

31-1899/2018

I-1723/2018



23/5/18

1-45

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

NO. 140519/2018

Z 234430

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

*Sah*  
District Sub-Registrar-1  
South 24 Parganas

23 MAY 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS that I, MR. MANAS KUMAR BANERJEE alias MANAS BANERJEE, having PAN No.ACVPB 8801 H, son of Late Ganesh Chandra Banerjee, by occupation -Retired, by faith- Hindu, Indian Citizen, residing at residing at 62/D, Maharaja Tagore Road, P.O. Dhakuria, P.S. Laxe, Kolkata-700 031, in the District of South 24 -Parganas, am the absolute Owner of ALL THAT piece and parcel of Bastu plot of land, being scheme plot No. 4, measuring about 3 Cottahs 8 Chittacks more or less, lying and/or situated in Mouza

...P/2.

*Manas Banerjee*

*Manas Banerjee*

9386

27 MAR 2018

Sl. No. .... Di. .... Rupees - **100/-**  
 M/s. Sri / Smt. Manas Kr. Banerjee  
 Address: 82 D Maha Raj's Tagore Road  
Lake.  
 P.S. .... 101-31  
 Vendor: S.K. Dey P.O. - Shukuria

Santosh Kr. Dey  
 ALIPORE POLICE COURT  
 Kolkata-27

*[Faint, illegible text]*



*[Signature]*  
 District Sub-Registrar-1  
 Alipore, South 24 Parganas

23 MAY 2018

Identified by me:-  
Arghendu Bikas Sengupta  
 Advocate  
 High Court, Calcutta

Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230/233, comprised in Dag No. 1045, appertaining to Khatian No. 97, along with an Old and dilapidated single storied Building, measuring about 1000 Sq.Ft. more or less, constructed thereon, under P.S. Lake, in the District of 24 Parganas (South) being **Municipal Premises No. 62 D, Maharaja Tagore Road (Postal Address being 62/D, Maharaja Tagore Road),, P.O. Dhakuria, P.S. Lake, Kolkata-700 031, within the limits of the Kolkata Municipal Corporation, Ward No.92, Br. No. X, having Assessee No. 210921501470**, more fully and particularly described in the schedule hereunder written and hereinafter referred to as '**the said property**'.

**WHEREAS** I have entered into a Development Agreement with **M/S HAPPY VALLEY REALTORS AND INFRASTRUCTURE**, a Partnership Business, having PAN No. **AAKFH 7887 C** and having their registered office at 8/44B, Fern Road, P.O. & P.S. Gariahat, Kolkata-700 019, represented by their Partners, namely, 1) **MR. OSIUR RAHAMAN**, having PAN No. **AAIPR 5107 K**, son of Late Yakub Ali, by faith- Islam, by occupation -Business, Indian Citizen, residing at residing at 14/1, Jhawtala Road, P.O. Circus Avenue, P.S. Karaya, Kolkata-700 017, 2) **MR. AVIJIT GHOSHAL**, having PAN No. **AVKPG 0712 A**, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation -Business, Indian Citizen, residing at residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Jadavpur, Kolkata-700 031, under P. S. Garfa, hereinafter called and referred to as the '**DEVELOPER**' on **23.05 .2018**, for the purpose of development of my aforesaid Premises and followed up by construction of Multi-storeyed (G + III) storeyed Building under the settled terms and conditions as more fully and particulaly mentioned therein. The aforesaid Development Agreement is executed and duly registered in the office of the D.S.R.-I, at Alipore and was recorded in Book-I, being No. — **1721** — , for the Year 2018.

**AND WHEREAS** as per the mutually agreed terms and conditions, I have decided to appoint and nominate, 1) **MR. OSIUR RAHAMAN**, having PAN No. **AAIPR 5107 K**, son of Late Yakjub Ali, by faith- Islam, by occupation -Business, Indian Citizen, residing at 14/1, Jhawtala Road, P.O. Circus Avenue, P.S. Karaya, Kolkata-700 017, 2) **MR. AVIJIT GHOSHAL**, having PAN No. **AVKPG 0712 A**, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation -Business,



Indian Citizen, residing at residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata-700 031, under P. S. Garfa, as my Constituted Attornies to do, perform, act and execute all necessary and required activities for the aforesaid purpose in respect of my **ALL THAT** piece and parcel of Bastu plot of land, being scheme plot No. 4, measuring about 3 Cottahs 8 Chittacks more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No.18, Touzi No. 230/233, comprised in Dag No. 1045, appertaining to Khatian No. 97, along with an Old and dilapidated single storied Building, measuring about 1000 Sq.Ft. more or less, constructed thereon, under P.S. Lake, in the District of 24 Parganas (South) being **Municipal Premises No. 62 D, Maharaja Tagore Road (Postal Address being 62/D, Maharaja Tagore Road), P.O. Dhakuria, P.S. Lake, Kolkata-700 031, within the limits of the Kolkata Municipal Corporation, Ward No.92, Br. No. X, having Assessee No. 210921501470.**

**NOW, KNOW YE ALL MEN AND THESE PRESENTS, I, MR. MANAS KUMAR BANERJEE**, having PAN No.ACVPB 8801 H, son of Late Ganesh Chandra Banerjee, by occupation -Retired, by faith- Hindu, Indian Citizen, residing at residing at 62/D, Maharaja Tagore Road, P.O. Dhakuria, P.S. Lake, Kolkata-700 031, in the District of South 24-Parganas, do hereby Appoint, Nominate and Constitute 1) **MR. OSIUR RAHAMAN**, having PAN No.AAIPR 5107 K, son of Late Yakjub Ali, by faith- Islam, by occupation -Business, Indian Citizen, residing at residing at 14/1, Jhawtala Road, P.O. Circus Avenue, P.S. Karaya, Kolkata-700 017, 2)**MR. AVIJIT GHOSHAL**, having PAN No.AVKPG 0712 A, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation -Business, Indian Citizen, residing at residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Jadavpur, Kolkata-700 031, under P. S. Garfa, as my true and lawful **ATTORNIES** to act on my behalf, in my name and stead, to do, perform, act and execute all or any of the following act, deed and/or thing in respect of the property **ALL THAT** piece and parcel of Bastu plot of land, being scheme plot No. 4, measuring about 3 Cottahs 8 Chittacks more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230/233, comprised in Dag No. 1045, appertaining to Khatian No. 97, along with an Old and dilapidated single storied Building, measuring about 1000 Sq.Ft. more or less, constructed thereon, under P.S. Lake, in the District of 24 Parganas (South) being

...P/4.



**Municipal Premises No. 62 D, Maharaja Tagore Road ( Postal Address being 62/D, Maharaja Tagore Road), P.O. Dhakuria, P.S. Lake, Kolkata-700 031, within the limits of the Kolkata Municipal Corporation, Ward No.92, Br. No. X, having Assessee No. 210921501470 (which is more fully and particularly described in the schedule hereunder and called the 'said property') that is to say :-**


1. To look after, manage, control, supervise the said property belonging to me at my Schedule mentioned Premises on my behalf.
2. To contact various authorities of The Kolkata Municipal Corporation (K.M.C.) or any other Authorities (Govt. or Semi Govt.) like B.L.&L.R.O. in connection with the said property on my behalf.
3. To appear for, to execute, perform, act, to represent and sign on my behalf and to do all necessary and required activities for all purposes and represent me before the concerned Authorities or Govt. Departments as per the requirement on my behalf including The Kolkata Municipal Corporation.
4. To apply, to represent and sign on my behalf to the different Concerned Authorities of The Kolkata Municipal Corporation for the purpose of water connection, Drainage, Sewerage connection, C.E.S.C. for Electricity and other Concerned Authorities for other basic amenities for residential and other purposes for the afore-said Premises.
5. To receive and give authenticate receipts and discharge for all and any correspondence which shall come to the hands of the said Attorney by virtue of the powers herein, contained which receipts whether given in my name of the said Attornies shall exonerate the person.
6. To appear for, sign on my behalf and represent me before the Board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Government Officers, Kolkata Municipal Corporation, Kolkata Improvement Trust, Commissioners of any Division in all matters and things relating to my said premises or it's affairs.



7. To appear for and represent me in all the Courts, Civil Criminal or revenue, including Labour Tribunals, Original, Revisional or appellate, in any Registration Offices and to sign execute, verify and file complaints, written statements and petitions and also to present appeals in any court and to accept services of all summons, notices and other process of law.
8. To appoint, engage on my behalf Pleaders, Advocates or Solicitors in consultation with me, whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointment.
9. To compromise, compound or withdraw cases or non-suited to refer to arbitration all disputes and differences.
10. To receive all correspondence, communication letters, notices etc. and to reply to all those on my behalf in respect to the aforesaid property.
11. To appear for, to sign on my behalf and submit new Building Plan in my name before the Competent Authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at his own cost and expenses and to submit all applications, undertaking, verification, indemnity bond, boundary declaration and other necessary documents as per the requirement and prescribed rules by the Kolkata Municipal Corporation from time to time.
12. To sign on my behalf and to submit any modification and/or alteration of the sanctioned Building Plan before the Competent Authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at their own cost and expenses.
13. To construct the aforesaid Multi-storeyed Building in terms of the Development Agreement dated 23.05.2018 upon my said Premises more fully and particularly mentioned in the Schedule below on the basis of the sanctioned Building plan from the competent Authority.



14. To appear on my behalf to represent me and to obtain Completion Certificate or any other certificates from K.M.C. Authority or from any other Government Authority and to sign for delivery of said documents for me and on my behalf.
15. To appear for, sign on my behalf and to represent me to enter into all Agreement For Sale (registered or unregistered) for the absolute Sale of any residential unit/s or portion out of Developer's Allocation in terms of the Development Agreement dated 23.05.2018 and to cancel or repudiate the same in the said new building on my behalf at the **Municipal Premises No. 62 D, Maharaja Tagore Road (Postal Address being 62/D, Maharaja Tagore Road), P.O. Dhakuria, P.S. Lake, Kolkata-700 031, within the limits of the Kolkata Municipal Corporation, Ward No.92, Br. No. X, having Assessee No. 210921501470** with any intending purchaser/s and to receive the earnest/advance money, balance consideration or full consideration money against such entire property /part or portion as my Attorney may deem fit and proper, absolutely at their discretion and to deposit the same in their business Bank Account.
16. To appear for, sign on my behalf and to execute, admit, appear, present any Deed of Conveyance and represent me before the Addl. Registrar of Assurances, Kolkata, office of the District Sub-Registrar- I, at Alipore, Addl. District Sub-Registration Office, Alipore of the Government of West Bengal, having authority to account conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed as aforesaid for my name and on my behalf for the purpose of registration of the same in respect of the said residential units / portions and Covered Car Parking Spaces and / or any other areas or part of it under the Developer's Allocation as mentioned above along with undivided, proportionate share of land and Premises and other common area, facilities, benefits and amenities as morefully and particularly mentioned in the Schedule hereinbelow and to have the said Conveyances Registered as fully and effectually as I could do myself if personally present.

 **AND GENERALLY**, to do and cause to be done all such acts, deeds and things as my said Attornies may think just fit proper, fair and necessary, I hereby giving and granting in the premises and agreeing to allow, ratify and confirm all and



whatsoever my said attornies shall do and cause to be done for the purpose of administering and managing my aforesaid property and all matters relating thereof by virtue of these presents.

**Lastly**, I, hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attornies shall carefully do or cause to be done in the particular Premises by virtue of these presents.

**SCHEDULE OF THE PREMISES**  
**ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu plot of land, being scheme plot No. 4, measuring about **3 Cottahs 8 Chittacks** more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230/233, comprised in Dag No. 1045, appertaining to Khatian No. 97, along with an Old and dilapidated single storied Building, measuring about 1000 Sq.Ft. more or less, constructed thereon, under P.S. Lake, in the District of South 24 Parganas, being **Municipal Premises No. 62 D, Maharaja Tagore Road (Postal Address being 62/D, Maharaja Tagore Road), P.O. Dhakuria, P.S. Lake, Kolkata-700 031, within the limits of the Kolkata Municipal Corporation, Ward No.92, Br. No. X, having Assessee No. 210921501470** and butted and bounded as follows :-

- ON THE NORTH : BY 16 FT. WIDE ROAD (MAHARAJA TAGORE ROAD).**
- ON THE SOUTH : BY PREMISES No.32/3 J, GARIAHAT ROAD SOUTH.**
- ON THE EAST : BY 12 FT. WIDE K.M.C. ROAD .**
- ON THE WEST : BY PREMISES NO. 62, MAHARAJA TAGORE ROAD.**

*Handwritten signature*  
Bal



IN WITNESS WHEREOF, I, the Executant herein, have hereto set and subscribed my hands and signatures on 23<sup>rd</sup> day of May, 2018 A.D.

**SIGNED AND DELIVERED**

In presence of :-

**WITNESSES :-**

1. Raja Ghosh  
12/2, M. Lane, Chitra Mohan  
KOL-74

Manan Kumar Banerjee  
Alias:  
Manan Banerjee

**SIGNATURE OF THE EXECUTANT**

Opri Zala

2. Baidyanath Banerjee  
13/1, Dr-Kedar Banerjee Ln  
Kolkata-700031.

Arijit Ghoshal

**SIGNATURE OF THE ATTORNIES**

ATTESTED BY ME

Manan Kumar Banerjee  
Alias:

Manan Banerjee

**SIGNATURE OF THE EXECUTANT**

Drafted by :-

Arvind Kumar Sengupta  
Advocate.












High Court, Calcutta.

F/186/399/1998.

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....










		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

*Manas Banerjee*

Name MANAS BANERJEE

Signature *Manas Banerjee. Alias Manas Kumar Banerjee*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

*Avijit Ghoshal*

Name AVIJIT GHOSHAL

Signature *Avijit Ghoshal*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

*Manoj Kumar*

Name .....

Signature *Manoj Kumar*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACVPB8801H



नाम /NAME

MANAS BANERJEE

पिता का नाम /FATHER'S NAME

GANESH CHANDRA BANERJEE

जन्म तिथि /DATE OF BIRTH

15-08-1944

हस्ताक्षर /SIGNATURE

*Manas Banerjee*

*Vasna Sen*

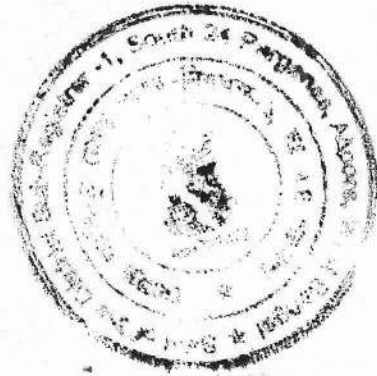
आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

*Manas Banerjee*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयकर आयुक्त,  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19770/04050

To  
মানস ব্যানার্জী  
Manas Banerjee  
62D MAHARAJA TAGORE ROAD  
DHAKURIA Dhakuria S.O  
Dhakuria Kolkata  
West Bengal 700031

16301929



MN163019292DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8033 0713 7844**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



মানস ব্যানার্জী  
Manas Banerjee  
পিতা : গনেশ চন্দ্র ব্যানার্জী  
Father : GANESH CHANDRA BANERJEE  
জন্ম সাল / Year of Birth : 1944  
পুরুষ / Male



**8033 0713 7844**

আধার - সাধারণ মানুষের অধিকার

*Manas Banerjee*



Government of India



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

16301929



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
62ডি, মহারাজা টেগর রোড,  
ঢাকুরিয়া, ঢাকুরিয়া, কোলকাতা,  
পশ্চিমবঙ্গ, 700031

Address:  
62D, MAHARAJA TAGORE  
ROAD, DHAKURIA,  
Dhakuria S.O, Dhakuria,  
Kolkata, West Bengal,  
700031



1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KNH6678643



নির্বাচকের নাম : মানস বানার্জী

Elector's Name : Manas Banerjee

পিতার নাম : গনেশ চন্দ্র বানার্জী

Father's Name : Ganesh Chandra  
Banerjee

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ  
Date of Birth : 15/08/1944

*Manas Banerjee*

KNH6678643

ঠিকানা:  
62/D, MAHARAJA TAGORE ROAD, JADAVPUR, দক্ষিণ ২৪  
পার্শ্বা, 700031

Address:  
62/D, MAHARAJA TAGORE ROAD,  
JADAVPUR, SOUTH 24 PARGANAS,  
700031

Date: 23/02/2011

149-কসবা নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন অধিকারিকের  
স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral  
Registration Officer for  
149-Kasba Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার পরিচয় পত্রের নতুন ফর্মটি পূরণ করে  
সম্পূর্ণ নতুন সঠিক পরিচয়পত্র পাঠাতে হবে এবং এই  
পরিচয়পত্রের নথিটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with name number.

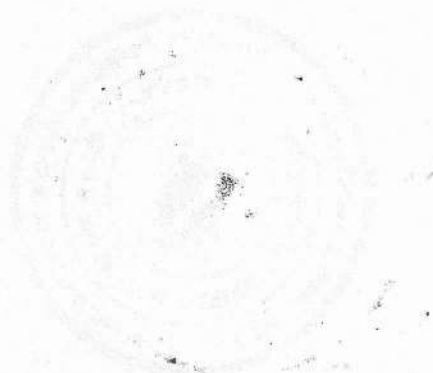
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

OSIUR RAHAMAN  
YAKUK ALI  
05/09/1958  
Permanent Account Number  
AAIPR5107K

*O Rahaman*  
Signature

*O Rahaman*







भारत सरकार  
Government of India



Osiur Rahman  
DOB: 05/09/1958  
Male / MALE



**2509 6170 3874**

मेरा आधार, मेरी पहचान



भारतीय विधि प्रमाण अधिकरण  
Unique Identification Authority of India

**Address:**  
S/O: Yakub Ali , 14/1,  
JHAWTALA ROAD, Circus  
Avenue, Kolkata,  
West Bengal - 700017

**2509 6170 3874**



1947  
help@uidai.gov.in

www.uidai.gov.in

*Osiur Rahman*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AVIJIT GHOSHAL  
SUDHIR CHANDRA GHOSHAL  
15/12/1959

Permanent Account Number

AVKPG0712A

  
Signature



Avijit Ghoshal.

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/सीटारें :  
आयकर पैन सेवा यूनिट, य टी आई एस एल,  
प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,  
नवी मुंबई-४०० ६१४.



भारत सरकार  
GOVERNMENT OF INDIA



Avijit Ghoshal

Date of Birth/DOB: 15/12/1959

Male/ MALE



4416 0156 3356

আমার আধার, আমার পরিচয়

*Avijit Ghoshal*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

C/O Sudhir Chandra Ghoshal, 67,  
TANUPUKUR ROAD, Dhakuria, Kolkata,  
West Bengal - 700031

4416 0156 3356



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1800 300 1947

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Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT

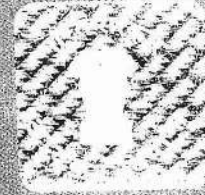


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAKFH7887C



नाम / Name  
HAPPY VALLEY REALTORS AND  
INFRASTRUCTURE

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
13/10/2017

02112017



### Major Information of the Deed

Deed No :	I-1601-01723/2018	Date of Registration	23/05/2018
Query No / Year	1601-1000140519/2018	Office where deed is registered	
Query Date	23/05/2018 1:48:02 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Atanu Bhattacharjee Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830049793, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,40,49,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101721/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maharaja Tagore Road, , Premises No. 62D

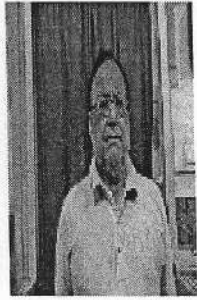

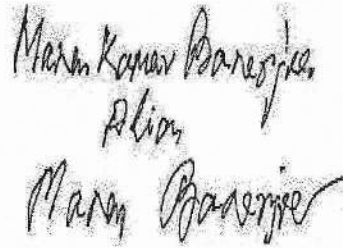
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 8 Chatak	1/-	1,32,99,998/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					<b>5.775Dec</b>	<b>1/-</b>	<b>132,99,998 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>1/-</b>	<b>7,50,000 /-</b>	

Major Information of the Deed :- I-1601-01723/2018-23/05/2018




**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr MANAS KUMAR BANERJEE, (Alias: Mr MANAS BANERJEE)</b> Son of Mr GANESH CHANDRA BANERJEE Executed by: Self, Date of Execution: 23/05/2018 , Admitted by: Self, Date of Admission: 23/05/2018 ,Place : Office	 23/05/2018	 LTI 23/05/2018	 23/05/2018
62D MAHARAJA TAGORE ROAD, P.O:- DHAKURIA, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACVPB8801H, Status :Individual, Executed by: Self, Date of Execution: 23/05/2018 , Admitted by: Self, Date of Admission: 23/05/2018 ,Place : Office				

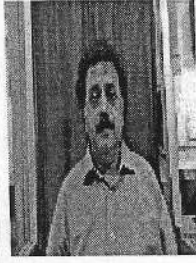


**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>HAPPY VALLEY REALTORS AND INFRASTRUCTURE</b> 8/44B,FERN ROAD, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAKFH7887C, Status :Organization, Executed by: Representative			


**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr OSIUR RAHAMAN</b> Son of Late YAKUB ALI Date of Execution - 23/05/2018, , Admitted by: Self, Date of Admission: 23/05/2018, Place of Admission of Execution: Office	 May 23 2018 2:00PM	 LTI 23/05/2018	 23/05/2018
14/1,JHAW TALA ROAD, P.O:- CIRCUS AVENUE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAIPR5107K Status : Representative, Representative of : HAPPY VALLEY REALTORS AND INFRASTRUCTURE (as PARTNERS)				

Major Information of the Deed :- I-1601-01723/2018-23/05/2018

2	Name	Photo	Finger Print	Signature
	<b>Mr AVIJIT GHOSHAL</b> <b>(Presentant )</b> Son of Mr SUDHIR CHANDRA GHOSHAL Date of Execution - 23/05/2018, , Admitted by: Self, Date of Admission: 23/05/2018, Place of Admission of Execution: Office	 May 23 2018 1:59PM	 LTI 23/05/2018	 23/05/2018
67, TANU PUKUR ROAD, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVKPG0712A Status : Representative, Representative of : HAPPY VALLEY REALTORS AND INFRASTRUCTURE (as PARTNERS)				

**Identifier Details :**

Name & address	
Mr Ardhendu Bikas Sengupta Son of Late Dibyendu Bikash Sengupta High Court Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr MANAS KUMAR BANERJEE, Mr OSIUR RAHAMAN, Mr AVIJIT GHOSHAL	
	23/05/2018

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr MANAS KUMAR BANERJEE	HAPPY VALLEY REALTORS AND INFRASTRUCTURE-5.775 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr MANAS KUMAR BANERJEE	HAPPY VALLEY REALTORS AND INFRASTRUCTURE-1000.00000000 Sq Ft

**Endorsement For Deed Number : I - 160101723 / 2018**

Major Information of the Deed :- I-1601-01723/2018-23/05/2018



On 23-05-2018

**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 13:45 hrs on 23-05-2018, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr AVIJIT GHOSHAL ,.

**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 1,40,49,998/-

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

Execution is admitted on 23/05/2018 by Mr MANAS KUMAR BANERJEE, Alias Mr MANAS BANERJEE, Son of Mr GANESH CHANDRA BANERJEE, 62D MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24- Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person

Indetified by Mr Ardhendu Bikas Sengupta, , , Son of Late Dibyendu Bikash Sengupta, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-05-2018 by Mr OSIUR RAHAMAN, PARTNERS, HAPPY VALLEY REALTORS AND INFRASTRUCTURE, 8/44B,FERN ROAD, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Ardhendu Bikas Sengupta, , , Son of Late Dibyendu Bikash Sengupta, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 23-05-2018 by Mr AVIJIT GHOSHAL, PARTNERS, HAPPY VALLEY REALTORS AND INFRASTRUCTURE, 8/44B,FERN ROAD, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Ardhendu Bikas Sengupta, , , Son of Late Dibyendu Bikash Sengupta, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, 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 9386, Amount: Rs.100/-, Date of Purchase: 27/03/2018, Vendor name: S Kr Dey



**Debasis Patra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1601-01723/2018-23/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2018, Page from 60883 to 60907  
being No 160101723 for the year 2018.



Digitally signed by DEBASIS PATRA  
Date: 2018.05.30 15:05:02 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 30/05/2018 15:03:50  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)