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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 675984

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24/1/22
Q 8-253984/22

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

District Sub-Registrar-V
Alipore, South-24 Parganas

24 JAN 2022

DEVELOPMENT POWER AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS WITNESSTH THAT WE

(1) **SRI DEBABRATA MUKHERJEE** having (PAN: COCPM4452G), (AADHAR NO: 5252 6228 4654), (MOBILE : 98744 47161), Son of Late Kamal Kumar Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian.

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24 JAN 2022

Date
Sent to: Paha Realty India Pvt Ltd

Pages: 238 NSC 100% PA

Notes: n/c

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Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Krd





District Sub-Registrar-V
Alipore, South 24 Parganas

24 JAN 2022

Rajesh k. yadav

Sia Saran Yadav

9, 2nd Lane Vidyasagar Park

P.P. Rd. Banskroni k-30

(2) **SRI SUBRATA MUKHERJEE** having (PAN NO: **CGYPM8938H**), (AADHAR NO: **7056 4585 6398**), (MOBILE NO : **8910131496**), Son of Late Kamal Kumar Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, both are residing at 100C, Raja Subodh Chandra Mullick Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata. – 700047.

(3) **SRI ANIMESH MUKHERJEE** having (PAN NO: **ATZPM9621**), (AADHAR NO : **7488 4922 5650**), (MOBILE NO : **8910055401**) Son of Late Anil Kumar Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian and

(4) **SRI ALOKE MUKHERJEE** having (PAN NO: **BJHPM2982E**), (AADHAR NO: **2943 4420 3395**), (MOBILE NO : **9163690932**), Son of Late Anil Kumar Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, both are residing at 100B, Raja Subodh Chandra Mullick Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, hereinafter jointly called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heir/s, executors, administrator/s, representative/s, successor/s, nominee/s and assign/s) as "OWNER" / "THE EXECUTANT",

ON THIS THE **24th** Day of **JANUARY 2022**, do hereby nominate, constitute and appoint **PABA REALTY INDIA PRIVATE LIMITED**, (PAN: **AAKCP2886Q**), (CIN: **U70109WB2019PTC22963**)

A company registered under Companies Act 1956 and having its

registered office at 238, NSC Bose Road, Swati Garden, Netaji Nagar, P.O – Regent Park, P.S. – Netaji Nagar, Kolkata - 700040, represented by one of its Directors **MR. BANDHAN LAL DAS (PAN:AJDPD8616R), (AADHAR NO. 9830 5658 7184), (MOBILE NO: 9830022152)**, S/o Late Binit Lal Das, by Nationality- Indian, by Religion - Hindu, by Occupation - Business, Residing at Swati Apartment, Flat No- 1H, 238, N.S.C. Bose Road, Near Agriculture Office, Kolkata 700040, hereinafter referred to as the **PROMOTER / DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, in office, Successors-in-interest and/or executors, administrators, assigns its respective heirs executors administrators legal representatives and assigns).

AND WHEREAS the said Kamal Kumar Mukherjee while thus seized and possessed of or otherwise sufficiently entitled to the aforesaid property as sole and absolute owner thereof to the exclusion of others, died intestate on 22nd March, 2011 leaving behind him surviving his wife Smt. Arati Mukherjee, two daughters namely Smt. Rinku Bhattacharjee, Smt. Iti Das and two sons namely Sri Debabrata Mukherjee and Sri Subrata Mukherjee who jointly inherited in equal shares the aforesaid property as co-owners thereof left by the said Kamal Kumar Mukherjee.

AND WHEREAS after taking possession of the aforesaid property, the said Smt. Arati Mukherjee, wife of Late Kamal Kumar



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Mukherjee, Smt. Rinku Bhattacharjee, wife of Sri Kishori Mohan Bhattacharjee, daughter of Late Kamal Kumar Mukherjee and Smt. Iti Das wife of Sri Kamal Das, daughter of Late Kamal Kumar Mukherjee were the owners of undivided, 3/5th share of right, title, interest jointly in ALL THAT piece and parcel of land measuring more or less ' 864 Sq. ft. equivalent to 1 Cottah 3 Chittaks and 11 Sq. ft out of 2 Cottahs more or less comprised in Mouza Baishnabghata, Pargana - Khaspur, R.S. No. 11, J.L. No, 28, Touzi No. 56, Dag Nos. 75 and 76 under Khatian No, 61/350 with structures thereon, lying situated at being Premises No. 100A/4, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata – 700 047 within the limits of Ward No. 100, Borough X of the Kolkata Municipal Corporation.

AND WHEREAS being in natural love and affection, the said Smt. Arati Mukherjee, Smt. Rinku Bhattacharjee and Smt. Iti Das jointly gifted ALL THAT piece and parcel of land measuring 864 Sq. ft. equivalent to 1 Cottah 3 Chittaks and 11 Sq. ft. out of 2 Cottahs more or less comprised in Mouza Baishnabghata, Pargana - Khaspur, R.S. No. 11, J.L. No. 28, Touzi No. 56, Dag Nos. 75 and 76 under Khatian No. 61/350 with structures thereon, lying situated at being Premises No. 100A/4, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata -700 047 within the limits of Ward No. 100, Borough X of the Kolkata municipal Corporation unto and in favour of Sri Debabrata Mukherjee and Sri Subrata Mukherjee the Owners herein by virtue of a Deed of Gift, which was registered in the office of Addl. District Sub-Registrar Alipore

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and recorded in Book No. I, Volume No. 1605-2016, Page from 113789 to 113810, Being No. 160504191, for the year 2016.

AND WHEREAS while the said Deed of Gift, the Sri Debabrata Mukherjee (Land owner no. 1 herein) and Sri Subrata Mukherjee (Land owner no. 2 herein) have been peacefully, seized, possessed of and/or otherwise well and sufficiently entitled to the said total bastu land measuring 2 Cottahs 00 Chattak and 00 Sq. ft. together with structure standing thereon more or less without any interruption or hindrances from others.

AND WHEREAS being urgent need of money said Sri Debabrata Mukherjee (Land owner no. 1 herein) and Sri Subrata Mukherjee (Land owner no. 2 herein) have sold, transferred, conveyed of ALL THAT piece and parcel of undivided Bastu land and structure measuring 100 square feet be the same a little more or less out of total Bastu land measuring 2 Cottahs more or less comprised in Mouza Baishnabghata, Pargana - Khaspur, R.S. No. 11, J.L. No, 28, Touzi No. 56, Dag Nos. 75 and 76 under Khatian No. 61/350 with structures thereon, lying situated at being Premises No. 100A/4, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata-700047 within the limits of Ward No. 100, Borough X of the Kolkata municipal Corporation in the District of South 24-Parganas in favour of Sri Animesh Mukherjee (Land owner no. 3 herein) and Sri Alope Mukherjee (Land owner no. 4 herein) by way of a registered Deed of Sale registered on 29th December, 2016 before the office of District Sub-Registrar-1 at Alipore and recorded



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in Book No. 1, Volume No. 1601-2016, Page from 116765 to 116785, being No. 160103887 for the year 2016.

AND WHEREAS while the said Deed of Sale, the Sri Animesh Mukherjee (Land owner no. 3 herein) and Sri Alope Mukherjee (Land owner no. 4 herein) have been peacefully, seized, possessed of and/or otherwise well and sufficiently entitled to the said undivided land measuring 100 Square Feet more or less without any interruption or hindrances from others.

AND WHEREAS, One Anil Kumar Mukherjee, since decease, by a registered deed of Partition dated 22nd November, 1962 became the sole and absolute owner in respect of ALL THAT piece and parcel of messages , tenement, hereditament and land admeasuring 6 Cottahs 3 Chittaks 23 sq. ft. be the same a little more or less comprised in Mouza - Baishnabghata, Pargana Khaspur, R.S. No. 11, J.L. No. 28, Touzi No. 56, Dag Nos. 75 and 76 under Khatian No. 61/350 with structures thereon, lying situate and being Premises No . 100C , Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar Kolkata -700047 within the limits of ward No. 100, Borough X of the Kolkata municipal Corporation. The said deed of Partition was duly executed and registered in the office of District Sub - Registrar at Alipore in Book No. I Volume No. 67, Pages from 286 to 287 , being deed No, 4666 , for the year 1962 .

AND WHEREAS after taking possession of the aforesaid property, the said Sri Animesh Mukherjee and Alope Mukherjee, both sons of Late Anil Kumar Mukherjee ALL THAT piece and parcel of



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message, tenement, hereditament and land admeasuring 6 Cottahs 3 Chittaks 23 sqft. be the same a little more or less comprised in Mouza - Baishnabghata, Pargana Khaspur, R.S. No. 11, J.L. No. 28, Touzi No. 56, Dag Nos. 75 and 76 under Khatian No. 61/350 with structures thereon, lying situated at being Premises-No.100C, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata-700047 within the limits of Ward No. 100, Borough X of the Kolkata municipal Corporation.

AND WHEREAS while the said inherited property, the Sri Animesh Mukherjee (Land owner no. 3 herein) and Sri Alope Mukherjee (Land owner no. 4 herein) have been peacefully, seized, possessed of and/or otherwise well and sufficiently entitled to the said total bastu land measuring 06 Cottahs 03 Chattak and 23 Sq. ft. together with structure standing thereon more or less without any interruption or hindrances from others.

AND WHEREAS, having urgent need of money, the said Sri Animesh Mukherjee (Land owner no. 3 herein) and Sri Alope Mukherjee (Land owner no. 4 herein) have sold, transferred, conveyed of ALL THAT piece and parcel of undivided Bastu land and structure measuring 100 square feet be the same a little more or less out of total Bastu land measuring 06 Cottahs 03 Chattak and 23 more or less comprised in Mouza-Baishnabghata, Pargana-Khaspur, R.S. No. 11, J.L. No. 28, Touzi No. 56, Dag Nos. 75 and 76 under Khatian No. 61/350 with structures thereon, lying situated at being Premises No. 100C, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata-700047 within the limits of Ward No. 100, Borough X of the Kolkata municipal Corporation



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in the District of South 24-Parganas in favour of Sri Debabrata Mukherjee (Land owner no. 1 herein) and Sri Subrata Mukherjee (Land owner no. 2 herein) by way of a registered Deed of Sale registered on 30th December, 2016 before the office of District Sub-Registrar-I at Alipore and recorded in Book No. I, Volume No. 1601-2016, Page from 116786 to 116805, being No, 160103899 for the year 2016.

AND WHEREAS while the said Deed Sale , the Sri Debabrata Mukherjee (Land owner no. 1 herein) and Sri Subrata Mukherjee (Land owner no. 2 herein) have been peacefully, seized, possessed of and/or - otherwise well and sufficiently entitled to the said undivided land with structure measuring 100 Square Feet more or less without any interruption or hindrances from others.

AND WHEREAS the said two plots are adjacent with each other and are free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case both in Civil or Criminal nature is/are pending in the respective learned Court(s) or elsewhere in respect of the said two property/premises and the said two premises are presently under the possession of the said Owner No. 1, 2, 3, & 4 herein respectively no one else had or has any right, title or interest and claim whatsoever and or howsoever in respect of the said two property/ Premises and the said two property/ premises are free from all encumbrances, attachments, liens, charges and/or claims and the still in possession and enjoyment continued by the such Owner No.. 1, 2, 3, & 4 herein.



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AND WHEREAS in course of enjoying the said two properties the said Owners herein namely (1) **SRI DEBABRATA MUKHERJEE**, (2) **SRI SUBRATA MUKHERJEE**, (3) **SRI ANIMESH MUKHERJEE** and (4) **SRI ALOKE MUKHERJEE** being absolute owners of their respective property for better use and enjoyment of their respective properties on the basis in amicable settlement by and between all the parties are and both the parties herein have jointly decided to Amalgamate their respective plots into a single plot of land.

AND WHEREAS for the above reason and for implementation of their said desire the said Owners herein jointly or duly Amalgamated the said two properties into a single K.M.C. Premises being No. 100C, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata-700047 within the limits of Ward No. 100, Borough X of the Kolkata municipal Corporation in the District of South 24-Parganas.

AND WHEREAS the said (1) **SRI DEBABRATA MUKHERJEE**, (2) **SRI SUBRATA MUKHERJEE**, (3) **SRI ANIMESH MUKHERJEE** and (4) **SRI ALOKE MUKHERJEE** became the joint owners of the said land and building standing thereon and recorded their names in the office of the Kolkata Municipal Corporation and the said land and building standing thereon became known and numbered as Premises No. 100C, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata-700047 within the limits of Ward No. 100, Borough X of the Kolkata municipal Corporation in the District of South 24 Parganas.



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AND WHEREAS now the said property is free from all encumbrances, charges, liens, mortgage and any other nature of attachments whatsoever and have no acquisition or requisition or any case pending both in Civil or criminal nature in the respective learned Court(s) or elsewhere in respect of the said property/premises which is more fully and particularly described in the SCHEDULE 'A' written hereunder the said premises is presently under the absolute joint possession of the said Owners of the First Part herein namely **(1) SRI DEBABRATA MUKHERJEE, (2) SRI SUBRATA MUKHERJEE, (3) SRI ANIMESH MUKHERJEE and (4) SRI ALOKE MUKHERJEE** no one else had or has any right, title or interest or claim whatsoever and or howsoever in respect of the said Premises and the said premises is free from all encumbrances, attachments, liens, charges and/or claims and still in possession and enjoyment continued by the said Owners of the First Part herein.

AND WHEREAS the Executors herein seized and possessed and/or well and sufficiently entitled to the said land and structure standing thereon, free from all encumbrances.

AND WHEREAS with a view of developing our said property, particularly mentioned in the **SCHEDULE "A"** hereunder written, we were in search of a suitable Developer/Builder who had sufficient resources and experience in this respect and knowing our such intention **M/S PABA REALTY INDIA PRIVATE LIMITED,(PAN:AAKCP2886Q),(CIN:U70109WB2019PTC22963)** A company registered under Companies Act 1956 and having its registered office at 238, NSC Bose Road, Swati Garden, Netaji



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Nagar, P.O – Regent Park, P.S. – Netaji Nagar, Kolkata - 700040, represented by one of its Directors **MR. BANDHAN LAL DAS (PAN:AJDPD8616R), (AADHAR NO. 9830 5658 7184), (MOBILE NO: 9830022152)**, S/o Late Binit Lal Das, by Nationality- Indian, by Religion - Hindu, by Occupation - Business, Residing at Swati Apartment, Flat No- 1H, 238, N.S.C. Bose Road, Near Agriculture Office, Kolkata 700040, hereinafter referred to as the **PROMOTER / DEVELOPER** have proposed us to appoint the said person as Developer/Builder to commercially exploit the said property by constructing the residential multi-storied building thereon consisting of several numbers of flats/car parking space/shops/garages etc. including sanction of building plan to be sanctioned by The Kolkata Municipal Corporation and for selling the allocation of the said Developer from Developer's allocation which have been stated in the Development/agreement executed by us and the said Developer along with some other terms and conditions mentioned therein with regards to the proposed new building to be constructed over the said **SCHEDULE** mentioned property by the Developer/ Builder and the said premises,/ property is at present free from all encumbrances and has a good, clear and marketable title.

AND WHEREAS, the said Development agreement dated 24th day of January, 2022 executed by the said Land owners and the Developer which has been duly registered in the office of the.....**D.S.R.....V.....Alipore** and the said Agreement was recorded in **Book No. I, CD Volume No.....** ",

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Pages..... Being No.....350..... for the year
2022.

AND WHEREAS

we, the Executors herein have entered into an Agreement with the said Developer dated 19th day of January, 2022 duly registered in the office of the D.S.R V and in pursuance of the same, we nominate, and constitute aforesaid

M/S PABA REALTY INDIA PRIVATE LIMITED, (PAN:AAKCP2886Q), (CIN:U70109WB2019PTC22963)

A company registered under Companies Act 1956 and having its registered office at 238, NSC Bose Road, Swati Garden, Netaji Nagar, P.O – Regent Park, P.S. – Netaji Nagar, Kolkata - 700040, represented by one of its Directors **MR. BANDHAN LAL DAS (PAN:AJDPD8616R), (AADHAR NO. 9830 5658 7184), (MOBILE NO: 9830022152)**, S/o Late Binit Lal Das, by Nationality- Indian, by Religion - Hindu, by Occupation - Business, Residing at Swati Apartment, Flat No- 1H, 238, N.S.C. Bose Road, Near Agriculture Office, Kolkata 700040, as our true and lawful **ATTORNEY** or us, in our name and on our behalf to do, execute and perform all or any of the following acts, deeds, matters and things which is hereinafter mentioned i.e. to say :-

- 1) To look after, control manages and supervises the administration of the said property.
- 2) To represent ourselves before the local Kolkata Municipal Corporation authority, in all respect.

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- 3) To represent ourselves before the Ld. Judge, Munsif, Collector, Board of Revenue and other Government and Semi-Government Offices.
- 4) To file any suit, case, complaint and application to the competent court of law on our behalf in respect of the schedule below property and to act or do all such necessary acts in respect of initiating or continuing any such proceedings.
- 5) To consent and manage all such matters and things relating to our affairs as we may now or hereafter be interested in and to perform and execute all such acts, deeds, matters and things for us and in our name for conducting and managing such affairs and to or in which our assent signature hand or seal may be required by our said attorney shall be deemed expedient.
- 6) To appear for and represent us in all courts whether and in all jurisdiction civil, criminal original appellate or otherwise and before all commissioners, collectors, public boards, ministers and magistrates whatsoever as by our said attorney shall be thought advisable or proper and to take all such steps and proceedings, and do and execute all such acts, deeds and things as may be deemed necessary or expedient.



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- 7) To nominate and appoint any advocate/ s and other persons and to give and sign and retainers warrants Vakalatnama and all other relating papers to prosecute or defend in the said premises aforesaid as reason may from time to time.
- 8) To represent ourselves in all courts of Civil, Criminal, Revenue in original or Appellate Jurisdiction to file plaints written statements, Memo of Appeals and to receive all Summons and other process of law.
- 9) To engage on behalf of ourselves pleaders, Advocates and Solicitors and to avail their services.
- 10) To compromise or compound any causes or refer to arbitration.
- 11) To apply to the competent authority or other authorities for obtaining necessary permission for the purpose of sanction of the building plan on the said property.
- 12) To make payment of all taxes, rates, impositions and other outgoings in respect of the said property.



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- 13) To apply for the reassessment and reviews regarding assessment or imposition of levy over and in respect of the said property.
- 14) To commence and proceed with proper legal actions and proceedings, recovery of possession from any occupant in the said property.
- 15) To file suit to take actions and other proceedings of law and for that purpose to appoint and engage solicitors, Advocates, Counsel and other agents and to make payment of its fees and charges.
- 16) To sign and execute any types of Declaration for submission before the local Kolkata Municipal Corporation, office of B.L. & L.R.O., office of Land Acquisition if any and other authorities, Vakalatnama and to sign complaints, written statements, petitions and other pleadings and to prefer appeals and revision from any order or decree.
- 17) To sign and execute any deed / conveyances, deed of sale, instruments of documents for the purpose of transferring the units of developer allocation of the said property to any intending purchaser/s from the Developer's allocation only.



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- 18) To execute and/or negotiate and / or entering into any agreement for sale transfer for the schedule property with any intending purchaser/s institute financial authority bank on our behalf from the Developer allocation only.
- 19) To settle and compromise and/or do any such act or acts on our behalf arising out of any proceedings both civil and criminal in nature and/or in course of any such disputes.
- 20) To receive advance or advances and balance amount of consideration money from the intending Purchasers in respect of the developer allocation of the said property or any part thereof on our behalf all account all sale proceeds.
- 21) We do hereby agree to ratify and confirm all lawful act or acts our said Attorney shall do execute and perform in connection with the said property.
- 22) To represent ourselves before the Kolkata Municipal Corporation for all purpose i.e., sanction of building plan, paying taxes, applying for tap water connection etc.



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- 23) To represent ourselves before CESC office for electricity connection, main meter and other residential meter. AND we do hereby agree to ratify and confirm all and whatsoever other act or acts our said Attorneys shall lawfully do, execute or perform or cause to be done in connection with the sale or any such act or acts of the schedule below property and for any other purpose under and by virtue of this Power.
- 24) To rehabilitate / compensate the existing tenants on our behalf and the owners will not be liable for the same.
- 25) To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
- 26) To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and



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perform all the formalities and obligations as may be required or necessary from time to time.

27) To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as may be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.

28) To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the principal.

29) To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises including undivided share and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.



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- 30) To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises including the said property to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
- 31) To make supervise and construction of the building and/or structures according to the sanction building plan to be sanctioned by the Kolkata Municipal Corporation in respect of the said premises including the said property as mentioned in hereunder and to that effect to get signed, pursue and collect on behalf of the principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
- 32) To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the principal in respect of the said premises including the said property and to make representations,




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prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the principal before the authorities concerned.

- 33) To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C in connection with the said premises including the said property and to sign and execute all the papers and documents wherever necessary.
- 34) To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the Developer allocation in terms of the Development Agreements in respect the said premises or any part thereof with undivided share of land and admit execution thereof.
- 35) To enter into agreement for sale(s), deed of conveyance(s), transfer or otherwise in respect of the Developer's allocation in terms of the Development Agreements by

and between the principal and his co-sharers and the Developer together with undivided proportionate share of the land of the said premises including the said property at a settled price to be settled by the Developer and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

- 36) To sign and execute all the papers and documents for obtaining sanction/permission/no objection from KMDA, KIT, Fire Department, KMC and other authorities in respect of the said premises in the name of the principal.
- 37) To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.



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24 JAN 2022

THE SCHEDULE ABOVE REFERRED TO

(The Entire Premises)

ALL THAT piece or parcel of a Bastu land measuring more or less 8 Cottah 3 Chattak 23 Square feet along with pucca structure measuring about 700 square feet and tile shed structure measuring 100 square feet comprised in Mouza-Baishnabghata, Pargana - Khaspur, R.S. No. 11, J.L. No. 28, Touzi No. 56, Dag Nos. 75 and 76 under Khatian No. 61/350 with structures thereon, lying situated and being Premises No. 100C, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata - 700 047 within the limits of Ward No. 100, Borough X of the Kolkata municipal Corporation in the District of South 24- Parganas butted and bounded as follows

ON THE EAST : 12' FEET WIDE COMMON PASSAGE;

ON THE WEST : PREMISES NO. 96, RAJA S. C. MULLICK
ROAD SUDAKSHINA HOUSING ESTATE - B

ON THE SOUTH. : PUTUL PARK (BAISHNABGHATA)

ON THE NORTH. : PREMISES NO. 99, 100D 86 100A/3,
RAJA S.C.MULLICK ROAD.

OR HOWSOEVER : THE SAME MAY BE BUTTED &
BOUNDED DESCRIBED IDENTIFIED AND DISTINGUISHED.



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District Sub-Registrar-V
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24 JAN 2022

IN WITNESS WHERE-OF the PARTIES have here unto set and subscribed their hands and seals on this **19th** Day of **JANUARY** and the year **2022** first above written.

SIGNED, SEALED AND DELIVERED BY THE IN THE PRESENCE OF WITNESSES :

1. *Rajesh Kumar Pandey*
26A, Jatin Basti
P.S. Tollygunge
Kolkata-700029

2. *Rajat Ghosh*
52 Ramkrishna park,
Tentulaha, P.O-Laskarpur
401-153

1. *Debabrata Mukherjee*

2. *Subrata Mukherjee*

3. *Animesh Mukherjee*

4. *Alokanukherjee*

OWNERS

Accepted by me:-

PABA REALTY INDIA PVT LTD

Bal W. Das
(DIRECTOR)

DEVELOPER

Drafted & Prepared By Me

Dilip Das
DILIP DAS

Enrolment No.

**B.Com., LLB
Advocate**

Allpore Police Court
Kolkata-700 027
W.B.-525 / 1979



3

District Sub-Registrar-V
Alipore, South 24 Parganas

24 JAN 2022

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... ALOKE MUKHERJEE

Signature... Aloke Mukherjee

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... BANDHAN LAL DAS

Signature... Bal Lal Das

Thumb

1st finger

middle finger












ring finger

small finger














left hand					
right hand					

Name

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


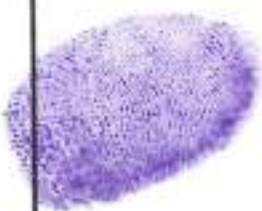









Name..... DEBABRATA MUKHERJEE

Signature..... Debabrata Mukherjee

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

Name..... SUBRATA MUKHERJEE

Signature..... Subrata Mukherjee

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

ANINDYA MUKHERJEE



[Handwritten signature]

District Sub-Registrar-V
Alipore, South 24 Parganas

24 JAN 2022

আপনার আধা সংখ্যা/ Your Aadhaar No. :

5252 6228 4654

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দেবব্রত মুখার্জী
DEBABRATA MUKHERJEE
পিতা : কমল কুমার মুখার্জী
Father : KAMAL KUMAR MUKHERJEE
জন্ম সাল / Year of Birth : 1966
পুরুষ / Male



5252 6228 4654

আধার - সাধারণ মানুষের অধিকার

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15604433



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১০০৩/৪, আর.এস.সি মল্লিক রোড,
নাকতলা, নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৪৭

Address
100A/4, R.S.C MULLICK
ROAD, NAKTALA, Naktala
S.O, Naktala, Kolkata, West
Bengal, 700047




help@uidai.gov.in www.uidai.gov.in



31

आयकर विभाग
INCOME TAX DEPARTMENT
DEBABRATA MUKHERJEE
KAMAL KUMAR MUKHERJEE
15/12/1966
Permanent Account Number
COCPM4452G
D. Mukherjee
Signature

भारत सरकार
GOVT. OF INDIA



00092014





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

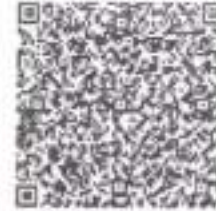
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কির আই ডি/Enrollment No.: 1040/20046/00352

To
সুব্রত মুখার্জী
SUBRATA MUKHERJEE
100A/4 R.S.C MULLICK ROAD
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

15602628

MN156026386DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7056 4585 6398

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুব্রত মুখার্জী
SUBRATA MUKHERJEE
পিতা : কমল কুমার মুখার্জী
Father : KAMAL KUMAR MUKHERJEE
জন্ম সাল / Year of Birth : 1968
পুরুষ / Male



7056 4585 6398

আধার - সাধারণ মানুষের অধিকার



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.



15602638



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১০০১/৪, আর.এস.সি মল্লিক রোড,
নাকতলা, নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৪৭

Address
100A/4, R.S.C MULLICK
ROAD, NAKTALA, Naktala
S.O, Naktala, Kolkata, West
Bengal, 700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

PO. Box No. 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA MUKHERJEE

KAMAL KUMAR MUKHERJEE

01/03/1969

Permanent Account Number

CGYPM8938H

Subrata Mukherjee
Signature



24082013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIMESH MUKHERJEE

ANIL MUKHERJEE

25/04/1952

Permanent Account Number

ATZPM9621K

Animesh Mukherjee
Signature





आपका आधार क्रमांक / Your Aadhaar NO. :

7488 4922 5650

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Animesh Mukherjee
DOB: 25/04/1952
Male



7488 4922 5650

मेरा आधार, मेरी पहचान

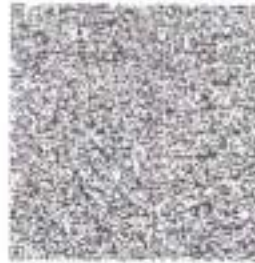
का लाभ उठाने में उपयोगी होगा।

- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future ..



भारतीय विशिष्ट पहचान आधिकारण
Unique Identification Authority of India

Address: S/O Anil Mukherjee, 100B, RAJA
SUBODH CHANDRA MULLICK ROAD, PS.-
PATULI, Naktala S.O, Naktala, Kolkata, West
Bengal, 700047



7488 4922 5650



1947



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOKE MUKHERJEE

ANIL MUKHERJEE

25/03/1955

Permanent Account Number

BJHPM2982E

Aloke Mukherjee

Signature



18012011

इस कार्ड के खोने / पाने पर कृपया सूचित करें / सीटार :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, साफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



2943 4420 3395

আমার ~~আমার~~, আমার পরিচয়



ভারত সরকার
Government of India



অলোক মুখার্জী
Alope Mukherjee
পিতা : অনিল মুখার্জী
Father: Anil Mukherjee
জন্মতারিখ / DOB: 25/03/1955
পুরুষ / Male



2943 4420 3395

আমার ~~আমার~~, আমার পরিচয়

Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
এস/ও: অনিল মুখার্জী, 100বী
রাজা এস সী মল্লিক রোড,
নাকতলা, কোলকাতা, নাকতলা,
পশ্চিম বঙ্গ, 700047

Address:
S/O Anil Mukherjee, 100b raja s c
mallick road, Naktala, Kolkata,
Naktala, West Bengal, 700047

2943 4420 3395



1947



help@uidai.gov.in



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCP2886Q



संस्था / Name
PABA REALTY INDIA PRIVATE
LIMITED

25092020

स्थापना / गठन की तारीख
Date of Incorporation/Formation
08/01/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:

आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

PABA REALTY INDIA PVT LTD

Bul w Dal
(DIRECTOR)





भारत सरकार
GOVERNMENT OF INDIA



Bandhan Lal Das

DOB: 13/10/1988
MALE



9830 5658 7184

আমার আধার, আমার পরিচয়

Bandhan Lal Das



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Binit Lal Das, Swati Apartment, Flat
No- 1H, 238, N.S.C. Bose Road, Near
Agriculture Office, Regent Park, Kolkata,
West Bengal - 700040

Generation Date: 25/05/2017

9830 5658 7184



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 301



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BANDHAN LAL DAS

BINIT LAL DAS

13/10/1988

Permanent Account Number

AJDPD8616R

Bandhan Lal Das

Signature



17042015

Bandhan Lal Das

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:

आयकर सेवा इकाई, एन एस डी यूएल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: timsl@nsdl.co.in



Major Information of the Deed

Deed No :	I-1630-00586/2022	Date of Registration	24/01/2022
Query No / Year	1630-8000253984/2022	Office where deed is registered	
Query Date	24/01/2022 1:56:38 PM	1630-8000253984/2022	
Applicant Name, Address & Other Details	Rajesh Kumar Yadav Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433378878, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,31,33,256/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000550/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



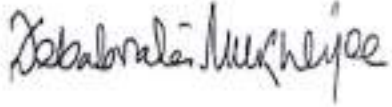


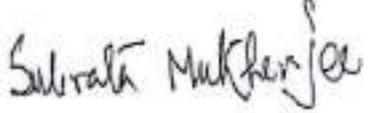


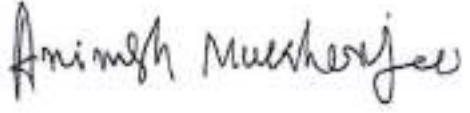
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 100C, , Ward No: 100 Pin Code : 700047



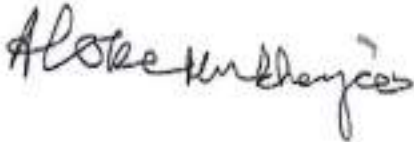
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 3 Chatak 23 Sq Ft	1/-	2,14,99,756/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				13.5621Dec	1 /-	214,99,756 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	1/-	11,47,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1800 Sq Ft.	1/-	4,86,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3500 sq ft	2 /-	16,33,500 /-	

Principal Details :



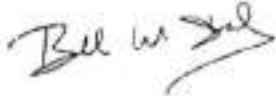


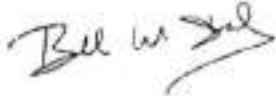


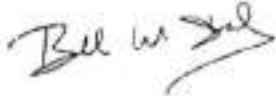
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Debabrata Mukherjee Son of Late Kamal Kumar Mukherjee Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office			
	24/01/2022	LTI 24/01/2022	24/01/2022	
100C, Raja Subodh Chandra Mulcik Road, City:- , P.O:- Naktala, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: COxxxxxx2G, Aadhaar No: 52xxxxxxx4654, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office				
2	Name Subrata Mukherjee Son of Late Kamal Kumar Mukherjee Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office			
	24/01/2022	LTI 24/01/2022	24/01/2022	
100C, Raja Subodh Chandra Mulcik Road, City:- , P.O:- Naktala, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CGxxxxxx8H, Aadhaar No: 70xxxxxxx6398, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office				
3	Name Animesh Mukherjee Son of Late Anil Kuma Mukherjee Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office			
	24/01/2022	LTI 24/01/2022	24/01/2022	
100B, Raja Subodh Chandra Mulcik Road, City:- , P.O:- Naktala, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx1K, Aadhaar No: 74xxxxxxx5650, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Aloke Mukherjee Son of Late Anil Kumar Mukherjee Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office			
		24/01/2022	LTI 24/01/2022	24/01/2022
100B, Raja Subodh Chandra Mulcik Road, City:- , P.O:- Naktala, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx2E, Aadhaar No: 29xxxxxxxx3395, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PABA REALTY INDIA PRIVATE LIMITED 238, NSC BOSE ROAD, SWATI GARDEN, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx6Q,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> BANDHAN LAL DAS (Presentant) Son of Late BINIT LAL DAS Date of Execution - 24/01/2022, , Admitted by: Self, Date of Admission: 24/01/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jan 24 2022 4:31PM</td> <td>LTI 24/01/2022</td> <td>24/01/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	BANDHAN LAL DAS (Presentant) Son of Late BINIT LAL DAS Date of Execution - 24/01/2022, , Admitted by: Self, Date of Admission: 24/01/2022, Place of Admission of Execution: Office					Jan 24 2022 4:31PM	LTI 24/01/2022	24/01/2022
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	Jan 24 2022 4:31PM	LTI 24/01/2022	24/01/2022										
SWATI APARTMENT, 238, NSC BOSE ROAD, Flat No: 1H, City:- , P.O:- RAGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6R, Aadhaar No: 98xxxxxxxx7184 Status : Representative, Representative of : PABA REALTY INDIA PRIVATE LIMITED (as DIRECTOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Kumar Yadav Son of Mr Sia Saren Yadav 9 Second Lane Vidyasagar Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			
	24/01/2022	24/01/2022	24/01/2022
Identifier Of Debabrata Mukherjee, Subrata Mukherjee, Animesh Mukherjee, Aloke Mukherjee, BANDHAN LAL DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Debabrata Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-3.39052 Dec
2	Subrata Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-3.39052 Dec
3	Animesh Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-3.39052 Dec
4	Aloke Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-3.39052 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Debabrata Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-425.00000000 Sq Ft
2	Subrata Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-425.00000000 Sq Ft
3	Animesh Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-425.00000000 Sq Ft
4	Aloke Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-425.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Debabrata Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-450.00000000 Sq Ft
2	Subrata Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-450.00000000 Sq Ft
3	Animesh Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-450.00000000 Sq Ft
4	Aloke Mukherjee	PABA REALTY INDIA PRIVATE LIMITED-450.00000000 Sq Ft

Endorsement For Deed Number : I - 163000586 / 2022

On 24-01-2022

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 16:08 hrs on 24-01-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by BANDHAN LAL DAS ,

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 2,31,33,256/-

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

Execution is admitted on 24/01/2022 by 1. Debabrata Mukherjee, Son of Late Kamal Kumar Mukherjee, 100C, Raja Subodh Chandra Mulkik Road, P.O: Naktala, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Subrata Mukherjee, Son of Late Kamal Kumar Mukherjee, 100C, Raja Subodh Chandra Mulkik Road, P.O: Naktala, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Animesh Mukherjee, Son of Late Anil Kuma Mukherjee, 100B, Raja Subodh Chandra Mulkik Road, P.O: Naktala, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 4. Aloke Mukherjee, Son of Late Anil Kumar Mukherjee, 100B, Raja Subodh Chandra Mulkik Road, P.O: Naktala, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr Rajesh Kumar Yadav, , Son of Mr Sia Saren Yadav, 9 Second Lane Vidyasagar Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

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

Execution is admitted on 24-01-2022 by BANDHAN LAL DAS, DIRECTOR, PABA REALTY INDIA PRIVATE LIMITED, 238, NSC BOSE ROAD, SWATI GARDEN, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Rajesh Kumar Yadav, , Son of Mr Sia Saren Yadav, 9 Second Lane Vidyasagar Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

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 20324, Amount: Rs.100/-, Date of Purchase: 24/01/2022, Vendor name: Samiran Das



Rita Lepcha

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 25385 to 25430
being No 163000586 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.01.31 14:34:04 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/01/31 02:34:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)