

00942/21

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 275500

certified that this document is authentic
 re registration, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipora, South 24 Parganas

09 FEB 2021

1

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SRI TANMOY LAHIRY alias TANMOY LAHIRI, son of Late Soumendra Mohan Lahiry alias Soumendra Lahiri, an adult Indian citizen, by faith Hindu, by Occupation - Service, having Income Tax PAN ACZPL4575E, Aadhaar No. 824474923299 (Ph. No. 9748774262) and presently residing at 1st floor, 45/4D, Narayan Chandra Chowdhury Road also known as 45/4D, N.C.Chowdhury Road Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042,

SEND GREETINGS:

9-297986/21

WHEREAS:-

1. I am the sole and absolute Owner and seized and possessed or otherwise well and sufficiently entitled to **All That** piece or parcel of land, measuring 2 Cottahs 8 Chitaks 9 Sq. ft, be the same or a little more or less, together with an old two storied building thereon, having 1560 sq. ft super built up area, be the same or a little more or less, in each floor totalling to 3120 Sq. ft., super built up area, be the same or a little more or less, with cemented flooring being Municipal Premises No. 45/4D, N.C. Chowdhury Road, Police Station – Kasba, Post Office Kasba, Kolkata – 700 042 and presently comes under the Municipal Ward No. 091 of The Kolkata Municipal Corporation, having Assessee No. 21-091-13-0023-0, hereinafter referred to as “**PROPERTY**”, more fully described in the **SCHEDULE** hereunder written.
2. I, being the owner of the said Property have decided to develop my aforesaid property and accordingly I have entered into a Joint Development Agreement, with **R. S. PROJECTS**, a partnership firm, having its office at 138, K. N. Sen Road, Police Station - Kasba, Post Office – Kasba, Kolkata – 700 042, and duly represented by the four partners namely (1) **SRI RAJ KUMAR GUPTA**, son of Sri Murari Prasad Gupta, presently residing at 138, K. N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 (2) **SRI SANTOSH SHAW**, son of Sri. Lakhan Lal Shaw, presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 (3) **SRI SANDIP KUMAR SHAW**, son of Sri. Lakhan Lal Shaw, presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 and (4) **SRI RAJA PRASAD SHAW**, son of Late Kashi Nath Shaw, presently residing at 3, K.N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, for the construction of new building at the land of the said Property by demolishing the existing building and or structure thereon.
3. The said Joint Development Agreement has been duly registered at the office of District Sub-Registrar –IV, Alipore, South 24 Parganas, in Book No.I, Being Deed No... **0.686** for the year 2021

4. In this circumstance, I, being the sole and absolute owner of the said property, as per the provisions of the aforesaid Joint Development Agreement, duly registered at the office of the District Sub-Registrar –IV, Alipore, South 24 Parganas, do hereby appoint (1) **SRI RAJ KUMAR GUPTA**, son of Sri Murari Prasad Gupta, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN AHZPG5425H, Aadhaar No.551044859796 and presently residing at 138, K. N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 (2) **SRI SANTOSH SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMEPS3928Q, Aadhaar No.956711808125 and presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 (3) **SRI SANDIP KUMAR SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMQPS7714G, Aadhaar No. 536336705520 and presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 and (4) **SRI RAJA PRASAD SHAW**, son of Late Kashi Nath Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMQPS7715H, Aadhaar No. 654110651744 and presently residing at 3, K.N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, the partners of **R. S. PROJECTS**, a partnership firm, having its office at 138, K. N. Sen Road, Police Station - Kasba, Post Office – Kasba, Kolkata – 700 042, as my true and lawful attorneys and/or agent to do all acts, deeds and things either jointly or by any two or by any three of them in respect of my aforesaid Property and its subsequent developments.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that I do hereby appoint, nominate, constitute and authorise (1) **SRI RAJ KUMAR GUPTA**, son of Sri Murari Prasad Gupta, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN AHZPG5425H, Aadhaar No.551044859796 and presently residing at 138, K. N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 (2) **SRI SANTOSH SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMEPS3928Q, Aadhaar No.956711808125 and presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 (3) **SRI**

SANDIP KUMAR SHAW, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMQPS7714G, Aadhaar No. 536336705520 and presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042 and (4) **SRI RAJA PRASAD SHAW**, son of Late Kashi Nath Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMQPS7715H, Aadhaar No. 654110651744 and presently residing at 3, K.N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, the partners of **R. S. PROJECTS**, a partnership firm, having its office at 138, K. N. Sen Road, Police Station - Kasba, Post Office – Kasba, Kolkata – 700 042, as my true and lawful **ATTORNEYS** for me, in my name, on my behalf and in my place to do or to commit or cause to be done or committed either jointly or by any of them the following acts, deeds and things in respect of my said Property i.e. **All That** piece or parcel of land, measuring 2 Cottahs 8 Chitaks 9 Sq. ft, be the same or a little more or less, together with an old two storied building thereon, having 1560 sq. ft super built up area, be the same or a little more or less, in each floor totalling to 3120 Sq. ft., super built up area, be the same or a little more or less, with cemented flooring being Municipal Premises No. 45/4D, N.C. Chowdhury Road, Police Station – Kasba, Post Office Kasba, Kolkata – 700 042 and presently comes under the Municipal Ward No. 091 of The Kolkata Municipal Corporation, having Assessee No. 21-091-13-0023-0, hereinbefore and hereinafter called and referred to as “**PROPERTY**”, more fully and particularly described in the **SCHEDULE** hereunder written, that is to say:

1. To enter into my said Property and every part thereof and to manage, maintain and administer my said property and the new building or buildings to be constructed thereon and every part thereof.
2. To apply for, sign, execute and submit any or all deeds, documents, papers and applications on my behalf for sanction of building plan or plans and/or other inputs and facilities required to be obtained from any appropriate bodies and/or authorities including the building department and other concerned department of The Kolkata Municipal Corporation.
3. To demolish the existing structure, at my said Property or at the said Premises and to do soil testing, excavation and all other works at my said Property or at

the said Premises for development of my said Property by constructing building or buildings thereon.

4. To appear and represent me for all concern and to produce, give inspection and file all deeds, papers and documents before all Courts of Law, Tribunals, Revenue Offices, all other offices and authorities including Income Tax, Sales Tax, Wealth Tax, The Kolkata Municipal Corporation, B.L.& L.R.O., K.I.T., K.M.D.A., Fire Brigade, C.E.S.C. Ltd., Land Acquisition Department or any other appropriate authority or authorities.
5. To apply for, sign, execute and submit all or any application on my behalf for sanction of building plan and/or other inputs and facilities required from the appropriate bodies and/or authorities.
6. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from The Kolkata Municipal Corporation and/or other authorities.
7. To appear and represent me before all and any of the department of The Kolkata Municipal Corporation including Assessment-Collection Department, building Department, Water department and drainage department for filing and or depositing any application, papers, deeds and documents either in original or in duplicate and true copy of it and also to withdraw the same form any concerned departments and to receive any order, advice, certificate and instruction from any department of the Kolkata Municipal Corporation.
8. To appoint and or engage any civil engineer or engineers, Licensed Building Surveyors, skilled and unskilled labour for development of the said property and or the said Premises and to discharge and/or terminate his or her or their appointment.
9. To pay all or any of the taxes, impositions, levies and outstanding in respect of my said property to all or any of the concerned authorities including the Kolkata Municipal Corporation and to receive and or collect any receipt and or certificate for the same and also to sign and execute all or any of the deeds, documents and papers for that purpose.

10. To warn off and prohibit and if necessary, proceed against in due form of law, against all or any trespassers on the Premises or any part thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance as well as to negotiate with any existing tenant at the said Property for all concern.
11. To institute, commence and file all suits and other actions and legal proceedings in any Court of Law either Civil, Criminal or Revenue or of any other nature in its original, Revisional or Appellate jurisdiction including special jurisdiction of the High Court under Article 226 and Article 227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities and also to execute Warrant of Attorney, Vakalatnama and other authorities and also to act, to plead, to sign and verify all complaints, written statements, verifications, petitions, objections and other pleadings and also to present any memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce judgments and to lodge execution proceedings arising out of the decree and order and also to refer for Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of any or all deeds, papers, documents and payments of any money or moneys from any Court, Office or authority or from the opposite party either in execution of decree or order or otherwise my said Attorneys shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.
12. To appoint engage Advocates, solicitors or Counsels, on my behalf, whenever my said Attorneys shall think fit and proper to do so and to discharge and/or terminate his or her or their appointment.
13. To apply for and obtain all permissions and clearances required for construction and completion of new building or buildings in accordance with the building Plan to be sanctioned by the Kolkata Municipal Corporation and for the said purpose to do all acts and make all payments and sign all papers as be required.
14. To apply for and obtain all such certificates and other permissions and or clearances, including, certificates and/or permissions under the Urban Land

(Ceiling And Regulation) Act, 1976, Completion Certificate and or Occupancy Certificates from the Kolkata Municipal Corporation or other law relating to land as may be required for construction of the said building at my said Property.

15. To receive from any intending purchaser or purchasers any money that would be paid by them to my said Attorneys as consideration money or part thereof for the sale and or dispose of any flats, units, car parking spaces and other constructed spaces of the proposed building to be constructed at my said Property, which comes under Developer's Allocation, as per the said development Agreement, as well as any subsequent amendment, modifications and rectifications thereof, as Developer's consideration for entering into this Joint Venture project and to give and grant valid receipt to such person or persons for the purpose thereof.
16. To sign and execute all agreement for sale, deed of conveyance and/or any other deeds, documents and papers in favour of any intending purchaser or purchasers in respect of any flats, units, car parking spaces and other constructed spaces of the proposed building to be constructed at the said Property, which comes under Developer's Allocation as per the aforesaid development Agreement, as well as any subsequent amendment, modifications and rectifications thereof, and to receive the consideration money for the same and admit and execute the same on my behalf and also to present those agreements, deeds of conveyance, papers, writings and documents for registration before any appropriate and/or competent Registering officer or Authority having jurisdiction and to have them registered according to law and also to do all other acts, deeds and things as may be required for the registration of those deeds, documents and papers and to obtain return of the said registered deeds, documents and papers from the registry office which my said Attorneys shall consider necessary for the transferring and/or conveying the said Property or portion thereof to the intending purchaser or purchasers which comes under his allocation as Developer's Allocation as per the said Development Agreement.

And Generally my said Attorneys shall have the power to do all such other acts, deeds and things relating to the said Property, in all manner whatsoever and meeting all my obligations on behalf of me, as I could have lawfully done if I were personally present.

And I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorneys shall lawfully do or cause to be done in or about the premises as aforesaid.

My Attorneys have will fully agreed to accept this Power and do hereby by signing this document are willfully accepting and receiving those powers and authorities provided to my said Attorneys under this Presents.

THE SCHEDULE ABOVE REFERRED TO

(PROPERTY)

All That piece or parcel of land, measuring 2 Cottahs 8 Chitaks 9 Sq. ft, be the same or a little more or less, together with an old two storied building thereon, having 1560 sq. ft super built up area, be the same or a little more or less, in each floor totalling to 3120 Sq. ft., super built up area, be the same or a little more or less, with cemented flooring being Municipal Premises No. 45/4D, N.C. Chowdhury Road, Police Station – Kasba, Post Office Kasba, Kolkata – 700 042 and presently comes under the Municipal Ward No. 091 of The Kolkata Municipal Corporation, having Assessee No. 21-091-13-0023-0 and butted and bounded as follows:

- | | | |
|---------------------|---|---|
| On The North | : | By Municipal Premises No.33,34/A, and 33/B,
R. K. Ghosal Road. |
| On The South | : | By Municipal Road being Narayan Chandra Chowdhury
Road |
| On The East | : | By Municipal Premises No. 45/3C, Narayan Chandra
Chowdhury Road |
| On The West | : | By Municipal Premises No. 45/5E, Narayan Chandra
Chowdhury Road. |

IN WITNESS WHEREOF we have set and subscribe our hands hereunto on this the 9th day of February 2021.

SIGNED and DELIVERED by the EXECUTANT at Kolkata in the presence of :-

1. Tapan Kar
91A/ Bose Pukur Road
KOL-42

2. U Ashu Roy
P-33 Green Park
Behala W-34

SIGNED and DELIVERED by the ATTORNEYS at Kolkata in the presence of :-

1. Tapan Kar

2. U Ashu Roy

Drafted by me,

Tapan Kar

TAPAN KAR, Advocate
91A, Bose Pukur Road,
P.S.-Kasba, Kolkata - 700 042.
F154/154 of 1993

Tanmooy Lahiry
(TANMOY LAHIRY
alias TANMOY LAHIRI)

R. S. PROJECTS
Raj Kumar Gupta
Partner Partner
(RAJ KUMAR GUPTA)

R. S. PROJECTS
Santosh Shaw
Partner Partner
(SANTOSH SHAW)

R. S. PROJECTS
Sandip Kumar Shaw
Partner Partner
(SANDIP KUMAR SHAW)

R. S. PROJECTS
Raja Prasad Shaw
Partner Partner
(RAJA PRASAD SHAW)



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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000297976/2021	Office where deed will be registered
Query Date	09/02/2021 12:11:13 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	UTTAM ROY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830202154, Status : Solicitor firm	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,22,49,598/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400686/2021	

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N. C. Chowdhury Road, , Premises No: 45/4D, , Ward No: 091 Pin Code : 700042

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	2 Katha 8 Chatak 9 Sq Ft	1/-	1,00,49,998/-	Property is on Road , Project Name :
Grand Total :				4.1456Dec	1 /-	100,49,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3120 Sq Ft.	1/-	21,99,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 1560 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 17 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1560 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 17 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3120 sq ft	1 /-	21,99,600 /-	

AS- 1 of 3

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri TANMOY LAHIRY, (Alias: Mr TANMOY LAHIRI) Son of Late Somendra Mohan Lahiry45/4D, N. C. Chowdhury Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx5E,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	R S PROJECTS 138, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri RAJ KUMAR GUPTA Son of Shri Murari Prasad Gupta138, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5H,Aadhaar No Not Provided	R S PROJECTS (as Partner)
2	Shri SANTOSH SHAW Son of Shri Lakhan Lal Shaw14, Swinhoe Lane, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx8Q,Aadhaar No Not Provided	R S PROJECTS (as Partner)
3	Shri SANDIP KUMAR SHAW Son of Shri Lakhan Lal Shaw14, Swinhoe Lane, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx4G,Aadhaar No Not Provided	R S PROJECTS (as Partner)
4	Shri RAJA PRASAD SHAW Son of Late Kashi Nath Shaw3, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx5H,Aadhaar No Not Provided	R S PROJECTS (as Partner)

Identifier Details :

Name & address
Mr UTTAM ROY Son of Late A N ROY P-33 GREEN PARK BEHALA, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri TANMOY LAHIRY, Shri RAJ KUMAR GUPTA, Shri SANTOSH SHAW, Shri SANDIP KUMAR SHAW, Shri RAJA PRASAD SHAW

Major Information of the Deed

Deed No :	I-1604-00897/2021	Date of Registration	09/02/2021
Query No / Year	1604-8000297976/2021	Office where deed is registered	
Query Date	09/02/2021 12:11:13 PM	1604-8000297976/2021	
Applicant Name, Address & Other Details	UTTAM ROY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830202154, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,22,49,598/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400686/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N. C. Chowdhury Road, , Premises No: 45/4D, , Ward No: 091 Pin Code : 700042



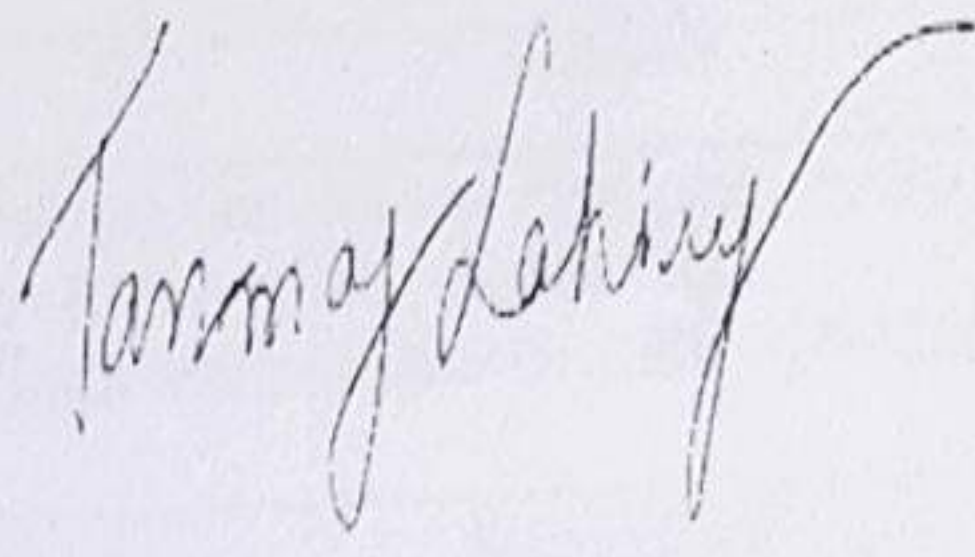
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 8 Chatak 9 Sq Ft	1/-	1,00,49,998/-	Property is on Road , Project Name :
Grand Total :				4.1456Dec	1 /-	100,49,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3120 Sq Ft.	1/-	21,99,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 1560 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 17 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1560 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 17 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3120 sq ft	1 /-	21,99,600 /-	

Appal Details :



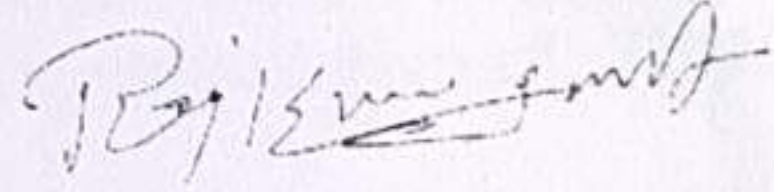


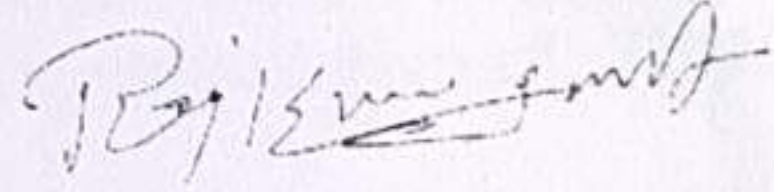


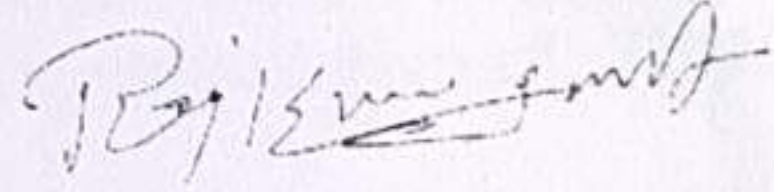
Name,Address,Photo,Finger print and Signature



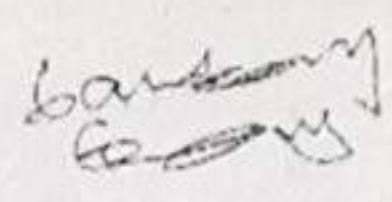


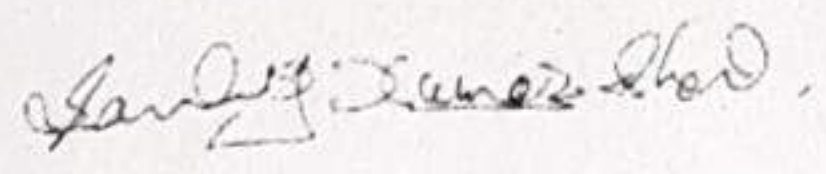


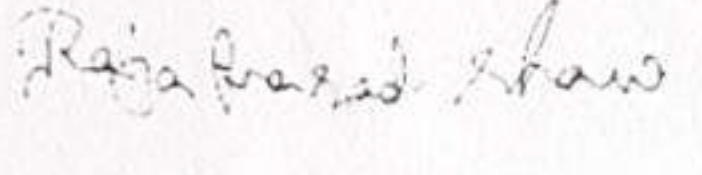
Name	Photo	Finger Print	Signature
Shri TANMOY LAHIRY, (Alias: Mr TANMOY LAHIRI) Son of Late Somendra Mohan Lahiry Executed by: Self, Date of Execution: 09/02/2021 , Admitted by: Self, Date of Admission: 09/02/2021 ,Place : Office			
	09/02/2021	LTI 09/02/2021	09/02/2021
45/4D, N. C. Chowdhury Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx5E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/02/2021 , Admitted by: Self, Date of Admission: 09/02/2021 ,Place : Office			

Attorney Details :


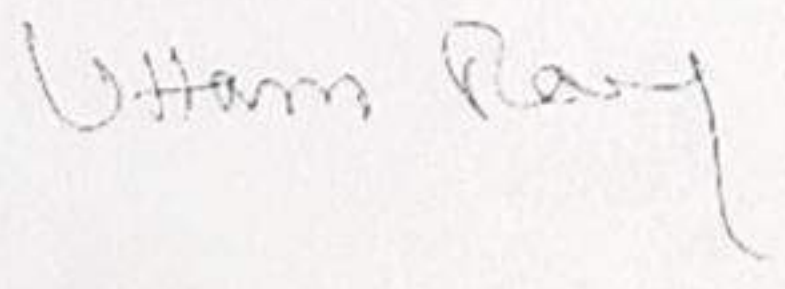
SI No	Name,Address,Photo,Finger print and Signature
1	R S PROJECTS 138, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Shri RAJ KUMAR GUPTA (Presentant) Son of Shri Murari Prasad Gupta Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 9 2021 3:16PM</td> <td>LTI 09/02/2021</td> <td>09/02/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri RAJ KUMAR GUPTA (Presentant) Son of Shri Murari Prasad Gupta Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office					Feb 9 2021 3:16PM	LTI 09/02/2021	09/02/2021
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	Feb 9 2021 3:16PM	LTI 09/02/2021	09/02/2021										
138, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : R S PROJECTS (as Partner)													

Name	Photo	Finger Print	Signature
Shri SANTOSH SHAW Son of Shri Lakhan Lal Shaw Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office	 Feb 9 2021 3:17PM	 LTI 09/02/2021	 09/02/2021
14, Swinhoe Lane, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx8Q,Aadhaar No Not Provided Status : Representative, Representative of : R S PROJECTS (as Partner)			
Name	Photo	Finger Print	Signature
Shri SANDIP KUMAR SHAW Son of Shri Lakhan Lal Shaw Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office	 Feb 9 2021 3:18PM	 LTI 09/02/2021	 09/02/2021
14, Swinhoe Lane, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx4G,Aadhaar No Not Provided Status : Representative, Representative of : R S PROJECTS (as Partner)			
Name	Photo	Finger Print	Signature
Shri RAJA PRASAD SHAW Son of Late Kashi Nath Shaw Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office	 Feb 9 2021 3:18PM	 LTI 09/02/2021	 09/02/2021
3, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : R S PROJECTS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM ROY Son of Late A N ROY P-33 GREEN PARK BEHALA, P.O:- BEHALA, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	 09/02/2021	 09/02/2021	 09/02/2021
Identifier Of Shri TANMOY LAHIRY, Shri RAJ KUMAR GUPTA, Shri SANTOSH SHAW, Shri SANDIP KUMAR SHAW, Shri RAJA PRASAD SHAW			

Transfer of property for L1

From	To. with area (Name-Area)
Shri TANMOY LAHIRY	R S PROJECTS-4.14563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri TANMOY LAHIRY	R S PROJECTS-3120.00000000 Sq Ft

09-02-2021

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 13:53 hrs on 09-02-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri RAJ KUMAR GUPTA .

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 1,22,49,598/-

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

Execution is admitted on 09/02/2021 by Shri TANMOY LAHIRY, Alias Mr TANMOY LAHIRI, Son of Late Somendra Mohan Lahiry, 45/4D, Road: N. C. Chowdhury Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service

Identified by Mr UTTAM ROY, , Son of Late A N ROY, P-33 GREEN PARK BEHALA, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

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

Execution is admitted on 09-02-2021 by Shri RAJ KUMAR GUPTA, Partner, R S PROJECTS, 138, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Identified by Mr UTTAM ROY, , Son of Late A N ROY, P-33 GREEN PARK BEHALA, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Execution is admitted on 09-02-2021 by Shri SANTOSH SHAW, Partner, R S PROJECTS, 138, K. N. Sen Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

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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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 0039868, Amount: Rs.100/-, Date of Purchase: 22/01/2021, Vendor name: I Chakraborty

R. Kishore Guha
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 71553 to 71583

being No 160400897 for the year 2021.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2021.03.05 12:19:02 +05:30

Reason: Digital Signing of Deed.

Pradipta Guha

(Pradipta Kishore Guha) 2021/03/05 12:19:02 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

