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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AC 376465

1904

23/06/19

[Signature]
Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

[Signature]
Additional Registrar of Assurances-IV, Kolkata

8 NOV 2019

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We, **1. SRI SUBRATA GUHA** [PAN: ADHPG0406E], Son of Late Sudhendu Guha, by occupation Retired, residing at A/148, H B Town, Central Road, P.S. Khardah, P.O. Sodepur, Kolkata-700110, 24 Parganas(North) **2. SMT. KRISHNA GUHA** (PAN: AVGPG8104Q), Wife of Late Sukalyan Guha, By occupation Housewife, residing at A/148, H B Town, Central Road, P.S. Khardah, P.O. Sodepur, Kolkata-700110, 24 Parganas(North) **3. SMT. GARGI CHOUDHURY** (PAN: AOBPC9600B) Daughter of Late Sukalyan Guha & Wife of Mr. Shamik Choudhury By occupation Housewife, residing at 140/14, N.S.C. Bose Road, Regent Park, Kolkata- 700040, All by Faith Hindu, All by Nationality Indian, do hereby SEND GREETINGS?

Smt. Subrata Guha, Krishna Guha, Gargi Choudhury

BINAYAK GROUP

Anirudh Saha

Partner

BINAYAK GROUP

Arpita Chatterjee

Part

BINAYAK GROUP

Anirudh Saha

Partner

BINAYAK GROUP

Arpita Chatterjee

Partner

Sl. No. 15601 DATE 19 AUG 2019

NAME..... Gowtam Chakraborty Adv
ADD..... H-C Cal
AMT..... 100

BINAYAK GROUP

Anirudh Saha
Partner

Chash

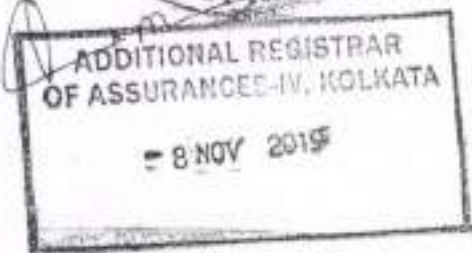
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

BINAYAK GROUP

Arpita Chatterjee
Partner



*Gowtam Chakraborty
Associate
High Court, Calcutta*



BI

BINAYAK GROUP

We are joint owner of **ALL THAT** piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 0(Zero) Chittacks 0 (Zero) Sq. ft. more or less together with structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.148, (Within Block A) R.S. No.45 J.L. No. 8 comprised in C.S. Dag no.853 under C.S. Khatian No.286, Police station - Khardah, District : North 24 Parganas, being Holding No. 23 & 24, Central Road, H B Town, P.O. Sodepur, P.S. Khardah, Kolkata-700110, 24 Parganas(North) under local limits of Panihati Municipality, Ward No. 20(old) 31(New)under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto, as morefully and particularly described in the schedule hereunder written

AND WHEREAS as the owners are not getting any time due to personal problems desires to construct over property stated in the schedule hereunder given where the owners and their family can live under roof and the developer **BINAYAK GROUP**, (PAN:AAVFB0671R) a Partnership firm having its office at 28/3, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036 by its authorized partners & Signatories namely Mr. Avijit Saha & Mrs. Arpita Chatterjee, herein is a well established & reputed building contractor having practical knowledge & experience of construction of multi-storied building and sound financial position to build multi-storied building having self sufficient and/or self contained residential flats/apartments, as such the owner and the developer hereto have been mutually settled to build a multi storied building over the schedule property and enter into registered development agreement dated which registered at Additional District Sub Registrar, Sodepur and recorded in Book No. 1, Volume No.1904-2019. Being/ Deed no.1904 10 248 for the year 2019.

Chouhury
Srinivasa Guha Krishna Guha Gangi

BINAYAK GROUP

Avijit Saha
Partner

BINAYAK GROUP

Avijit Saha
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

AND WHEREAS for smooth completion of project and development works in terms of said development agreement dated 08.11.2019, We are personally unable to attend day to day affairs of the old house and land as and when necessary for the purposes herein after mentioned, hence We do nominate, appoint and constitute jointly 1. MR. AVIJIT SAHA Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, 2. MRS. ARPITA CHATTERJEE Wife of Sri Arindam Chatterjee, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 28/1/C, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, both are authorized partners & Signatories of BINAYAK GROUP, as our true and lawful Attorney (hereinafter referred to as the said Attorney).

Our Said attorney shall do the following acts, deeds and things on our behalf and in our name. that is to say:-

1. To enter into the land and defend possession of the said property to manage and administer the said property and every part thereof.
2. To manage, control and supervise the said property belonging to us.
3. To prepare, sign, apply and execute all plan, papers and documents and represent me before the Panihati Municipal Authority, Building Deptt., Assessment Deptt., and Collection Deptt. Water Deptt, Drainage Deptt etc in connection with the aforesaid and below scheduled land and property at premises/ Holding No. 23 & 24, Central Road, H B Town, P.S. Khardah, Kolkata- 700110, 24 Parganas(North).
4. To submit or deposit necessary fees or charges to the Panihati Municipality, WBSEDCL., Fire Brigade authorities, police authorities, competent authorities, under Urban Land (ceiling & Regulation) Act 1976, and other competent authorities having jurisdiction over the said property as required for securing any permit, certificate, consent, licence or all claims as may be deemed fit by our said Attorney.

G. arji Choudhury.

G. arji

Subranta Guha - Krishna Guha.

BINAYAK GROUP

Amit Saha
Partner

BINAYAK GROUP

Amit Saha
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

to negotiate on all terms and to agree to and enter into and conclude any agreement or agreements for transfer and conveyance deed viz. sale in respect of the said Developer's allocation property which is more fully and particularly described in the Third Schedule Registered Development Agreement dated 08.11.2019 to any person/transferee at such price which said Attorney in their absolute discretion thinks proper and/or to cancel or repudiate the same.

6. To receive from such intending person/transferee any earnest money and/or advance or advances and also balance of purchase money and to give good, valid receipt and discharge for the same which will protect the transferee from Developer's Allocation.
7. To present any such conveyance or conveyances for registration to admit execute and receipt or consideration before the Registration Authority for and to have the said conveyance registered and to do all act, deeds, and things which our said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects which We could do ourselves.
8. To give possession of the said property to the purchaser or purchasers by handing over vacant possession and execute possession certificate in favour of the purchaser or purchasers.
9. Upon such receipt as aforesaid in our names and as our act and deed to sign execute and deliver any conveyance or conveyances of the said immovable property in favour of such transferee or his/her nominee or assignee.
10. To sign and execute all other deeds/instruments and assurances before registering Authority which our said attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said property (Developer's Allocation only) as we could do if personally present.
11. To appear before Notary Public, Registrar of Assurances, District Registrar and Sub-Registrar, Magistrate and other Offices Authority/ies having jurisdiction over the property and to acknowledge and present for registration except owner's Allocation which is more fully and

BINAYAK GROUP

Anish Sah

Partner

BINAYAK GROUP

Arpita Chatterjee

Partner

Choudhury

Gargi

Subrata Guha, Krishna Guha.

...cularly described in the Second Schedule Registered Development Agreement before Registrar/Assurances and do and perform all deeds, documents, instruments and writings, executed or signed by our Attorney on our behalf in respect of the said property or part of it by virtue of these Power herein conferred upon and received consideration money as more fully and effectually in all respect we could do the same ourselves.

12. To institute any suit and/or proceeding, prosecute enforce or resist any suit or other action or proceeding, appeal in any court having jurisdiction over the said property in its Civil, Criminal, Revenue or before Tribunal or Arbitration, Income Tax whether be and on our behalf against us for that our said Attorney is also empowered and/or authorised to execute Vakalatnama, sign, verify, plaints, written statements, petitions, applications affidavits and other pleadings or other that may be required for protecting our said property.

That this Power of Attorney is being granted in favour of the said Attorney who should hereby obtain or have Power to make Construction, Development work on the said property, in terms of registered development agreement dated 08/19/2019

AND We do hereby agree to ratify and confirm all and whatever all act or acts, our said Attorney shall lawfully do execute or perform or cause to be done executed or performed in connection with the transfer of the said property under and by virtue of this deed notwithstanding no express power on that behalf is hereunder provided.

BINAYAK GROUP

Anirudh Saha

Partner

BINAYAK GROUP

Arpita Chatterjee

Partn

BINAYAK GROUP

Anirudh Saha

Partner

BINAYAK GROUP

Arpita Chatterjee

Partner

Choudhury

Subratia Guha. Krishna Guha. Gargi

THE SCHEDULE ABOVE REFERRED TO

(Description of entire existing property)

ALL THAT piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 0(Zero) Chittacks 0 (Zero) Sq. ft. more or less together with structure standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.148, (Within Block A) R.S. No.45 J.L. No. 8 comprised in C.S. Dag no.853 under C.S. Khatian No.286, Police station - Khardah, District : North 24 Parganas, being Holding No. 23 & 24, Central Road, H B Town, P.S. Khardah, Kolkata- 700110, 24 Parganas(North) under local limits of Panihati Municipality, Ward No. 20(old) 31(New)under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

ON THE NORTH : Land and Building of Sunil Deb & Ors (Plot No.147);

ON THE SOUTH : Land and Building of Pranayendu Sen Roy & Ors (Plot No.149);

ON THE EAST : Land and Building of Jaladhar Saha & Ors (Plot No.156);

ON THE WEST : 30 feet Municipal Road(on Road);:

BINAYAK GROUP

Anirudh Saha
Partner

BINAYAK GROUP

Aspita Chatterjee
Partner

BINAYAK GROUP

Anirudh Saha
Partner

BINAYAK GROUP

Aspita Chatterjee
Partner

*Choudhury
Ganggi
Subrata Saha, Krishna Guha.*

WITNESS WHEREOF We, the executants hereto put our hand and seal
on 08th day of November, 2019 in present of Witnesses.

SIGNED AND DELIVERED

In the presence of :

1. *Somnath Guha*
Gold Post Office
Kolkata.

Subrata Guha.

Krishna Guha,
Gargi Choudhury

EXECUTANTS

2. *Buddhabendra Mukherjee*
Gold Post Office St
Kolkata-700001

BINAYAK GROUP

Anirban Saha
Partner

BINAYAK GROUP

Arpita Chatterjee.
Partner

Signature of power of

Attorney holder.

Drafted By

Goutam Chakraborty

Goutam Chakraborty

Advocate

High Court, Calcutta.

WB/1415/1999



BINAYAK GROUP

Anirban Saha
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

Subrata Ch



					L. H.
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Krishna Guha



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Gragi Choudhary



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

BINAYAK GROUP

Anish Saha
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

... of the
...s/Vendors
...velopers/
...esentants

Anisat Saha



					L. H.
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Arpita Chatterjee



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	



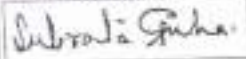
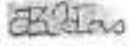
Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

BINAYAK GROUP

Anisat Saha
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

	स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ADHPG0406E	
	नाम / NAME SUBRATA GUHA	
	पिता का नाम / FATHER'S NAME SUDHENDU GUHA	
	जन्म तिथि / DATE OF BIRTH 29-05-1954	
	हस्ताक्षर / SIGNATURE 	 असुर अर्थ, ५४.५१ COMMISSIONER OF INCOME-TAX, W.B. - 21

BINAYAK GROUP

Amirul sub
Partner

BINAYAK GROUP

Arpita chatterjee
Partner

इस कार्ड के खो / गिर जाने पर दुरुपयोग जारी करने वाले अधिकारी को सूचित / जांच कर दें
सहायक आयकर अधिकारी,
पी-7,
वीरेंद्री स्क्वायर,
कलकत्ता - 700 088.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Cherenghoo Square,
Calcutta-700 088.

Subrata Guha

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



ভাটিকাভুক্তির নম্বর/Enrolment No.: 2078/07860/00047

Date: 16/04/2016

Subrata Guha (সুব্রত গুহ)

S/O: Sudhendu Guha, A/148 H B TOWN, CENTRAL
ROAD, Panihati (m), North 24 Parganas,
West Bengal - 700110

আপনার আধার সংখ্যা Your Aadhaar No.:

3290 3635 8449



আমার আধার, আমার পরিচয়



1347



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- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
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- এটা এক ইলেক্ট্রনিক প্রক্রিয়াকৃত তৈরী পত্র

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BINAYAK GROUP

Anish

Partner

BINAYAK GROUP

Anpita Chatterjee

Partner

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- আধার সারা দেশে মমান
- আমাদের জন্য আপনার একমাত্রই ভাটিকাভুক্তি করার অপেক্ষা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব হবে।

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



সুব্রত গুহ
Subrata Guha
সম্পর্কিত: DOB: 26/05/1954
পুরুষ / MALE



ঠিকানা:

S/O: Sudhendu Guha, A/148
H B TOWN, CENTRAL ROAD,
Panihati (m), North 24 Parganas,
West Bengal - 700110

Address:

S/O: Sudhendu Guha, A/148 H B
TOWN, CENTRAL ROAD,
Panihati (m), North 24 Parganas,
West Bengal - 700110

3290 3635 8449

আমার আধার, আমার পরিচয়

3290 3635 8449

MEERA AADHAAR, MERI PEHCHAAN

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
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Government of India



तानिकाङ्कित नम्बर/Enrolment No.: 2078/07860/00046

Grishna Guha (কৃষ্ণা গুহ)

N/O: Sukalyan Guha, A/148 H B TOWN, CENTRAL ROAD, Panihati (m), North 24 Parganas, West Bengal - 700110

আপনার নংখা/Your No.:

3260 8423 8430



আমার আধার, আমার পরিচয়



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তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা পাঠ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ার তৈরী পত্র

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BINAYAK GROUP

Anirudh

Partner

BINAYAK GROUP

Aspita Chatterjee

Partner

Signature Not Verified

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- আধার সারা দেশে মজা
- সমস্ত আধারের জন্য আপনার একবারই তানিকাঙ্কিত করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া যাবে।

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কৃষ্ণা গুহ
Krishna Guha
জন্মতারিখ/ DOB: 13/05/1951
সঙ্গী / FEMALE



ঠিকানা:

ওসার/ও: সুক্যাল্যান গুহা, ১/১৪৮
এইচ বি টাউন, সেন্ট্রাল রোড,
পানিহাট (এম), উত্তর ২৪
পার্শ্বা, পশ্চিম বঙ্গ - ৭০০১১০

Address:

N/O: Sukalyan Guha, A/148 H B
TOWN, CENTRAL ROAD,
Panihati (m), North 24 Parganas,
West Bengal - 700110

3260 8423 8430

আমার আধার, আমার পরিচয়

3260 8423 8430

MERA AADHAAR, MERI PEHACHAN



BINAYAK GROUP

Anita Sub
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভূগোলিক অই ডি/Enrollment No.: 1040/19573/57544

To
 গার্গী চৌধুরী
 Gargi Choudhury
 140/14 N.S.C. BOSE ROAD
 Regent Park S.O
 Regent Park Kolkata
 West Bengal 700040

6034022



MN085049524DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7273 7538 1096

আধার - সাধারণ মানুষের অধিকার



সংসদ সরকার
 GOVERNMENT OF INDIA



গার্গী চৌধুরী
 Gargi Choudhury
 পিতা : সুকল্যান গুহা
 Father : SUKALYAN GUHA
 জন্ম বর্ষ / Year of Birth : 1978
 মহিলা / Female

7273 7538 1096



আধার - সাধারণ মানুষের অধিকার

BINAYAK GROUP

Anisat Saha
 Partner

BINAYAK GROUP

Aspita Chatterjee
 Partner



BINAYAK GROUP

Arpita Chatterjee

Partner

BINAYAK GROUP

Arish Saha

Partner

BINAYAK GROUP

Arish Saha

Partner

BINAYAK GROUP

Arpita Chatterjee

Partner

उत्पादक विभाग
INDIAN GOVERNMENT
ANJIT SAHA
BASUDEV SAHA
1979
Particulars Account Number
CRPS503A
Signature

भारत सरकार
GOVT. OF INDIA



Anjit Saha

BINAYAK GROUP
Anjit Saha
Partner

BINAYAK GROUP
Anpita Chatterjee
Partner



ভারত সরকার

Unique Identification Authority of India



সনিকৃতিক্রম নং / Enrollment No. : 1111/87824/00077

14/03/2014

To
Avijit Saha
স্বতন্ত্রিতা সড়ক
30
J.N.BANERJEE LANE
Baranagar (n)
Baranagar, North 24 Parganas
West Bengal - 700036

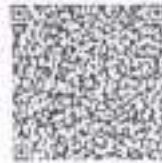
BINAYAK GROUP

Avijit Saha

Partner



KL760027827FT
76002762



আপনার আধার সংখ্যা / Your Aadhaar No. :

6473 2563 7479

আধার - সাধারণ মানুষের অধিকার

BINAYAK GROUP

Aspita Chatterjee

Partner



স্বতন্ত্রিতা সড়ক
Avijit Saha
পিতা : স্বতন্ত্রিতা সড়ক
Father : Basudev Saha

সনিকৃতিক্রম নং / DOB: 20/07/1979
পুরুষ / Male

6473 2563 7479



আধার - সাধারণ মানুষের অধিকার

Avijit Saha



भारत सरकार
Unique Identification Authority of India

Enrollment No.: 1528/65103/21942

To
Arpita Chatterjee
W/O: Arindam Chatterjee
28/1C JAY NARAYAN BANERJEE LANE
P.S. BARANAGAR
Baranagar (m)
Baranagar
North 24 Paraganas North 24 Parganas
West Bengal 700030
9830624100
MO280177591FH

11/03/2017
28017759



BINAYAK GROUP

Arpita Chatterjee
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

आपका आधार क्रमांक / Your Aadhaar No. :

2204 1805 0769

मेरा आधार, मेरी पहचान



आपका आधार क्रमांक / Your Aadhaar No. :
2204 1805 0769

Arpita Chatterjee
DOB : 23/01/1985
Female



2204 1805 0769

मेरा आधार, मेरी पहचान

Arpita Chatterjee




Anjita Chatterjee

BINAYAK GROUP


Anjita Chatterjee
Partner

BINAYAK GROUP

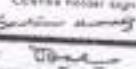
Anjita Chatterjee
Partner


GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: **WB-0120120932926**
 Name: **GOUDA CHAKRABORTY**
 Address: **9 OLD POST OFFICE STREET
 ROOM-72 2ND FLOOR PS-HARE
 STREET 700001**

FORM 7 

SIGNATURE: **T.P. CHAKRABORTY**
 Date of issue: **25/06/2012** Blood Group: **U**
 Valid Till (MT): **12/09/2024** Date of Birth: **11/05/1974**
 Valid Till (Y): **2**

Licensing Authority: **P.V.O. Kolkata** Licensing Authority Sign: 

Govtman Chatterjee

BINAYAK GROUP

Anirudh Saha
Partner

BINAYAK GROUP

Arpita Chatterjee
Partner

Major Information of the Deed

	I-1904-10254/2019	Date of Registration	08/11/2019
	1904-1000232966/2019	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Applicant Name, Address Other Details	08/11/2019 1:00:24 PM	GOUTAM CHAKRABARTY 6, O P O ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status : Advocate	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction	
Set Forth value	Rs. 2/-	Market Value	Rs. 1,17,31,247/-
Stamp duty Paid (SD)	Rs. 100/- (Article:48(g))	Registration Fee Paid	Rs. 73/- (Article: E, M(a), M(b), I)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190410243/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town Central Road, Mouza: SODEPUR, Premises No: 23 24, Ward No: 31, Holding No:23 24 Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-853	RS-286	Bastu	Bastu	5 Katha	1/-	1,09,99,997/-	Property is on Road Adjacent to Metal Road, Project Name :
Grand Total :					8.25Dec	1/-	109,99,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1/-	7,31,250 /-	

BINAYAK GROUP

Anil Saha
Partner

BINAYAK GROUP

Deepika Chatterjee
Partner

ails :



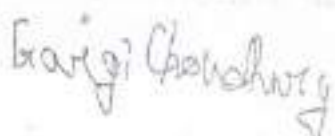
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
SUBRATA GUHA Son of Late Sudhendu Guha Executed by: Self, Date of Execution: 08/11/2019 Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
08/11/2019	08/11/2019	08/11/2019	08/11/2019

A/148, H B Town, Central Road, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADHPG0406E, Aadhaar No: 32xxxxxxxx8449, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019
Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs KRISHNA GUHA Wife of Late Sukalyan Guha Executed by: Self, Date of Execution: 08/11/2019 Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
08/11/2019	08/11/2019	08/11/2019	08/11/2019

A/148, H B Town, Central Road, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVGPG8104Q, Aadhaar No: 32xxxxxxxx8430, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019
Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Gargi Choudhury Wife of Mr Shamik Choudhury Executed by: Self, Date of Execution: 08/11/2019 Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
08/11/2019	08/11/2019	08/11/2019	08/11/2019

140/14,N.S.C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOBPC9500B, Aadhaar No: 72xxxxxxxx1096, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019
Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office

BINAYAK GROUP
Anita Saha
Partner













BINAYAK GROUP
Anpita chatterjee
Partner

3 :


Name, Address, Photo, Finger print and Signature

BINAYAK GROUP
 Joy Narayan Banerjee Lane, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.:: AAVFB0671R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AVIJIT SAHA (Presentant) Son of Mr BASUDEB SAHA Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Avijit saha</i></td> </tr> <tr> <td></td> <td>Nov 8 2019 1:42PM</td> <td>LTI 08/11/2019</td> <td>08/11/2019</td> </tr> </tbody> </table> <p>39, Joy Narayan Banerjee Lane, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFIPS8993R, Aadhaar No: 64xxxxxxxx7479 Status : Representative, Representative of : BINAYAK GROUP (as authorised signatory and partner)</p>	Name	Photo	Finger Print	Signature	Mr AVIJIT SAHA (Presentant) Son of Mr BASUDEB SAHA Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office			<i>Avijit saha</i>		Nov 8 2019 1:42PM	LTI 08/11/2019	08/11/2019
Name	Photo	Finger Print	Signature										
Mr AVIJIT SAHA (Presentant) Son of Mr BASUDEB SAHA Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office			<i>Avijit saha</i>										
	Nov 8 2019 1:42PM	LTI 08/11/2019	08/11/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Arpita Chatterjee Wife of Mr Arindam Chatterjee Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Arpita chatterjee</i></td> </tr> <tr> <td></td> <td>Nov 8 2019 1:44PM</td> <td>LTI 08/11/2019</td> <td>08/11/2019</td> </tr> </tbody> </table> <p>28/1/C, Joy Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUKPC3674Q, Aadhaar No: 22xxxxxxxx0769 Status : Representative, Representative of : BINAYAK GROUP (as authorised signatory and partner)</p>	Name	Photo	Finger Print	Signature	Mrs Arpita Chatterjee Wife of Mr Arindam Chatterjee Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office			<i>Arpita chatterjee</i>		Nov 8 2019 1:44PM	LTI 08/11/2019	08/11/2019
Name	Photo	Finger Print	Signature										
Mrs Arpita Chatterjee Wife of Mr Arindam Chatterjee Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office			<i>Arpita chatterjee</i>										
	Nov 8 2019 1:44PM	LTI 08/11/2019	08/11/2019										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM CHAKRABORTY Son of Mr T P CHAKRABORTY HIGH COURT, CAL, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			<i>Goutam Chakraborty</i>
	08/11/2019	08/11/2019	08/11/2019

Identifier Of Mr SUBRATA GUHA, Mrs KRISHNA GUHA, Mrs Gargi Choudhury, Mr AVIJIT SAHA, Mrs Arpita Chatterjee

BINAYAK GROUP
Avijit saha
 Partner

BINAYAK GROUP
Arpita Chatterjee
 Partner

Property for S1	
No	To. with area (Name-Area)
1	Subrata Guha BINAYAK GROUP-4.125 Dec
2	Krishna Guha BINAYAK GROUP-2.0625 Dec
3	Mrs Gargi Choudhury BINAYAK GROUP-2.0625 Dec

Property for S2	
No	To. with area (Name-Area)
1	Mr Subrata Guha BINAYAK GROUP-500.00000000 Sq Ft
2	Mrs Krishna Guha BINAYAK GROUP-250.00000000 Sq Ft
3	Mrs Gargi Choudhury BINAYAK GROUP-250.00000000 Sq Ft

Endorsement For Deed Number : I - 190410254 / 2019

On 08-11-2019

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 13:29 hrs on 08-11-2019, at the Office of the A.R.A. - IV KOLKATA by Mr AVIJIT SAHA.

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,31,247/-

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

Execution is admitted on 08/11/2019 by 1. Mr SUBRATA GUHA, Son of Late Sudhendu Guha, A/145, H B Town, Central Road, P.O: Sodepore, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 2. Mrs KRISHNA GUHA, Wife of Late Sukalyan Guha, A/148, H B Town, Central Road, P.O: Sodepore, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 3. Mrs Gargi Choudhury, Wife of Mr Shamik Choudhury, 140/14, N.S.C. Bose Road, P.O: Regent Park, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr GOUTAM CHAKRABORTY, Son of Mr T P CHAKRABORTY, HIGH COURT, CAL, 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 08-11-2019 by Mr AVIJIT SAHA, authorised signatory and partner, BINAYAK GROUP, 28/3, Joy Narayan Banerjee Lane, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700038

Indetified by Mr GOUTAM CHAKRABORTY, Son of Mr T P CHAKRABORTY, HIGH COURT, CAL, 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 08-11-2019 by Mrs Arpita Chatterjee, authorised signatory and partner, BINAYAK GROUP, 28/3, Joy Narayan Banerjee Lane, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700038

Indetified by Mr GOUTAM CHAKRABORTY, Son of Mr T P CHAKRABORTY, HIGH COURT, CAL, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

BINAYAK GROUP

Avijit Saha

Partner

BINAYAK GROUP

Arpita Chatterjee

Partner

Account Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- .M and Registration Fees paid by Cash Rs 73/-

Stamp that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Stamp Type: Impressed, Serial no 15601, Amount: Rs. 100/-, Date of Purchase: 19/08/2019, Vendor name: A

Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

BINAYAK GROUP

Partner

BINAYAK GROUP

Partner

of Registration under section 60 and Rule 69.
in Book - I
Number 1904-2019, Page from 512234 to 512265
No 190410254 for the year 2019.



Tridip Misra

Digitally signed by TRIDIP MISRA
Date: 2019.11.13 12:09:18 +05:30
Reason: Digital Signing of Deed

(Tridip Misra) 13-11-2019 12:09:08
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

BINAYAK GROUP
Anirban Saha
Partner

BINAYAK GROUP
Aspita Chatterjee
Partner

(This document is digitally signed.)