



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06391 of 2014
(Serial No. 06777 of 2014 and Query No. 1603L000013213 of 2014)

On 13/08/2014

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.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 13/08/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 13/08/2014)

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.-3,17,87,039/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:
Impressive Rs.- 50/-

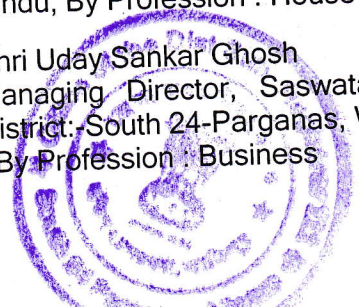
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.01 hrs on :13/08/2014, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Uday Sankar Ghosh ,Claimant.

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

Execution is admitted on 13/08/2014 by

1. Shri Bijay Guha, son of Late Bhabatosh Guha , 138, Garfa Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
2. Shri Malay Guha, son of Late Bhabatosh Guha , 138, Garfa Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Business
3. Shri Sanjoy Guha, son of Late Bhabatosh Guha , Flat No:3, 1st Floor, 32, RUBY PARK(EAST), Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Service
4. Smt. Ratna Das, daughter of Late Bhabatosh Guha , Building No- 3, Sundaram Society, Sec- 28, Scheme- 4, Pradhikaran, Flat No:10, District:-Pune, MAHARASHTRA, India, Pin :-411044, By Caste Hindu, By Profession : House wife
5. Shri Uday Sankar Ghosh
Managing Director, Saswata Consultants Pvt. Ltd., 51, Nandi Bagan, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078.
, By Profession : Business



District Sub-Registrar-III
Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)



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Identified By Biswanath Haldar, son of S Haldar, Ghasiara, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste: Hindu, By Profession: Others.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III

Kasba, all within the District South 24-Parganas, and (4) SMT. RATNA DAS, wife of Sri Sudhamoy Das, and daughter of Late Bhabatosh Guha, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 10, Building No. 3, "Sundaram Society" Sector-28, Scheme-4, Pradhikaran, Pune - 411044, in the State of Maharastra, SEND GREETINGS :

WHEREAS we are the joint seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of homestead land measuring about 13 Cottahs, be the same a little more or less, together with structure standing thereon, lying and situated at Mouza - Garfa, J.L. no. 19, R.S. No. 2, Pargana - Khaspur, District Collectorate Touzi No. 155, appertaining to R.S. Khatian No. 884 & 1449, comprising part of R.S. Dag Nos. 957 & 957/4101, P.S. formerly Kasba, at present Garfa, now within the local limits of the Kolkata Municipal Corporation, under Ward no. 106, being known as Municipal Premises no. 138, Garfa Main Road, Kolkata - 700 078, (having postal address 1, Sreepur Road), in the District South 24-Parganas, hereinafter referred to as the "Said Property" which is more fully and particularly mentioned and described in the Schedule hereunder written.

AND WHEREAS we the joint owners herein entered into an agreement for Development on 13/08/2014 in respect of Premises No. 138, Garfa Main Road, under Ward no. 106, Kolkata - 700 078, P.S. formerly Kasba now Garfa, with the Developer 'SASWATA CONSULTANTS PVT. LTD.' on the terms and conditions thereunder contained.

AND WHEREAS in pursuance of the said agreement we the owners herein jointly and severally appointed "Saswata Consultants Pvt. Ltd." having its registered office at 51, Nandi Bagan, Kolkata - 700 078, P.S. Garfa, and Corporate Office at 1st Floor, 208/8, R.B. Avenue, Kolkata - 29, represented by its Managing Director SRI UDAY SANKAR GHOSH, son of Late Santimoy Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 51, Nandi Bagan, P.S. Garfa, Kolkata - 700 078, in the District South 24-Parganas.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we do hereby appoint, nominate, constitute and authorise appointed "SASWATA CONSULTANTS PVT. LTD." having its registered office at 51, Nandi Bagan, Kolkata - 700 078, P.S. Garfa, represented by its Managing Director SRI UDAY SANKAR GHOSH, son of Late Santimoy Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 51, Nandi Bagan, P.S. Garfa, Kolkata - 700 078, in the District South 24-Parganas as our true and lawful Attorney for us in

Malay Guha.
Ratna Das
Sanjay Guha.
Bijaya Guha.

Premises No. 138, Garfa main Road, under Ward no. 106, Kolkata - 700 078, P.S. Garfa, in the District South 24-Parganas, that is to say :

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/or other inputs and facilities required from the appropriate bodies and/or authorities.
2. To supervise, manage, maintain and superintend the affairs in relation to the construction of the proposed building upon the land of the said property or ancillary thereto.
3. To appear and represent us for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, the Kolkata Municipal Corporation, K.M.D.A., Survey Department, Fire Brigade, C.E.S.C. Ltd., B.L. & L.R.O., D.L. & L.R.O., Land Acquisition Department, Urban Land Ceiling Department and W.B. Pollution Department or any other appropriate authority or authorities.
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokatnama and other authorities, to act and plead ; to sign and verify all complaints, written statements, verification, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execute proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-sited and receive delivery of documents or payments of any money or moneys from any Court, Office or Opposite Party either in execution of decree or order or otherwise our said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.