

03754/17

I-3494/17 (7)



पश्चिमबङ्ग 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.

Z 099142

P. M.
300430/17

[Signature]
District Sub-Registrar
Alipore, South 24 Parganas
24, 11, 17

POWER OF ATTORNEY FOR DEVELOPMENT

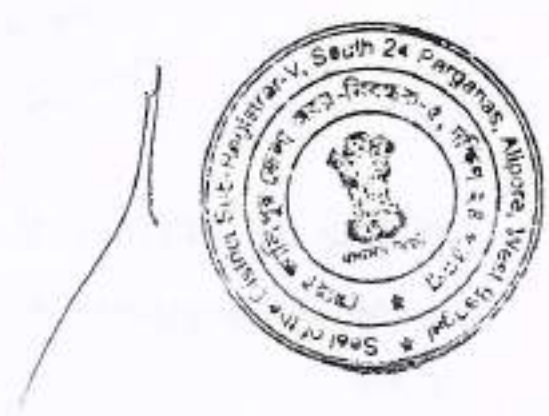
(After Registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENTS that
I, **SRI AJIT KUMAR DUTTA [PAN PAN-BDWPD8067Q]**,
son of Late Abiansh Chandra Dutta, by faith Hindu,
by occupation Retired Person, by Nationality Indian,
residing at 230/1, Raipur Road, Police Station : Patuli,
Kolkata - 700 047, **SEND GREETINGS :**

Cert
Reg
Vol
beir

10347 Date: 22/11/2017
sold to: N Karmakar Adv.
Rupees: 1175/-

SDS
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-9



District Sub-Registrar-V
Alipore, South 24 Parganas

24 NOV 2017.

Nripanjan Karmakar
s/o Late D.M. Karmakar
Adv.
High Court Calcutta

WHEREAS I am the absolute Owner in respect of ALL THAT piece and parcel of Bastu Land, measuring about 5 (Five) Cottahas 13 (Thirteen) Chittacks 35 (Thirty Five) Sq.ft. together with brick built asbestos shed structure standing thereon measuring more or less 100 Sq. ft. situated & lying at Dag No. 195, Mouza Nayabad under Khatian Nos. 117 and 118, Touzi No. 56, Assessee No. 31-109-08-3287-0, Premises No. 2918, Nayabad, Police Station previously Kasba, then Purva Jadavpur at present Panchasayar within the local limits of The Kolkata Municipal Corporation, Ward No. - 109, Kolkata - 700 099, District : South 24 Parganas, which is more fully described in the **Schedule** hereunder written and hereinafter called and referred to as the '**Said Premises**'.

AND WHEREAS with a view to develop the said property by making construction of a residential multistoried building I have entered into a Registered Agreement for Development of the said premises with **M/S BEPARI DEVELOPERS PVT. LTD.**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, Kolkata - 700 099, represented by its two Directors namely **(1) SRI SAMBHU NAYEK [PAN AFHPN4210R]**, S/o Sri Mantu Mohan Nayek, residing at 238, Kalikapur Road, East End Park, 1st Road, P.S.- Panchasayar, Kolkata - 700099,

(Handwritten signature)



District Sub-Registrar-V
Alipore, South 24 Parganas

24 NOV 2017

(2) **SRI SANKAR PRASAD BEPARI [PAN AQGPB2242R]**, S/o Sri Shyamlal Bepari, residing at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purbá Jadavpur, Kolkata - 700 099, (Therein referred to as the Developer) on 24.11.2017 Since registered and recorded in Book No. 1, being Deed No. 3488/17..... for the year 2017 of D.S.R. V, Alipore, South 24 Parganas, under the terms and conditions as contained therein.

AND WHEREAS it was expressly agreed by and between the parties to the said Agreement that the said Developer will construct the proposed building into and over the said property at and being Premises No. 2918, Nayabad, Police Station previously Kasba, then Purva Jadavpur at present Panchasayar within the local limits of Kolkata Municipal Corporation, Ward No. - 109, Kolkata - 700 099, at their own cost and expenses in accordance with the sanctioned building plan to be had and obtained from The Kolkata Municipal Corporation and on completion of the said building the owner will get owner's allocation of the proposed new building in the said premises.

AND WHEREAS I remain busy with my own family work and other, so it is not possible for me to attend the respective offices or to take necessary steps for obtaining sanction Building Plan, Completion Certificate, Occupancy Certificate, Drainage, Electric, Water etc. for the new house.

AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developer to do all acts, Deeds matters, and things for smooth running the proposed construction work and allied work thereto for earlier completion thereof.

NOW KNOWN ALL BY THESE PRESENTS that I, SRI AJIT KUMAR DUTTA, residing at 230/1, Raipur Road, Police Station : Patuli, Kolkata - 700 047, do hereby nominate, constitute and appoint, M/S BEPARI DEVELOPERS PVT. LTD. represented by (1) SRI SAMBHU NAYEK, (2) SRI SANKAR PRASAD BEPARI, as my true and lawful constituted **ATTORNEY** in my name and on my behalf to do or execute or caused to be done and execute all such acts, Deeds, matters and things in my name and on my behalf and perform all or do any of the following acts relating to the said property fully mentioned in the Schedule hereunder written.

- 1) To hold the possession of the said property as my attorney and to maintain and manage the appears of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking police help and incurring cost and expenses and appointing guards and watchmen and to maintain peaceful and vacate possession of the said property.

- 2) To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.
- 3) To appoint consultants and experts for soil testing and also to appoint an engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and all other experts or consultants as may be deemed necessary by the Developer for developing the said premises.
- 4) To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said premises as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, papers and documents.
- 5) To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and constructions of the projects of the said premises.

- 6) To appear and represent me before the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation, B.L. & L.R.O., Collector, Land Acquisition & requisition Dept., K.M.D.A., K.I.T., Survey Dept. (W.B.), Land Ceiling Dept., Police Station, Income Tax Dept., Tribunal etc. and all or any Court or Semi-Government, Private Body or Authority Concern and to sign and execute all papers and documents as may be required and do all acts, Deeds and things may be necessary.

- 7) To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, application, Declarations, Indemnity Bond, Undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out of the contract and/or termination thereof and/or development of the said premises and construction of multistoried building and all matters connected with the said projects and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said premises.

- 8) To take steps and appear in all legal proceedings concerning the said premises and to sign, verify all papers including Plains, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person(s) and/or occupier in the said premises to take necessary steps which my said Attorney at their own discretion shall think fit and proper.
- 9) To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation (Save and except Owner's allocation as mentioned in the said Development Agreement dated 24.11.2017) in terms of the said Development Agreement and to execute and register any Gift Deed in favour of the Kolkata Municipal Corporation, boundary declaration or any other Deed/s in favour of the Kolkata Municipal Corporation that may be required for obtaining sanctioned Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said premises.

- 10) To enter into Agreement/Instrument for negotiations or to finalize all sale pertaining to the Developer's allocation's (Save and except Owner's allocation) of the building to be constructed of the said premises on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective purchaser/buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in installments and the matter of full and final payment and to give valid receipts and discharges in respect thereof and to put the purchaser/buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred Save and except Owner's allocation.

- 11) To deliver possession and/or make over the constructed Flats/Car Parking Space pertaining to the Developer's allocation in terms of the Development Agreement and to issue letter of Possession in respect thereof and to do all and everything that shall be necessary for completing the sale, gift, lease, assign or otherwise in comprise of the deal finalize, but such delivery of possession in favour of the intending purchaser shall not be made until the Developer handover the Flats to the owner in terms of the Agreement for Development.

- 12) To filed complaint with the Magistrate or any other concerned Authority for protecting the said property/premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.
- 13) To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, read applications and any and all other proceedings touching any of the matters concerning the said property or any other part thereof and to compromise, settle referred to arbitration and to settle and compromise all such actions and suits as shall be decided by my said Attorney.
- 14) To engage Solicitors, Advocates and other Legal Agents and sign all Vokatnamas, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of their fees.
- 15) To pay and deposit all Rates, Taxes, Sanction Fees and all other charges, expenses and outgoings whatsoever payable for and on account on the said premises or any part thereof and similarly to receive all incoming, receivable for and on account of the said premises or any part thereof and grant receipts confirmations and acknowledgements.

- 16) To pay all such moneys and enter all cost, charges and expenses from time to time as shall be required for the purpose of Development at the said premises and construction of the building and completion thereof.
- 17) To receive all moneys and grant receipts and discharge in respect of the amount to be received on Sale and dispose of Flats/Car Parking space etc., Save and except Owner's allocation.
- 18) To obtain Completion Certificate, Drainage connection, Water Connection, occupancy Certificate from the Kolkata Municipal Corporation and Electricity Connection from the C.E.S.C. Ltd. and to bring Utility Services on behalf of me.
- 19) To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of Development of the said property/premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof **AND** I the Principal hereto do confirm accept and agree that all such shall be always binding on me and I do hereby ratify and confirm and agree to confirm and

ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the Authorities and Powers hereby confirmed as my own acts, deeds and things as if done be me.

- 20) To pay and discharge or any debt or debts, sum or sums due on hereafter to become due or owing by any person(s), Office, Local Authority relating to my said premises and to receive valid receipt in my name and on my behalf.
- 21) To sale, transfer, convey and assign or otherwise dispose⁴ of the several Flats, Car Parking Space etc. from the Developer's allocation in the said Property (Save and except Owner's allocation) or any part thereof to any person, Firm etc., and to sign, execute and register all Deeds, Agreements, Instruments and do all acts and things as my said Attorney may deem necessary or proper for or in relating to all or any of the purposes or matters aforesaid.
- 22) To receive the consideration from the intending buyer(s) in respect of the said Developer's allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority in my name and on my behalf.

- 23) For all or any purposes herein before stated or otherwise to appear and represent me before all authorities and to sign and execute and submit all deeds papers and documents relating to my said premises which my said Attorney at their own discretion shall think, fit and proper.
- 24) To do all acts and things may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

AND IT IS HEREBY declared and confirm that powers and authorities hereby granted and conferred shall remain in free during the continuous of the said Development Agreement **PROVIDED HOWEVER** that the Attorney shall not relate any financial liability on the Principal herein and shall always keep the owner fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said premises or in relation to the said premises in which I may be interested and on my behalf to execute and do all acts, deeds, matters and things as fully effectually in all respects as myself could do the same, if personally present.

AND I hereby for myself, ratify and confirm and agree to ratify and confirm and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said premises notwithstanding no express power in that behalf is herein provided.

SCHEDULE ABOVE REFERRED TO

(Description of the Land)

ALL THAT piece and parcel of land used as Bastu measuring about 5.-(Five) Cottahas 13 (Thirteen) Chittacks 35 (Thirty Five) Sq.ft. with a 100 Sq. ft. tile shed situated & lying at Dag No. 195, Mouza Nayabad under Khatian Nos. 117 and 118, Touzi No. 56, Assessee No. 31-109-08-3287-0, Premises No. 2918, Nayabad, Police Station previously Kasba, then Purva Jadavpur at present Panchasayar within the local limits of Kolkata Municipal Corporation, Ward No. - 109, Kolkata - 700 099, South 24 Parganas, the land is butted and bounded in the following manner :-

- | | |
|---------------------|---|
| ON THE NORTH | : By plot of S.C. Construction
(Part of Dag No. 195) |
| ON THE SOUTH | : By 30" wide Road. |
| ON THE EAST | : By plots of D.P.K. Housing Society
(Part of Dag No. 195) |
| ON THE WEST | : By land with building of Gautam Mitra. |

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name AJIT KUMAR DUTTA 9230037332

Signature Ajit Kumar Dutta

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name SAMBHU NAYEK 9732581719

Signature Sambhu Nayek

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name SANKAR PRASAD BEHERA

Signature Sankar Prasad Behera PH-7044961011

IN WITNESS WHEREOF I, SRI AJIT KUMAR DUTTA, set my respective hands to this power of Attorney on this 24th day of November 2017.

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of :

- 1) Kaushik Dutta
280/1, Roy Pur Road
Kolkata - 700092

Ajit Kumar Dutta

(SIGNATURE OF THE EXECUTANT)

We accept

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Beperi
Director

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Beperi
Director

SIGNATURE OF M/S BEPARI DEVELOPERS PVT. LTD. REPRESENTING BY ITS DIRECTOR

- 1) SRI SAMBHU NAYEK AND
2) SRI SANKAR PRASAD BEPARI

(SIGNATURE OF THE ATTORNEYS)

- 2) Gyanam Kr. Mandal
Advocate
Alipore Police Court.

Drafted by :

Niranjan Kumar

Advocate

WB-69/1993

Calcutta High Court.

स्वायत्त विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJIT KUMAR DUTTA
ABINASH DUTTA

04/02/1934

Permanent Account Number

BDWPD8067Q

Ajit Kumar Dutta
Signature



In case this card is lost / found, kindly inform / return to :-

Income Tax PAN Services Unit, IIT/161
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस :-

आयकर पैन सेवा यूनिट, 161/161

प्लॉट नं. 3, सेक्टर-11, नवी मुंबई, महाराष्ट्र

पिन कोड-400 614

Ajit Kumar Dutta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
Income Tax Department
National Account Number Card

AAHCB2128C

REPAR DEVELOPERS PRIVATE LIMITED

Form/Date of issue
26/04/2017

487204

आयकर विभाग / Income Tax Department / भारत
सर्वकार / Government of India
आयकर विभाग, 401, वेस्टिंग, नया दिल्ली 110 002
आयकर विभाग, 401, वेस्टिंग, नया दिल्ली 110 002

Office used for issue / Issuance point is found.
आयकर विभाग / नया दिल्ली
Income Tax PAN Services Unit, NSDL
114, Phase, Market Street,
Plot No. 311, Survey No. 99718,
Kondh Colony, Near Deep Bangaloo Chowk,
Pune - 411 015

Tel: 91-20-22118189, Fax: 91-20-22118081
e-mail: nsdl@nsdl.co.in

आयकर विभाग
 INCOME TAX DEPARTMENT
 नई दिल्ली
 NEW DELHI
 INDIA

SANKAR PRASAD BEPARI
 SHYAMLAL BEPARI
 04/08/1974
 Permanent Account Number
AQGPB2242R

Signature 



Sankar Prasad Bepari.

Income Tax PAN Services Unit, ITCPS
 Plot No. 3, Sector 14, CBD, Patliputra
 New Mumbai - 400 614
 भारत के सभी राज्यों में
 आयकर विभाग द्वारा
 जारी की गई है।
 नवीं संस्करण 2005



সংস্কৃত প্রমাণ পেশারী
Sankar Prasad Bepari

পিতা - শ্যামলাল বেপারী
Father - Shyamal Bepari
জন্মতারিখ / DOB - 04/09/1973
সুত্রন / Male



3462 0869 4688

আধার - সাধারণ মানুষের অধিকার

Sankar Prasad Bepari



বিকাশ:
235, নয়াবাদ, মুকুন্দপুর, দক্ষিণ
24 পরগণা, মুকুন্দপুর, পশ্চিম
বঙ্গ, 700099

সংস্কৃত প্রমাণ পেশারী
Sankar Prasad Bepari

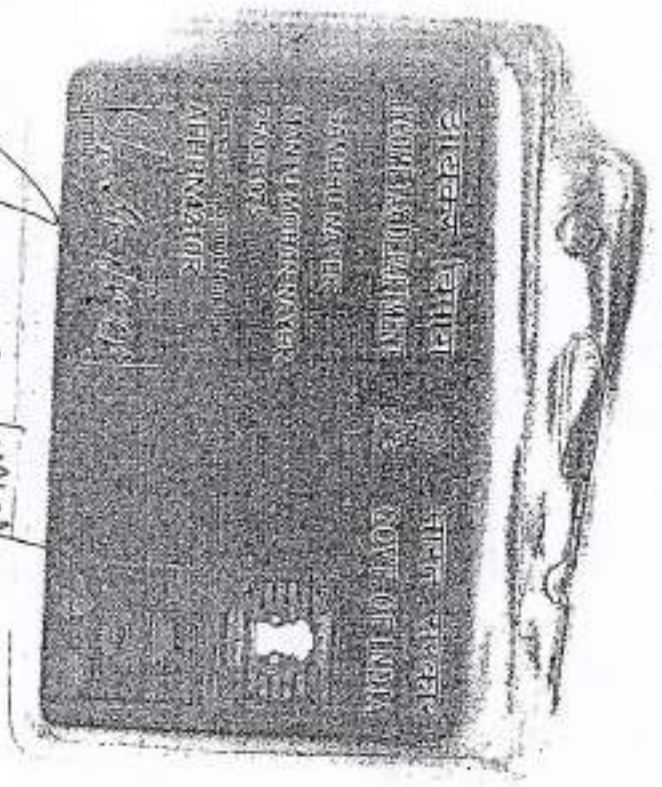
Address:
235, NAYABAD, Mukundapur,
South 24 Parganas, Mukundapur,
West Bengal, 700099

3462 0869 4688

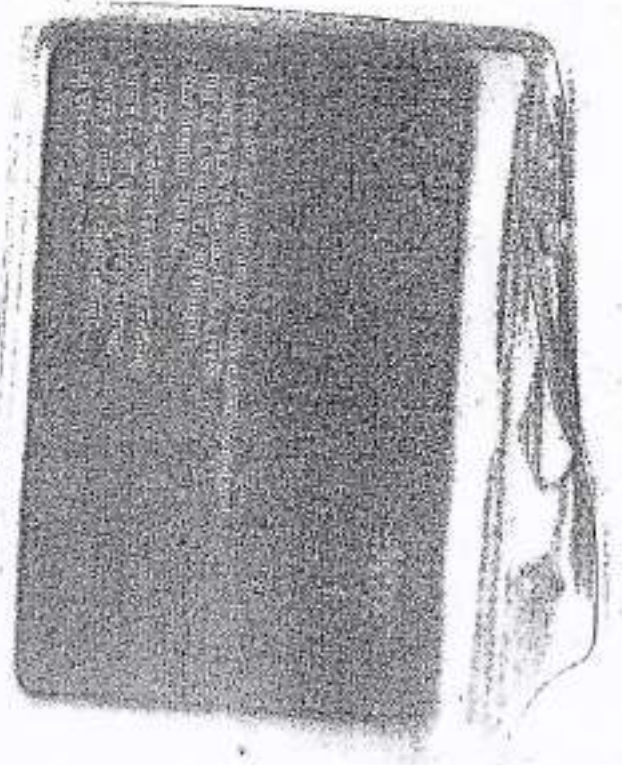
1800 300 1347

help@uidai.gov.in

www.uidai.gov.in



श्रीराम वैद्य





স্বাধীনতা সেরা



শ্রী শম্ভু
Sambhu Nayek
পিতা : সন্তোষ শর্মা
Farmer : MANTUMOHAN NAYEK
জন্ম তারিখ / DOB : 25/05/1975
সঙ্গ / Male

8805 2164 0706



আধার - সাম্বান শর্মা

Sambhu Nayek



জাতীয় পাট কারখানা

ঠিকানা:
হাটবেলা, বালুচা চক,
দেবীগঞ্জ, বঙ্গালি, পশ্চিম
বঙ্গ, 721657

Address:
HATBELWA, Baluchha Chok,
Debhog, East Midnapore, West
Bengal, 721657

8805 2164 0706

1800 201 0417

তথ্য জানুন

www.natco.gov.in

Major Information of the Deed

Deed No :	I-1630-03494/2017	Date of Registration	24/11/2017
Query No / Year	1630-1000388430/2017	Office where deed is registered	
Query Date	24/11/2017 1:26:07 PM	D.S.R. - V SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	N Karmakar Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163491088, Status :Advocate		
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. 2/-	Rs. 72,03,048/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163003488/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



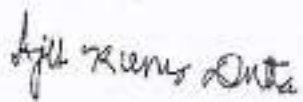
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 2918, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 13 Chatak 35 Sq Ft	1/-	71,73,048/-	Width of Approach Road: 30 Ft.,
Grand Total :				9.6708Dec	1/-	71,73,048 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete.					
Total :		100 sq ft	1/-	30,000 /-	

Principal Details :



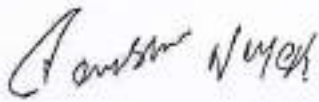


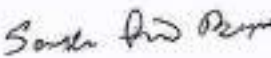
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Ajit Kumar Dutta (Presentant) Son of Late Abinash Chandra Dutta Executed by: Self, Date of Execution: 24/11/2017 ; Admitted by: Self, Date of Admission: 24/11/2017 ,Place : Office			
		24/11/2017	LTI 24/11/2017	24/11/2017

230/1 Raipur Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BDWPD8067Q, Status :Individual, Executed by: Self, Date of Execution: 24/11/2017 , Admitted by: Self, Date of Admission: 24/11/2017 ,Place : Office


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s Bepari Developers Pvt. Ltd. 235 Nayabad Nabodit, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AAHCB2128C, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sambhu Nayek Son of Shri Mantu Mohan Nayek Date of Execution - 24/11/2017, , Admitted by: Self, Date of Admission: 24/11/2017, Place of Admission of Execution: Office			
		Nov 24 2017 1:46PM	LTI 24/11/2017	24/11/2017
	238 Kalikapur Road East End Park 1st Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFHPN4210R Status : Representative, Representative of : M/s Bepari Developers Pvt. Ltd. (as Director)			
2	Name	Photo	Finger Print	Signature
	Shri Sankar Prasad Bepari Son of Shri Shyam Lal Bepari Date of Execution - 24/11/2017, , Admitted by: Self, Date of Admission: 24/11/2017, Place of Admission of Execution: Office			
		Nov 24 2017 1:47PM	LTI 24/11/2017	24/11/2017
	235 Nayabad Nabodit, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AQGPB2242R Status : Representative, Representative of : M/s Bepari Developers Pvt. Ltd. (as Director)			

Identifier Details :

Name & address	
Mr Niranjan Karmakar Son of Late D M Karmakar High Court Calcutta, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Ajit Kumar Dutta, Shri Sambhu Nayek, Shri Sankar Prasad Bepari	24/11/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ajit Kumar Dutta	M/s Bepari Developers Pvt. Ltd.-9.67083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Ajit Kumar Dutta	M/s Bepari Developers Pvt. Ltd.-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163003494 / 2017**On 24-11-2017****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 13:44 hrs on 24-11-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Ajit Kumar Dutta ,Executant.

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 72,03,048/-

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

Execution is admitted on 24/11/2017 by Shri Ajit Kumar Dutta, Son of Late Abinash Chandra Dutta, 230/1 Raipur Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr Niranjan Karmakar, , , Son of Late D M Karmakar, High Court Calcutta, P.O: G P O, Thana: Hare 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 24-11-2017 by Shri Sambhu Nayek, Director, M/s Bepari Developers Pvt. Ltd., 235 Nayaba Nabodit, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Niranjan Karmakar, , , Son of Late D M Karmakar, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-11-2017 by Shri Sankar Prasad Bepari, Director, M/s Bepari Developers Pvt. Ltd., 235 Nayabad Nabodit, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Niranjan Karmakar, , , Son of Late D M Karmakar, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

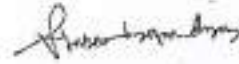
Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/ and Registration Fees paid by Cash Rs 53/-

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 099142, Amount: Rs.100/-, Date of Purchase: 22/11/2017, Vendor name: Samiran Das



**Sati Prosad Bandopadhyay
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 1630-2017, Page from 107273 to 107300
being No 163003494 for the year 2017.



Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2017.11.24 17:49:01 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 24-11-2017 17:48:56
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)