one **Power of Attorney** unto and in favour of our said **Developer** to enable various acts and things regarding construction of the proposed project.

AND WHEREAS by these presents and we do hereby nominate constitute and appoint **DUTTA AND SARKAR DEVELOPER**, a proprietorship firm having its office at 24(212/1) Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta,



Kolkata - 700065, District - North 24 Parganas, West Bengal, India, represented by its Proprietor **SRI ANIL DUTTA @ SUNIL DUTTA**, (PAN - AIIIPD4218N, Aadhaar No. - 5320 2643 4139), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O.-- Rabindranagar, P.S. - Nimta, Kolkata - 700065, District - North 24 Parganas, West Bengal, India, to do the acts, deeds and things in our name and on our behalf as follows :-

1. To look after manage and control our said property or premises together with the proposed new G+3 multi-storied buildings.
2. To appoint Engineer / Architect / L.B.S. for preparing and/or for making building plan or plans or drawing for the proposed new G+3 multi-storied buildings over our aforesaid property and to submit the same to the North Dum Dum Municipality or any other sanctioning authority to have the sanction of the same and to submit and deposit all fees to the Authority concerned and to

Anil Dutta

~~execute~~ or sign on the said plan or plans and drawing as our lawful **Agent / Attorney** and also to sign all papers, application, ~~petitions~~, affidavit etc in our name and on our behalf.

3. To take delivery of the said sanctioned Building Plan or plans from the concerned Department of the North Dum Dum Municipality or any other sanctioning/competent authority.
4. To represent us all other Government Offices, Departments, Local Police Station in connection with our aforesaid property and to defend us every where to protect our legitimate or lawful interest and to do everything in our name and on our behalf as the said **Agent / Attorney** thinks fit and proper for our benefit and interest.
5. To make sign, verify, file all Suits, Plaints and Written Statements before any competent Court of Law or to file any appeal arising out of any suit and or defend us everywhere and appoint any Advocate/Advocates, submit Application/s.

Handwritten signature

Petition/s, Affidavit/s, Declaration/s etc. in our name and on our behalf.

6. To make the new G+3 multi-storied building as per proposed building plan or plans which to be approved by the North Dum Dum Municipality over the said property or premises as per instruction of the appointed Engineer / Architect / L.B.S.
7. To apply for new electric connection and electric meter to the concerned Electricity Board in our name and on our behalf.
8. To appear before Notary Public, B.L.&L.R.O., A.D.M.&L.R.O., Registrars, Magistrates and all other preparatory works for construction of new Residential Building on the said property.
9. To apply for and obtain soil test, Building Plan, water connection, drainage connection, sewage connection, electricity connection and any other utilities from the concerned authority/authorities.
10. To obtain Fire Clearance Certificate from the fire department.

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11. To appear for and obtain Mutation Certificate and Conversion Certificate from the B.L.&L.R.O. and/or its higher authority.
13. Our said **Agent/Attorneys** shall be at liberty to sell the **Developer's Allocated Portion (i.e. after deducting the Executants' Allocated Portion)** (Executants' Allocation and Developer's Allocation has demarcated in the Sanctioned Plan in RED and BLUE colour respectively) in to any intending buyer(s)/ purchaser(s) and to make Agreement for Sale and or to execute and register the same or subsequent Deed of Conveyance or Conveyances unto and in favour of the intending buyer(s)/purchaser(s) in our name and on our behalf after giving the physical possession of the Owner's Allocated Portion to us simultaneously giving the formal possession by executing the 'Letter of Possession' in our favour and submit the said instrument, and all kinds of Deeds before the registration authority such as D.S.R.-I – North 24 Parganas at Barasat, A.D.S.R. – Cossipore, Dum Dum and A.R.A.-II, Kolkata to sign,

Handwritten signature

execute and sign on the Deed return receipt to have the registration in our name and on our behalf.

14. To give inspection of all documents of title and other connecting documents to the intending transferee or assignee or assignees in our name and on our behalf.
15. To demolish existing building and structure on the said property and to construct temporary sheds and godown for storage of building materials and to construct new G+3 multi-storied Building and/or any other structure on the said property, in accordance with the said Development Agreement and also as per the Building Plan to be sanctioned by the North Dum Dum Municipality.
16. And generally to do every thing in our name and on our behalf and our **Agent / Attorney** acts to be treated our own acts and we do hereby agree to ratify and confirm all lawful acts done by my said **Agent / Attorney**.

[Handwritten signature]

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed Geo-owners multi-storied construction], lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality, Ward No. – 21, Holding No. – 32(211) Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas, which is butted and bounded by:-

On the North	:	N.C. Patitundu;
On the South	:	22.4' ft. wide Durganagar Station Road;
On the East	:	Haren Biswas;
On the West	:	P.C. Bhowmick & N.C. Bhowmick.

IN WITNESS WHEREOF we, both the PARTIES have
hereunto set and subscribed our respective hands and seals on this
23rd day of November, 2021.

WITNESSES :

1. Anujit Madhu -
Gurua, Santinagar, P.S - Asoknagar,
Distt Noo 24 Pgs.
2. Jyotirmoy Mandal
Advocate

Drafted & prepared by :

Jyotirmoy Mandal
Adv.

Jyotirmoy Mandal
Advocate,

District Judges' Court,
Barasat, 24 Pgs. (N)

Regt. no. W.B/1808/03

Composed by :-

Biplab

Biplab Goswami

District Judges' Court,
Barasat, North 24 Parganas

1. *Sudhan Kumar Dutta*

2. *Sushil Kumar Dutta*

3. *Anil Dutta @ Smit Dutta*

Signature of the EXECUTORS

APPOINTED/NOMINATED
CONSTITUTE ATTORNEY
REPRESENT BY THE OWNERS

Anil Dutta @ Smit Dutta
DUTTA AND BARKAR DEVELOPER

Signature of the ATTORNEY

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER



ADOPD3775C

पिता का नाम

SUDHAN KUMAR DUTTA

पिता का नाम (FATHER'S NAME)

SUKHMOY DUTTA

जन्म तिथि (DATE OF BIRTH)

02-09-1962

व्यक्ति का हस्ताक्षर

S. Dutta

Chitras

आयकर विभाग, दिल्ली

COMMISSIONER OF INCOME TAX, W.S. - XI

इस कार्ड को खोना, नष्ट होना, चुराया जाना, बदलना
या उसे प्रतिलिपि को नुकसान पहुंचाना कदापि
सामान्य आचार्य अनुपाल (नियमि एवं तकनीकी),
पी-7,
चौबटो चौक,
दिल्ली-700 069.

In case this card is lost/damaged, kindly inform/return to
the issuing authority :
Joint Commissioner of Income Tax (Systems & Technical),
P-7,
Chowbato Square,
Delhi-700 069.



ভারত সরকার
Government of India

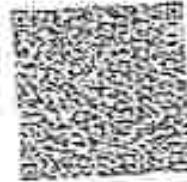


সুধন কুমার দত্ত
SUDHAN KUMAR DUTTA

পিতা: সুভদ্র কুমার
Father: Subhadra Kumar

জন্ম তারিখ: ০৫/০৫/১৯৬২
Age: Male

2859 0581 0319



আধার - সাধারণ মানুষের অধিকার



আধার
১২ অঙ্ক, ১৬ বর্ণিত
কোন ভুল, ইতিমধ্যে
কোন ভুল, ইতিমধ্যে
কোন ভুল

ভারত সরকার
Unique Identification Authority of India

Address: machya
Surpanagar STATION
ROAD, RASINDRA NAGAR,
Rabindra Nagar, Rabindra
Nagar, Kolkata, West
Bengal, 700015

2859 0581 0319



आयकर विभाग
 INCOME TAX DEPARTMENT
 ANIL DUTTA
 SUKHAMAY DUTTA
 18/07/1963
 Personal Identification Number
 AIHPD4218N
 Signature


Income Tax Department
 Income Tax PAN, New Delhi - 110055
 Permanent Collection Centre, Connaught Place
 New Delhi - 110028
 For more information, please visit
 website: www.incometax.gov.in
 or call 14200000000



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তি নং / Enrollment No. : 1111/85801/05435

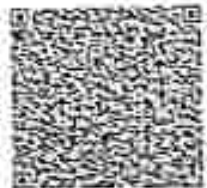
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শ্রী
Sunil Dutta
পিতা :
Rachya Gangopadhyay
STATION ROAD
RABINDRA NAGAR
Rabindra Nagar
Rabindra Nagar Kolkata
West Bengal - 700068



KL820973836FT

82097383



আপনার আধার সংখ্যা / Your Aadhaar No. :

5320 2643 4139

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

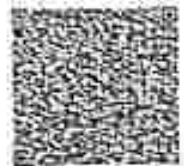
Unique Identification Authority of India



শ্রী
Sunil Dutta
পিতা :
Father : SUNHAMAY DUTTA

বৈশিষ্ট্য কোড : 18019501
পুল / Male

5320 2643 4139



আধার - সাধারণ মানুষের অধিকার

Affected
7/10/18

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर पहचान कार्ड
Income Tax Identification Card

GAUPD02600



SUSHIL KUMAR DUTTA

आयकर दाता का नाम
Income Taxpayer's Name
SUKHANOY DUTTA

15/03/2016

आयकर विभाग
Income Tax Department

भारत सरकार
GOVT OF INDIA



आयकर पहचान कार्ड
Income Tax Identification Card







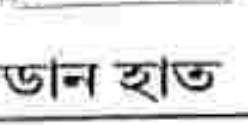





आयकर दाता का नाम
Income Taxpayer's Name

आयकर विभाग
Income Tax Department

भारत सरकार
GOVT OF INDIA

UNDER RULE 44A OF THE I.R. ACT 1908


(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Sushil Kumar Dutta

Signature of the Presentant
Executive Claimant/Attorney/Police/Qual/Character/Trustee. (Tick the appropriate status)

(2) Name :







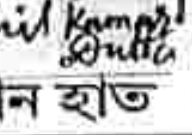





LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

All the above fingerprints are of the above named person and attested by the said person.

Anil Kumar Dutta

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					












Sushil Kumar Dutta

Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Amir Datta @ Sanjiv Datta

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> PHOTO PEST </div> ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

Major Information of the Deed

Deed No :	1-1501-14154/2021			Date of Registration	23/11/2021
Query No / Year	1501-8002421585/2021			Office where deed is registered	1501/1501
Query Date	23.11.2021 11:48:14 AM			Title of the deed	
Applicant Name, Address & Other Details	Applicant Name: Barasat, Barasat (West) Thana, Barasat District, North 24 Parganas, WEST BENGAL PIN - 700134, Akada No. 8024121585, Status: Advocate				
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement			Additional Transaction	
Set Form value	Rs. 20,00,000/-			Market Value	Rs. 15,00,000/-
Stamp duty Paid (SD)	Rs. 100/- (Article:48(g))			Registration Fee Paid	Rs. 20/- (Article: 4, 5, 10(D))
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year) - 15(1)14143/2021 received Rs. 20/- (CFIX only) from the applicant for issuing the assessment slip (1/1501/2021)				

Land Details :












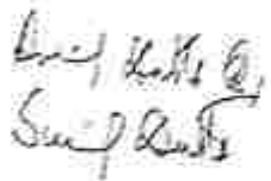


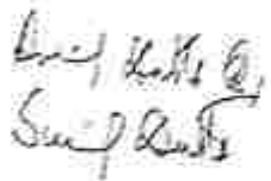


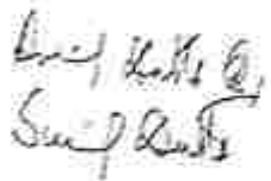









District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUMDUM, Road: Durgamangla Station Road, Akada Sultampur, Ward No: 21, Holding No: 2211 Plot No: 7XXXX

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set/with Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-480	Bashi	Hashi	5 Katha	15,00,000/-	15,00,000/-	Width of Approach Road: 20 FT. Adjoined to Main Road
Grand Total :					5.25Hec	15,00,000/-	15,00,000/-	

Structure Details :


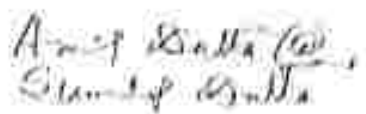

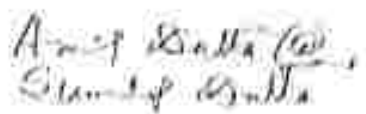

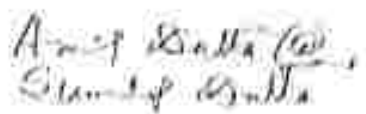
Sch No	Structure Details	Area of Structure	Set/with Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	5,00,000/-	17,17,875/-	Structure Type: Pucca
Gr. Floor, Area of floor : 1200 Sq Ft, Residential Use, Constructed Pucca, Age of Structure: 20 Years, Road Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1600 Sq Ft, Residential Use, Constructed Pucca, Age of Structure: 20 Years, Road Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq ft	5,00,000/-	17,17,875/-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sudhan Kumar Dutta (Prosentant) Son of Late Sukhamoy Dutta Executed by: Self, Date of Execution: 23/11/2021 Admitted by: Self, Date of Admission: 23/11/2021, Place : Office </td> <td>  23/11/2021 </td> <td>  LT 23/11/2021 </td> <td>  23/11/2021 </td> </tr> </tbody> </table> <p>Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:- North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5C, Aadhaar No: 28xxxxxxxx0319, Status :Individual, Executed by: Self, Date of Execution: 23/11/2021 Admitted by: Self, Date of Admission: 23/11/2021, Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Sudhan Kumar Dutta (Prosentant) Son of Late Sukhamoy Dutta Executed by: Self, Date of Execution: 23/11/2021 Admitted by: Self, Date of Admission: 23/11/2021, Place : Office	 23/11/2021	 LT 23/11/2021	 23/11/2021
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Sl No	Name, Address, Photo, Finger print and Signature
1	DUTTA AND SARKAR DEVELOPER 24/212/1 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, PAN No.:: Axxxxxx8N, Aadhaar No Not Provided by UIDAI, Status : Organization Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Anil Dutta, (Allas Name: Mr Sunil Dutta) Son of Late Sukhamoy Dutta Date of Execution - 23/11/2021, , Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office </td> <td>  <small>Nov 23 2021 12:25PM</small> </td> <td>  <small>L11 23/11/2021</small> </td> <td>  <small>23/11/2021</small> </td> </tr> <tr> <td colspan="4"> Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Axxxxxx8N, Aadhaar No: 53xxxxxxxx4139 Status : Representative, Representative of : DUTTA AND SARKAR DEVELOPER (as Solo Proprietor) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Anil Dutta, (Allas Name: Mr Sunil Dutta) Son of Late Sukhamoy Dutta Date of Execution - 23/11/2021, , Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office	 <small>Nov 23 2021 12:25PM</small>	 <small>L11 23/11/2021</small>	 <small>23/11/2021</small>	Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Axxxxxx8N, Aadhaar No: 53xxxxxxxx4139 Status : Representative, Representative of : DUTTA AND SARKAR DEVELOPER (as Solo Proprietor)			
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jyotirmoy Mandal Son of Late Hari Chand Mandal Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 <small>23/11/2021</small>	 <small>23/11/2021</small>	 <small>23/11/2021</small>
Identifier Of Mr Sudhan Kumar Dutta, Mr Anil Dutta, Mr Sushil Kumar Dutta, Mr Anil Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sudhan Kumar Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec
2	Mr Anil Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec
3	Mr Sushil Kumar Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sudhan Kumar Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft
2	Mr Anil Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft
3	Mr Sushil Kumar Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft

Endorsement For Deed Number : I - 150114154 / 2021

In 23-11-2021

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs on 23-11-2021, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Mr Sudhan Kumar Dutta, one of the Executants.

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 92,77,877/-

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

Execution is admitted on 23/11/2021 by 1. Mr Sudhan Kumar Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 2. Mr Anil Dutta, Alias Mr Sunil Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 3. Mr Sushil Kumar Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service

Indolified by Mr Jyotirmoy Mandal, , Son of Late Hari Chand Mandal, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2021 by Mr Anil Dutta, , Mr Sunil Dutta Sole Proprietor, DUTTA AND SARKAR DEVELOPER, 24/212/1 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indolified by Mr Jyotirmoy Mandal, , Son of Late Hari Chand Mandal, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 1584, Amount: Rs.100/-, Date of Purchase: 17/11/2021, Vendor name: SUBRATA CHATTERJEE

7/10/21

Satyajit Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1501-2021, Page from 422313 to 422346
being No 150114154 for the year 2021.



Digitally signed by SATYAJIT BISWAS
Date: 2021.12.01 17:02:29 +05:30
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2021/12/01 05:02:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)