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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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

AB 534057

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

01 MAR 2018

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SM. MIRA DATTA (PAN : BEJPD3909P), daughter of Late Pabitra Kumar Dutta and Sova Rani Dutta, by Faith-Hindu, by Occupation -Homemaker, by Nationality - Indian, permanently residing at 15, New Santoshpur Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075 (2)SMT. RITA DE SARKAR, (PAN :AYPPD6401K), wife of Nirode De Sarkar, by

[Signature]
Adhokar

ISHAN GROUP
Mousumee Sarkar
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

30943/19

25 JAN 2019

SL NO. 3214 DATE.....

NAME.....

ADDRESS.....

RS. 150/-

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal.
69A, Baghajatin Place, Kol-86

h.
T.K. PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

25 JAN 2019

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District Sub-Registrar-V
Alipore, South 24 Parganas

01 FEB 2019

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Alipore
Sub-Registrar

Faith-Hindu, by Occupation- Homemaker, by Nationality - Indian, residing at G-2/10, Acharya Prafulla Nagar, P.O. and P.S. Sonarpur, Kolkata- 700 150, (3)(a) SMT. TRIPTI DUTTA, (PAN :BSHPD4818B), wife of Late Provat Kumar Dutta, by Faith-Hindu, by Occupation- Housewife, by Nationality - Indian, (3)(b) SMT. PALLABI DUTTA, (NAG) (PAN :AXHPD0163H), daughter of Late Provat Kumar Dutta, wife of Sri Ayan Nag, by Faith-Hindu, by Occupation- Housewife, by Nationality - Indian, both 3 (a) and 3(b) are residing at 15, Arya Vidyalaya Road, P.O. Haltu, P.S. Garfa, Kolkata- 700 078, (4)(a) SRI SUMIT RAY, (PAN :APMPR9214C), son of Late Subhash Ray, by Faith-Hindu, by Occupation- Business, by Nationality - Indian, residing at 130, Uma Smriti Bhaban, Purbalok, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata- 700 099, (4)(b) SMT. SUMITA SAHA (ROY), (PAN :FUVPS3737Q, wife of Sri Mrinal Kanti Saha, by Faith-Hindu, by Occupation- Housewife, by Nationality - Indian, residing at 4, Lake East 1st Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, (5) SMT. PRATIMA SARKAR, (PAN-ETZPS1339N), wife of Subhash Chandra Sarkar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 2/26, Bibeknagar, P.O. Santoshpur, P.S. Garfa, Kolkata- 700 075, (6) SRI BASUDEB DUTTA, (PAN :CESPD5240H), son of Late Pabitra Kumar Dutta and Late Sova Rani Dutta, by Faith-Hindu, by Occupation- Service, by Nationality - Indian, and (7) SMT. PURNIMA DATTA, (PAN :BEJPD3912E), daughter of Late Pabitra Kumar Datta and Late Sova Rani Dutta, by Faith-Hindu, by Occupation- Homemaker, by Nationality - Indian, both (6) and (7) are residing at 15, New Santoshpur Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, hereinafter togetherwith called the "PRINCIPALS (OWNERS)" SEND GREETINGS :

WHEREAS one Sova Rani Dutta since deceased was the absolute owner of a plot of homestead land measuring an area of 5 (Five) Cottahs 6 (Six) Chittacks including passage area corresponding to net land area 4 (Four) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza- Santoshpur, J.L. No.22, Touzi No. 147 B-1, R.S. No. 19, Pargana- Khaspur, comprising in C.S. Dag No. 439, 440, under C.S. Khatian No. 336 by virtue of registered Deed of Conveyance dated 21.09.1953, registered at S.R. Alipore and entered into Book No. 1, Volume No. 101, Page No. 225 to 228, Deed No. 6107 for

the year 1953.

ISHAN GROUP

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Diphi Das

Piyali Roy

Partner

Partner

Partner



District Sub-Registrar-V
Alipore, South 24 Parganas

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AND WHEREAS after purchase said Sova Rani Dutta since deceased erected a two storied building thereon in the year 1958, it is pertinent to mention that the said property was at first under the Haltu Union Board, thereafter Santoshpur Aunchal Panchayet and thereafter Judavpur Municipality and at present its comes under The Calcutta Municipal Corporation presently known as The Kolkata Municipal Corporation Ward No. 104 and said Sova Rani Dutta since deceased had recorded her property in the record of K.M.C. known as postal address 15, New Santoshpur Main Road, P.S. Survey Park, Kolkata- 700 075.

AND WHEREAS said Sova Rani Dutta had five daughters namely Mira Dutta, Rita De Sarkar, Pratima Sarkar, Purnima Dutta and Uma Roy since deceased and two sons namely Provat Kumar Dutta since deceased and Basudeb Duta.

AND WHEREAS during life time of said Sova Rani Dutta, her one married daughter namely Uma Roy died intestate on 05.05.1994 leaving behind her one son namely Sumit Ray and one daughter namely Sumita Roy as aforesaid.

AND WHEREAS said Sova Rani Dutta, died intestate on 26.06.1996 and her husband Pabitra Kumar Dutta was predeceased and said Pabitra Kumar Dutta died intestate on 07.03.1961.

AND WHEREAS said Provat Kumar Dutta died intestate on 07.02.2010 leaving behind his only legal heirs and successors namely Smt. Tripti Dutta (wife) and one married daughter namely Pallabi Dutta (Nag) who have jointly inherited the undivided share of Provat Kumar Dutta in connection the said property as per Hindu Succession Act 1956.

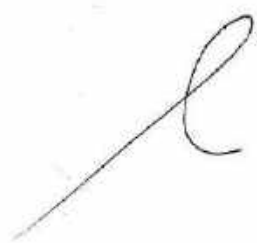
AND WHEREAS thus the present OWNERS have jointly inherited the said land and property known as Premises No. 76, New Santoshpur as per Hindu Succession Act 1956 and the present OWNERS are the joint Owners of the above mentioned land and property known as Premises No. 76, New Santoshpur, within K.M.C. Ward No. 104, situated in Mouza- Santoshpur, J.L. No. 22, comprising in R.S. Dag No. 488/1742, under R.S. Khatian No. 676, measuring land area of 4 (Four) Cotabs 4 (Four) Chittaeks 15 (Fifteen) Sq.ft. whereon standing a two storied building morefully mentioned in the SCHEDULE below.

ISHAN GROUP
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Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

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Mitra Datta

AND WHEREAS being desirous of a new residential building in place of the old one at the said Premises but due to lack of experience as well as paucity of fund WE the PRINCIPALS herein have entered into a registered Development Agreement dated 01.02.2019, registered in the office of District Sub-Registrar-V, Alipore, South 24 Parganas, and recorded into Book No.1, Deed No. 0233 for the year 2019, to develop our property by the Developer namely ISHAN GROUP (PAN : AAHFI3938G), a Partnership firm having its registered office at 117, Hind Road, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, represented by its Partners namely (1) SMT. MUNMUN NASKAR, (PAN : AYFPN2002E), wife of Provat Naskar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 12A, Garfa Shitala Mandir Road, Santoshpur, Kolkata - 700 075 (2) SMT. DIPTI DAS, (PAN : AJBPD5329H), wife of Sri Anjan Kanti Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 10, 2nd Street, Modern Park, Santoshpur, Police Station- Survey Park, Kolkata - 700 075 and (3) SMT. PIYALI ROY, (PAN- AJHPR5402M), wife of Sri Abhijit Kumar Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 47/C, Jnata Road, New Santoshpur, Police Station- Survey Park, Kolkata - 700 075, as a DEVELOPER to erect and complete the construction of a multi-storied building in our said land known as K.M.C. Premises No.76, New Santoshpur, within the K.M.C. Ward No.104, Assessee No.31-104-30-0076-0, presently P.S. Survey park, formerly P.S. Purba Jadavpur, Kolkata - 700 075, as per Building Plan to be sanctioned by The Kolkata Municipal Corporation as morefully mentioned and described in the said registered Development Agreement dated 01.2019 made between the LAND OWNERS i.e. the PRINCIPALS herein and said ISHAN GROUP the Power holder herein.

Munee Datta

AND WHEREAS as per the said registered Development Agreement dated 01.02.2019 We the PRINCIPALS herein have engaged said ISHAN GROUP (PAN : AAHFI3938G), a Partnership firm having its registered office at 117, Hind Road, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, represented by its Partners namely (1) SMT. MUNMUN NASKAR, (PAN : AYFPN2002E), wife of Provat Naskar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 12A, Garfa Shitala Mandir Road, Santoshpur, Kolkata -

ISHAN GROUP
Mun-mun Naskar
Partner

ISHAN GROUP
Dipti Das
Partner

(Signature)

ISHAN GROUP
Piyali Roy
Partner



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Alipore, South 24 Parganas

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700 075 (2) **SMT. DIPTI DAS**, (PAN : **AJBPD5329H**), wife of Sri Anjan Kanti Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 10, 2nd Street, Modern Park, Santoshpur, Police Station- Survey Park, Kolkata – 700 075 and (3) **SMT. PIYALI ROY**, (PAN-**AJHPR5402M**), wife of Sri Abhijit Kumar Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 47/C, Janata Road, New Santoshpur, Police Station- Survey Park, Kolkata – 700 075, as the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, We the **PRINCIPALS** herein, do hereby appoint said **I**) **SMT. MUNMUN NASKAR**, (PAN : **AYFPN2002E**), wife of Provat Naskar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 12A, Garfa Shitala Mandir Road, Santoshpur, Kolkata – 700 075 (2) **SMT. DIPTI DAS**, (PAN : **AJBPD5329H**), wife of Sri Anjan Kanti Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 10, 2nd Street, Modern Park, Santoshpur, Police Station- Survey Park, Kolkata – 700 075 and (3) **SMT. PIYALI ROY**, (PAN-**AJHPR5402M**), wife of Sri Abhijit Kumar Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 47/C, Janata Road, New Santoshpur, Police Station- Survey Park, Kolkata – 700 075 who are the Partners of a Partnership firm, namely **ISHAN GROUP** (PAN : **AAHFI3938G**), a Partnership firm having its registered office at 117, Hind Road, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075 as our Lawful Attorney on our behalf and in our names to do all acts, deeds and things in the following manners:

1. To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
2. To look after and to control all the affairs for the development of the said land and construction of a new multi-storied building thereon on the said property as per sanctioned Building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration in respect of the said property as mentioned in the **SCHEDULE** below and register such document as per

ISHAN GROUP
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 Dipti Das
 Partner

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 Piyali Roy
 Partner



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requirement for the construction interest of the proposed project and also necessary mutation before The Kolkata Municipal Corporation in respect of the amalgamated property as and when necessary on our behalf and execute and sign all the papers and forms and swear affidavit related thereto, for us in our names.

3. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, that may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities in respect of our land.
4. To appear and represent on behalf of the PRINCIPALS i.e. LAND OWNERS herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
5. To pay fees for obtaining sanction, alteration or modification and such other orders and permissions from the necessary authorities on behalf of landowners as required for sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose and to demolish and/or remove any house, building and/or structure of

ISHAN GROUP

Moonmoon Dasgupta
Partner

ISHAN GROUP

Dipti Das

Partner

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Piyali Roy

Partner



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whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.

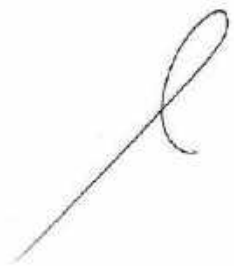
8. To apply for obtaining electricity gas, water sewerage, drainage, generator, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities for such connection.
9. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
10. To sign and submit the building Plan and/or modified Plan and/or revised Building Plan for our said property before K.M.C. and also sign all the papers thereto and to sign the same on our behalf or file the said Building Plan or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same on our behalf from The Kolkata Municipal Corporation and also execute any affidavit thereto and also execute and register any deed of Declaration to be required for the same on our behalf in respect of our property.
11. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the Ld. B.L. & L.R.O. Kasba and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kasba as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.



ISHAN GROUP
Nooxmoon Sookas
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner



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12. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers and do all the acts related thereto on our behalf.
13. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers and do all the acts related thereto on our behalf.
14. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
15. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
16. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
17. To negotiate with others for giving possession of the flats etc. in lieu of proper consideration sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the said registered Development Agreement dated 01.02.2019 excluding the **OWNERS' ALLOCATION**. The Owners shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as per said registered Development Agreement dated 01.02.2019, registered in the office of District Sub-Registrar-V, Alipore. The **DEVELOPER** shall do all the acts on Developer's Allocation.
18. To collect advance or part payment or full consideration from the intending purchasers for the flats alongwith the proportionate share of land as per said registered Development Agreement on the **DEVELOPER'S ALLOCATION** and grant receipt in favour of the such intending purchasers who are interested to take possession of the flat/flats, Car Parking Space etc. in lieu of satisfactory consideration.

Mica. Datta



District Sub-Registrar-V
Alipore, South 24 Parganas

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19. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the said registered Development Agreement as mentioned above excluding the LAND OWNERS' ALLOCATION alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER** only after satisfactory completion and peaceful delivery to us our **OWNERS' ALLOCATION** as per aforesaid Development Agreement.
20. To negotiate with intending persons who desire to purchase in lieu of proper consideration for the flats/space/shop etc. including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorneys shall think fit and proper as per said registered Development Agreement.
21. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
22. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same, without making us the Owners, liable in any way as to its fulfillment.
23. To appear and represent us before any notary, Registrar of Assurances-I, Kolkata, District Sub-Registrar-V, Alipore, Additional District Sub-Registrar, Sealdah, Metropolitan Magistrate and any Other Registration Office or Offices or Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and or any kind of instrument writing executed and signed by the said Attorneys on our behalf in any

ISHAN GROUP

Moon moon sarkar

Partner

ISHAN GROUP

Dipti Das

Partner

ISHAN GROUP

Piyali Roy

Partner

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District Sub-Registrar-V
Alipore, South 24 Parganas

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manner concerning the said property as per said registered Development Agreement.

24. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorneys as per said Development Agreement.
25. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
26. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by any person or persons in respect of the said property.
27. To compromise suits or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
28. To sign, declare and/or affirm any plaints, written statements, petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
29. To deposit and withdraw moneys and/or documents in and from any Court or courts and/or other person or persons or authority and give valid receipts and discharge thereof.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.


AND our hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works till the completion of the whole deal/transaction.

ISHAN GROUP
Hoon moon saskar
Partner

ISHAN GROUP
Dipti Das
Partner



ISHAN GROUP
Piyali Roy
Partner



District Sub-Registrar-V
Alipore, South 24 Parganas

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**SCHEDULE OF THE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY**

Mirca Datta

ALL THAT piece and parcel of land measuring net land area 4 (Four) Cottabs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. togetherwith existing two storied old building measuring covered area of 1000 (One thousand) Sq.ft. more or less each floor i.e. 2000 (Two Thousand) Sq.ft. having cemented flooring erected in the year 1958 and a ground plus three storied building with lift facility shall be erected on the said land by demolishing the old building as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation situated in Mouza - Santoshpur, J.L. No.22, Touzi No.147B-1, Pargana- Khaspur, R.S. No.19, comprising in R.S. Dag No.488/1742, under R.S. Khatian No.676., corresponding to portion of C.S. Dag No.439, 440, under C.S. Khatian No.336, known as K.M.C. Premises No.76, New Santoshpur, Assessee No. 31-104-30-0076-0 within the Ward No.104, corresponding to Postal address of the Premises is 15, New Santoshpur Main Road, within the formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, presently P.S. Survey Park, Kolkata - 700 075, District South 24-Parganas and the entire property is hutted and bounded by :

ON THE NORTH Land and building of Premises No. 1, New Santoshpur Main Road;

ON THE SOUTH : 20'-0" wide K.M.C. Road;

ON THE EAST : 12'-0" wide Road;

ON THE WEST : 12'-0' wide Road.

(Signature)

ISHAN GROUP
Shoonya moon roskar
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

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District Sub-Registrar-V
Alipore, South 24 Parganas

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IN WITNESS WHEREOF We the PRINCIPALS herein have hereto signed this Power of Attorney on this the 1st day of February Two Thousand Nineteen (2019).

WITNESS

~~Somesh Mishra~~
~~Debes~~
~~Tapesh Mishra~~

2. Alokjyoti Kumar Mishra
 69/1, Baghajatin Pkce
 Kolkata - 700 086



1. Misra Datta
2. Rita De Sarkar
- 3(a) Tripti Datta
- 3(b) Jalcebi Datta
- 4(a) Sumit Roy
- 4(b) Sumita Saha
5. Beatima Sarkar
6. Basudev Datta
7. Pworima Datta

SIGNATURE OF THE PRINCIPALS

ISHAN GROUP

ISHAN GROUP

Nrsankar

Dipti Das

Partner

Partner

ISHAN GROUP

Piyali Roy

Partner

SIGNATURE OF THE POWER HOLDER

READ OVER, EXPLAINED AND ALSO

PREPARED & DRAFTED BY

Debes Kumar Misra (Signature)
 (DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
 Place, Kolkata-86

PEI-9830236148(D.K.M.),

Email: debeskumarmisra@gmail.com

9051446430(Somesh),

Email: mishrasomesh08@gmail.com

9836115120(Tapesh),

Email: tapesh.mishra85@gmail.com

ISHAN GROUP

Moonmoon Sarkar

Partner

ISHAN GROUP

Dipti Das

Partner

ISHAN GROUP

Piyali Roy

Partner



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District Sub-Registrar-V
Alugre, South 24 Parganas

01 FEB 2019



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left hand					
right hand					

Name .. MIRA DATTA

Signature .. Mira .. Datta ..



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left hand					
right hand					

Name .. RITA DE SARKAR

Signature .. Rita De Sarkar ..



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left hand					
right hand					

Name .. TRIPTI DUTTA

Signature .. Tripti .. Dutta ..



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left hand					
right hand					

Name .. PALLABI DUTTA

Signature .. Pallabi .. Dutta ..

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

ISHAN GROUP
Partners
Mona Moni Sarkar
Tripti Dutta
Pallabi Dutta



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Alipore, South 24 Parganas

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right hand					

Name... SUMIT RAY.....
 Signature... Sumit Ray.....



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left hand					
right hand					

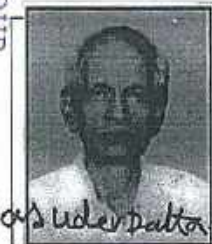
Name... SUMITA SAHA.....
 Signature... Sumita Saha.....



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right hand					

Name... PRATIMA SARKAR.....
 Signature... Pratima Sarkar.....

ISHAN GROUP
 Moonman Sarkar
 Partner



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left hand					
right hand					

Name... BASUDEV DUTTA.....
 Signature... Basudev Datta.....

ISHAN GROUP
Dipti Das
 Partner

ISHAN GROUP
Piyali Roy
 Partner



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Alipore, South 24 Parganas

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right hand					

Name... PURNIMA DATTA
 Signature... Purnima Datta



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left hand					
right hand					

Name... MUNMUN NASKAR
 Signature... Munmun Naskar



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left hand					
right hand					

Name... DIPTI DAS
 Signature... Dipti Das



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left hand					
right hand					

Name... PIYALI ROY
 Signature... Piyali Roy

ISHAN GROUP
Dipti Das
 Partner

ISHAN GROUP
Piyali Roy
 Partner

Munmun Naskar Partner

ISHAN GROUP



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District Sub-Registrar V
Atipora, South 24 Parganas

01 FEB 2019

Major Information of the Deed

Deed No :	I-1630-00545/2019	Date of Registration	01/03/2019
Query No / Year	1630-1000030943/2019	Office where deed is registered	
Query Date	01/02/2019 12:53:17 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,43,12,501/-		
Stamp duty 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]- 163000288/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Santoshpur Main Road, Premises No: 76, Ward No: 164 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Ketha 4 Chatak 15 Sq Ft	1/-	1,28,12,501/-	Width of Approach Road:20 Ft., Project Name :
Grand Total :						7.0469Dec	1/-	128,12,501/-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft	2/-	15,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	2/-	15,00,000/-	

ISHAN GROUP
Hemymoon Goswami
Partner

ISHAN GROUP
Dipti Das
Partner






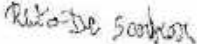



ISHAN GROUP
Piyali Roy
Partner

Major Information of the Deed :- I-1630-00545/2019-01/03/2019

Principal
ST 1



Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mrs Mira Datta Daughter of Late Pabitra Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office			Signature 
	01/02/2019	01/02/2019	01/02/2019	
15, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEJPD3909P, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				
2	Name Mrs Rita De Sarkar Wife of Nirode De Sarkar Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office			Signature 
	01/02/2019	01/02/2019	01/02/2019	
G-2/10, Acharya Prafulla Nagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYPDP6401K, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				
3	Name Mrs Tripti Dutta Wife of Late Provat Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office			Signature 
	01/02/2019	01/02/2019	01/02/2019	
15, Arya Vidyalaya Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSHPD4818B, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				

ISHAN GROUP

 Nagm moon Naskar
 Partner

ISHAN GROUP



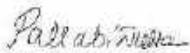





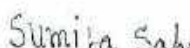


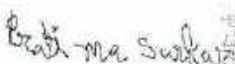
 Dipti Das
 Partner

ISHAN GROUP

 Piyali Roy
 Partner

Major Information of the Deed :- I-1630-00545/2019-01/03/2019



Name	Photo	Fingerprint	Signature	
Mrs Pallabi Dutta Wife of Mr Ayan Nag Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				
01/02/2019	LTI	01/02/2019	01/02/2019	
15, Arya Vidyalaya Road, P.O:- Haitu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXHPD0163H, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				
5	Mr Sumit Ray Son of Late Subhash Roy Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office			
01/02/2019	LTI	01/02/2019	01/02/2019	
130, Uma Smriti Bhaban, Purbalok, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24 Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APMR9214C, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				
6	Mrs Sumita Saha Wife of Mr Mrinal Kanti Saha Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office			
01/02/2019	LTI	01/02/2019	01/02/2019	
4, Lake East 1st Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FUVPS3737Q, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				
7	Mrs Pratima Sarkar Wife of Subash Chandra Sarkar Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office			
01/02/2019	LTI	01/02/2019	01/02/2019	

ISHAN GROUP

Muzumoon Sarkar

Partner

ISHAN GROUP

Dipti Das

Partner

ISHAN GROUP

Piyali Roy

Partner

Major Information of the Deed :- I-1630-00545/2019-01/03/2019

2/26
PEN



2/26, Bibeknagar, P.O:- Santoshpur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ETZPS1339N, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019, Admitted by: Self, Date of Admission: 01/02/2019, Place : Office

8	Name	Photo	Fingerprint	Signature
	Mr Basudeb Dutta Son of Late Pabitra Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019, Admitted by: Self, Date of Admission: 01/02/2019, Place : Office			
		01/02/2019	LTI 01/02/2019	01/02/2019
15, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CESP5210H, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019, Admitted by: Self, Date of Admission: 01/02/2019, Place : Office				
9	Name	Photo	Fingerprint	Signature
	Mrs Purnima Datta Daughter of Late Pabitra Kumar Dutta Executed by: Self, Date of Execution: 01/02/2019, Admitted by: Self, Date of Admission: 01/02/2019, Place : Office			
		01/02/2019	LTI 01/02/2019	01/02/2019
15, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEIPD3912E, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019, Admitted by: Self, Date of Admission: 01/02/2019, Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ishan Group 117, Hind Road, P.O:- Santoshpur, P.S:- Purba Jacabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, PAN No.:: AAHF13988G, Status :Organization, Executed by: Representative

ISHAN GROUP
 Haanmoon Sarkar
 Partner






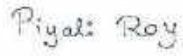
ISHAN GROUP
 Diphi Das
 Partner

ISHAN GROUP
 Piyali Roy
 Partner

Major Information of the Deed :- I-1630-00545/2019-01/03/2019

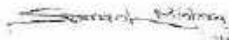


Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Munmun Naskar Wife of Mr Provat Naskar Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office			
	Feb 1 2019 1:43PM	LTJ 01/02/2019	01/02/2019	
12A, Garfa Shitala Mandir Road, P.O:- Sntoshpur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AYFPN2002E Status : Representative, Representative of : Ishan Group (as partner)				
2	Name	Photo	Finger Print	Signature
	Mrs Dipti Das (Presentant) Daughter of Mr Anjan Kanti Das Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office			
	Feb 1 2019 12:41PM	LTJ 01/02/2019	01/02/2019	
10, 2nd Street, Modern Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AJBPD5329H Status : Representative, Representative of : Ishan Group (as partner)				
3	Name	Photo	Finger Print	Signature
	Mrs Piyali Roy Wife of Mr Abhijit Kumar Roy Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office			
	Feb 1 2019 12:07PM	LTJ 01/02/2019	01/02/2019	
47/C, Janata Road New Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AJHPR5402M Status : Representative, Representative of : Ishan Group (as partner)				

ISHAN GROUP
 Mohammed Naskar
 Partner

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
			01/02/2019

Identifier Of Mrs Mira Datta, Mrs Rita De Sarkar, Mrs Tripti Dutta, Mrs Pallabi Dutta, Mr Sumit Ray, Mrs Sumita Saha, Mrs Pratima Sarkar, Mr Basudeb Dutta, Mrs Punima Datta, Mrs Munmun Naskar, Mrs Dipti Das, Mrs Piyali Roy

ISHAN GROUP

ISHAN GROUP

Major Information of the Deed :- I-1830-00545/2019-01/03/2019

Dipti Das

Piyali Roy

Partner

Partner

Transfer
Co.



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mira Datta	Ishan Group-0.782986 Dec
2	Mrs Rita De Sarkar	Ishan Group-0.782986 Dec
3	Mrs Tripti Dutta	Ishan Group-0.782986 Dec
4	Mrs Pallabi Dutta	Ishan Group-0.782986 Dec
5	Mr Sumit Ray	Ishan Group-0.782986 Dec
6	Mrs Sumita Saha	Ishan Group-0.782986 Dec
7	Mrs Pratima Sarkar	Ishan Group-0.782986 Dec
8	Mr Basudeb Dutta	Ishan Group-0.782986 Dec
9	Mrs Purnima Datta	Ishan Group-0.782986 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mira Datta	Ishan Group-222.22222200 Sq Ft
2	Mrs Rita De Sarkar	Ishan Group-222.22222200 Sq Ft
3	Mrs Tripti Dutta	Ishan Group-222.22222200 Sq Ft
4	Mrs Pallabi Dutta	Ishan Group-222.22222200 Sq Ft
5	Mr Sumit Ray	Ishan Group-222.22222200 Sq Ft
6	Mrs Sumita Saha	Ishan Group-222.22222200 Sq Ft
7	Mrs Pratima Sarkar	Ishan Group-222.22222200 Sq Ft
8	Mr Basudeb Dutta	Ishan Group-222.22222200 Sq Ft
9	Mrs Purnima Datta	Ishan Group-222.22222200 Sq Ft

Endorsement For Deed Number : I - 163000545 / 2019

On 01-02-2019

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 13:35 hrs on 01-02-2019, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs Dipti Das ..

Certificate of Market Value(WB PUVI rules of 2004).

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,43,12,501/-

ISHAN GROUP

Hosurmoon Naskar
Partner

ISHAN GROUP

Dipti Das
Partner

ISHAN GROUP

Piyali Roy
Partner

Major Information of the Deed :- I-1630-00545/2019-01/03/2019



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

Execution is admitted on 01/02/2019 by 1. Mrs Mira Datta, Daughter of Late Pabitra Kumar Dutta, 15 New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Mrs Rita De Sarkar, Wife of Nirode De Sarkar, G-2/10, Acharya Prallava Nagar, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 3. Mrs Tripti Dutta, Wife of Late Provat Kumar Dutta, 15, Arya Vidyalaya Road, P.O: Hailu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. Mrs Pallabi Dutta, Wife of Mr Ayan Nag, 15, Arya Vidyalaya Road, P.O: Hailu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 5. Mr Sumit Ray, Son of Late Subhash Roy, 130, Uma Smriti Bhaban, Purbalok, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 6. Mrs Sumita Saha, Wife of Mr Minati Kanti Saha, 4, Lake East 1st Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 7. Mrs Pratima Sarkar, Wife of Subash Chandra Sarkar, 2/26, Bibeknagar, P.O: Santoshpur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 8. Mr Basudeb Dutta, Son of Late Pabitra Kumar Dutta, 15, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 9. Mrs Purnima Datta, Daughter of Late Pabitra Kumar Dutta, 15, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Here Street, , 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 01-02-2019 by Mrs Munmun Naskar, partner, Ishan Group, 117, Hind Road, P.O: Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Here Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-02-2019 by Mrs Dipti Das, partner, Ishan Group, 117, Hind Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Here Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-02-2019 by Mrs Piyali Roy, partner, Ishan Group, 117, Hind Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Here Street, , 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/D = 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 3214, Amount: Rs.100/-, Date of Purchase: 25/02/2019, Vendor name: T.K Purkayastha

Pradipta Kishore Guha

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

ISHAN GROUP
Hammoon Naskar
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

Major Information of the Deed :- 1630-00545/2019-01/03/2019



On 01-03-2019

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.



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

Number: 48

REGISTRAR
SOUTH 24-
PARGANAS
West Bengal

REGISTRAR
SOUTH 24-
PARGANAS
West Bengal

ISHAN GROUP
Moonmoon Sankar
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

Major Information of the Deed :- I-1630-00545/2019-01/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2019, Page from 20704 to 20742
being No 163000545 for the year 2019.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2019.03.05 15:54:37 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 05-03-2019 15:53:37
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



ISHAN GROUP
Moonmoon Sankar
Partner

ISHAN GROUP
Dipti Das
Partner

ISHAN GROUP
Piyali Roy
Partner

(This document is digitally signed.)