000128/22

I 00181/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL AL 073413

6/1/22

Ca 8/55334/22

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

District Sub-Registrar-III
Alipore, South 24-parganas

07 JAN 2022

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS I, BIMAL CHANDRA MANDAL (PAN - AEBPM5892B, Aadhaar- 3913 2018 2456) son of Late Bidyadhar Mandal by faith- Hindu, by Occupation - Retired Person (Government officer) by Nationality - Indian, residing at 78 Garia Station Road, opposite Shahid Khudiram Metro Station, P.O - Garia, P.S - Narendrapur , Dist - South 24 Parganas, Kolkata -700084, here in after referred to as the **" LAND OWNER"** (which expression shall unless the context requires otherwise include its successors) hereinafter called and referred to as the PRINCIPALS, SEND GREETING.

147795

Sl. No. .....
Name : S. R. DAS, Advocate
Address : Alipur Police Court, Kol - 27

Rs. .....
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata
Date .....

Amal Kr. Saha
Licensed Stamp
Vendor

- 4 DEC 2021

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

District Sub- Registrar-III
Alipore, South 24 Parganas

0 6 JAN 2022

Identified by me
S.K. Sharma
S/o S. N. Sharma
Alipore Police Court
P.O. & P.S. Alipore, Kolkata-700027
Advocate

WHEREAS, I , the principle entitled to as absolute OWNER of All That land measuring Area of land- 8 (eight) Katha 9 (nine)Chattak 18 (eighteen) sq.ft. Mauja - Barhans Fartabad, J.L no - 47, R.S&L.R Khatian No - 107,292. RS & LR Dag Nos. - 870,870/1763, 870/1764, Holding No -4627,PS - Narendrapur, under ward No - 29 of Rajpur Sonarpur Municipality kolkata-700084, District South 24 Parganas., herein after referred to as the **"Said Property".**

AND WHEREAS I, the Principal have entered into a Registered Development Agreement dated 06.01.22 vide Book No.I, Being No 160300132 for the Year 2022 with **ANUPAM GUHA AND ASSOCIATES** having its office at 98B, N.S.C. Bose Road, Kolkata - 700040, a sole proprietorship firm represented by its proprietor **SRI ANUPAM GUHA**, (having Pan noAGJPG0670G and Aadhaar Card no. 205540033591 Mobile No-9903802088) son of Late Sukharanjan Guha, by Faith - Hindu, by Occupation - Business, presently residing at - 5/17 Netaji Nagar, P. S. – Netaji Nagar, P.O.- Regent Park, Kolkata – 700040 herein after called and referred to as DEVELOPER .

AND WHEREAS, in pursuance of the aforesaid Agreement entered into between myself therein as OWNER of the One Part and the Developer, I, do hereby appoint Sri Anupam Guha (having Pan No AGJPG0670G and Aadhaar Card no. 205540033591 Mobile No-9903802088) son of Late Sukharanjan Guha, by Faith - Hindu, by Occupation - Business, presently residing at - 5/17 Netaji Nagar, P. S. – Netaji Nagar, P.O.- Regent Park, Kolkata – 700040 to look after THE Development Work during my absence.

NOW KNOW ALL BY THESE PRESENT WITNESS that I, **BIMAL CHANDRA MANDAL (PAN - AEBPM5892B, Aadhaar- 3913 2018 2456)** son of Late Bidyadhar Mandal by faith- Hindu, by Occupation - Retired Person (Government officer) by Nationality - Indian, residing at 78 Garia Station Road, opposite Shahid Khudiram Metro Station, P.O - Garia, P.S - Narendrapur , Dist - South 24 Parganas, Kolkata -700084, do hereby nominate constitute and appoint **SRI ANUPAM GUHA**,(having pan no –

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দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ,ALIPORE
08 JAN 2022

AGJPG0760G, Mob:9903802088) son of Late Sukharanjan Guha, by Faith - Hindu, by Occupation - Business, presently residing at - 5/17 Netaji Nagar, P. S. – Netaji Nagar, P.O.- Regent Park, Kolkata - 700040 , the proprietor of **ANUPAM GUHA AND ASSOCIATES** having its office at 98B, N.S.C. Bose Road, Kolkata - 700040, a sole proprietorship firm represented by its proprietor, as my true and lawful attorney, do, execute and perform and cause to be done, execute/and performed/ all or any of the following acts, deeds and things in respect of my said property to in my name and on my behalf to do, execute and perform and cause to be done: -

1. To apply, submit, and receive from The Rajpur Sonarpur Municipality and/or any other Authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, design, forms and / or any representations, too, as or may be required in respect of developing the said property by Constructing a **B+G+IV** i.e (Basement-Car parking Area, Ground & First Floor- Commercial, Second , Third & Fourth Floor- Residential) building at my said premises by the said Attorney at his on my behalf. The Plan must be sanctioned in my name.

2.To apply to the Water Supply Department, Sewerage and Drainage Department of The Rajpur Sonarpur Municipality and/or other, too, for availing or seeking and/or laying necessary drainage and/or sewerage connection and/or line or lines of whatever manner or nature in respect of developing the **B+G+IV** i.e (Basement-Car parking Area, Ground & First Floor- Commercial, Second , Third & Fourth Floor- Residential)building at my said premises and to effect that all the sign all such relevant applications, drawings, documents and any representations of whatever manner or nature as may be sought to be done by the aforesaid Departments of The Rajpur Sonarpur Municipality and/or by other Departments as and when necessary and/or asked for, and to further do any act necessary for any purpose relating to the Municipality or any other relevant departments for sanction of any plan or any other purpose for the developing the **B+G+IV** i.e (Basement-Car parking Area, Ground & First Floor- Commercial, Second , Third & Fourth Floor- Residential)building to the said Premises should be done by me.

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সত্যমেব জয়তে
Janaki, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ,ALIPORE
07 JAN 2022
6 JAN 2022

3.To provide the Developer with appropriate registered power which relates to the construction and completion and sale of the said developing the **B+G+IV** i.e (Basement-Car parking Area, Ground & First Floor- Commercial, Second , Third & Fourth Floor- Residential)building in Developer's allocation and the said power shall remain subsisting and in force during the subsistence and validity of this agreement. The said power shall be granted in favour of the Developer in connection with sanction, construction, erection completion of the newly proposed building and to appear for and represent the Owners before all concerned authorities for the purpose of construction but all sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses and other allocations of building materials and/or for connections of water, sewerage and electricity or as may be required from time to time, in accordance with law and all cost and expenses shall be borne by the Developer/Attorney herein.

5.To file defend any or all suits, case, appeals, complaints and application of whatever manner or nature for and on my behalf that may be instituted and/or preferred by/against me in respect of the newly proposed building before the court of law having jurisdiction and also to present Writ Applications or Petitions in respect thereof in any manner relating to the said property in any court of law of appropriate jurisdiction to appear file and defend any case or proceedings of whatever manner or nature before Judicial authority and/or Quasi – Judicial Authority in respect of the said property for the purpose of Development only.

6.To take care and verify and affirm and file all plaints, written statements, petitions, affidavits, objections, warrants of attorney and memorandum of appeals, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatever manner or nature, and GENERALLY to do all other acts, deeds and things related to the above matters/proceedings the said attorney after consulting with Land Owner shall think fit and proper in respect of developing the **B+G+IV** Building of the said premises.I am liable to sign all the documents if required.

7. To compromise all suits, case, appeals and/or any other legal proceeding in any Court Of Law, Tribunal Authority or whatsoever manner or nature and to sign and verify

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South 24-Parganas, Alipore

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07 JAN 2022

all Application and Solenama thereof for and on my behalf in respect of newly proposed building.

8.To sign and receive registered or unregistered with A/D letter and/or article and/or any other document of whatsoever manner or nature relating to developing the **B+G+IV** Building of the said property and to grant proper and effectual receipt or receipts in respect thereof on my behalf in respect of newly proposed building.

9.To appoint and/or engage any Legal practitioners, Solicitors, Auditors, Valuer, Assessor,Arbitrators,and /or any Legal-practitioners or any Advocate or Advocates other Person or Persons and to sign, execute and deliver all Vokalatnama, Ekrarnamas, show cause petition etc. for the aforesaid purposes on my behalf and related expenses regarding above will brone by the Attorney for the newly propsed building.

9.To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the developing the **B+G+IV** building of the premises for the developer's allocation only as per agreement dated 06.01.22 registered in the office of D.S.R.-III, Alipo Book No. I...., Being No. 132 for the year 2022

10. To receive from the intending Purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money in his name and at his own risk and liability and to give receipt and discharge for the same which will protect the purchaser or purchasers without seeking the application of money for the developer's allocation only for Developer's behalf.

11. Upon such receipt of the purchase money on Developer's behalf and as Developer's act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance and conveyances as may be required for fully and effectually conveying the independent self-contained units of the building to be built at the of the said premises in favour of the purchaser and/or purchasers or his/their nominees and assignees as the case may be for the developer's allocation only.

12.To present any such conveyance or conveyances for registration, to admit execution and receipt of purchase money in respect of Developer's Allocation after delivery of Owner's Allocation with full and final satisfaction of the Owner's before the Sub – Registrar or Registrar having authority in that behalf, and to have the said conveyance and/or conveyances registered and do all acts, deeds and things which the said Attorney shall consider necessary for the conveying and/or transferring the independent

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self-contained units for the developer's allocation in the building to be built at the land of the said property fully described in the schedule hereunder written to the purchaser or purchasers as fully and effectually in all respect as I could do myself.

AND GENERALLY, to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under my own hand if personally present and we do hereby ratify and confirm whatsoever my said attorney shall do or cause to be lawfully done by virtue of these presents.

"SCHEDULE OF THE PROPERTY ABOVE REFFERED TO "

(THE SAID PROPERTY)

FIRST SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

All that the piece and parcel of land measuring Area of land- 8 (eight) Katha 9 (nine)Chattak 18 (eighteen) sq.ft. ba the same a little more or less situated and lying at Mauja - Barhans Fartabad, J.L no - 47, RS & LR Dag Nos. - 870,870/1763, 870/1764 corresponding to R.S&L.R Khatian No - 107,292 within the jiridiction of Rajpur Sonarpur Municipality , being Holding No -4627 , under ward No - 29 P. S – Now Narendrapur then Sonarpur , Kolkata-700084, District South 24 Parganas., which is butted and bounded as follows

ON THE NORTH : 45" wide Garia Station Road

ON THE EAST : 12 ft 3 inch wide Municipality Road

ON THE SOUTH : Part of R. S Dag No 870/1764 with 10 ft Common Passsage

ON THE WEST : R. S Dag No : 869

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ,ALIPORE
06 JAN 2022

OR HOWEVER OTHERWISE the same may be butted and bounded and known numbered called described and/or distinguished.

IN WITNESS WHEREOF, I, BIMAL CHANDRA MANDAL, have hereunto set my hand at Kolkata this 6th day of January, 2022.

Signed, Sealed and Delivered by the **PRINCIPAL** at Kolkata in the presence of:

1. Deb Kumar Gangopadhyay, IPS (Retd.)
769 Madurdaha,
Purbayan Abasan
P.O. E.K.T.P.
Kolkata - 700107

Bimal Chandra Mandal

SIGNATURE OF THE PRINCIPAL

2. Pradip Kumar Sarkar.
S/o Late Bankrishna Sarkar.
Garia Station Road, Kalitala
P.O Garia, P.S. Narendrapur
Kolkata - 84

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principal :

Drafted by:

S. K. Sharma
Advocate WB/1397/95
AliporePoliceCourt
Kolkata – 700027.

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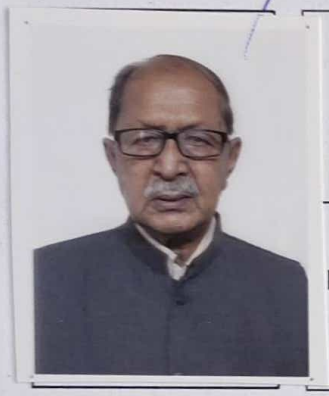
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ,ALIPORE
07 JAN 2022

Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name Anupam Guha

Signature



Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name Bimal Chandra Mandal

Signature Bimal Chandra Mandal

PHOTO

Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name .....

Signature .....

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ,ALIPORE
07 JAN 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGJPG0760G

नाम/ Name
ANUPAM GUHA

पिता का नाम/ Father's Name
SUKHARANJAN GUHA

जन्म की तारीख/
Date of Birth
05/02/1963

हस्ताक्षर/ Signature

12022020

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

ভারত সরকার
Government of India

অনুপম গুহ
Anupam Guha
পিতা : সুখ রঞ্জন গুহ
Father : Sukha Ranjan Guha

জন্মতারিখ / DOB: 05/02/1963

পুরুষ / Male

2055 4003 3591

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: এস/ও: সুখ রঞ্জন গুহ, 5/17, নেতাজী নগর, নিয়ার নেতাজী নগর কলেজ, রিজেন্ট পার্ক, কোলকাতা, রিজেন্ট পার্ক, পশ্চিম বঙ্গ, 700040

Address: S/O: Sukha Ranjan Guha, 5/17, NETAJI NAGAR, NEAR NETAJI NAGAR COLLEGE, Regent Park, Kolkata, Regent Park, West Bengal, 700040

2055 4003 3591

1947 | help@uidai.gov.in | www.uidai.gov.in

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দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPM5892B

नाम /NAME

BIMAL CHANDRA MANDAL

पिता का नाम /FATHER'S NAME

BIDYADHAR MANDAL

जन्म तिथि /DATE OF BIRTH

01-01-1951

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Bimal Chandra Mandal

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

भारत सरकार
GOVERNMENT OF INDIA

বিমল চন্দ্র মন্ডল
Bimal Chandra Mondal
জন্মতারিখ/ DOB: 01/01/1951
পুরুষ / MALE

3913 2018 2456

আধার-সাধারণ মানুষের অধিকার

Bimal Chandra Mondal

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

ঠিকানা:
S/O: বিদ্যাধর মণ্ডল, 78, গড়িয়া স্টেশন রোড, কালীতলা, রাজপুর সোনারপুর (এম), দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ - 700084

Address:
S/O: Bidyadhar Mondal, 78, GARIA STATION ROAD, KALITALA, Rajpur Sonarpur (M), South 24 Parganas, West Bengal - 700084

3913 2018 2456

Aadhaar-Aam Admi ka Adhikar

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)
2 & 3, Kiran Sankar Ray Road, City Civil Court Building, 7th Fl., Kol - 700 001
Phone : 2248 - 8956, 2248-7233, 2230-5771, Tele Fax : 2248-7233
E-mail : westbengalbarcouncil@gmail.com
Website : www.wbbarcouncil.org

IDENTITY CARD

NAME : SURYA KANT SHARMA, Advocate

Father's/Husband's Name Shyam Nath Sharma

(ARUN KUMAR SARKAR)
Chairman Executive Committee

(ASIT BASU)
Chairman

Card No. D- 6337

Address Recorded on the Roll P-55 Usha Park, Brahmapur
P.O - Garia, Kolkata- 700 084

Present Address Do

Enrolment No. WB / 1397 / 1995

Dated 31.07.1995 Date of Birth 09.11.1959

Date 24.04.2015

Secretary / Assistant Secretary

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

Major Information of the Deed

Deed No :	**I-1603-00181/2022**	**Date of Registration**	**07/01/2022**
Query No / Year	**1603-8000055334/2022**	**Office where deed is registered**	
Query Date	**06/01/2022 2:53:10 PM**	1603-8000055334/2022	
Applicant Name, Address & Other Details	MOUMITA MONDAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8584954298, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 1,77,76,120/-	
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]:- 160300132/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

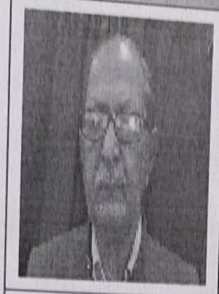
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, Premises No: 4627, , Ward No: 29 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-870/1763	RS-292	Bastu	Bastu	1 Katha 9 Chatak 6 Sq Ft	1/-	32,51,624/-	Property is on Road , Project Name :
L2	RS-870/1764	RS-107	Bastu	Bastu	1 Katha 12 Sq Ft	1/-	21,04,500/-	Property is on Road , Project Name :
		TOTAL :			**4.2694Dec**	**2 /-**	**53,56,124 /-**	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:4627 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-870	RS-107	Bastu	Bastu	6 Katha	1/-	1,24,19,996/-	Property is on Road , Project Name :
	Grand Total :				**14.1694Dec**	**3 /-**	**177,76,120 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr BIMAL CHANDRA MANDAL Son of Late BIDYADHAR MANDAL Executed by: Self, Date of Execution: 06/01/2022 , Admitted by: Self, Date of Admission: 06/01/2022 ,Place : Office	 06/01/2022	 LTI 06/01/2022	Bimal Chandra Mandal 06/01/2022
	78, Garia Station Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx2B, Aadhaar No: 39xxxxxxxx2456, Status :Individual, Executed by: Self, Date of Execution: 06/01/2022 , Admitted by: Self, Date of Admission: 06/01/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANUPAM GUHA AND ASSOCIATES** 98 B N.S.C.BOSE, Block/Sector: Regent Park, City:- , P.O:- REGENT PARK, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AGxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ANUPAM GUHA (Presentant) Son of Late SUKHARANJAN GUHA Date of Execution - 06/01/2022, , Admitted by: Self, Date of Admission: 06/01/2022, Place of Admission of Execution: Office	 Jan 6 2022 2:59PM	 LTI 06/01/2022	Anupam Guha 06/01/2022
	5/17 NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0G, Aadhaar No: 20xxxxxxxx3591 Status : Representative, Representative of : ANUPAM GUHA AND ASSOCIATES (as SOLE PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr S K SHARMA Son of Mr S N SHARMA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			S. K. Sharma
	06/01/2022	06/01/2022	06/01/2022

Identifier Of Mr BIMAL CHANDRA MANDAL, Mr ANUPAM GUHA

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr BIMAL CHANDRA MANDAL	ANUPAM GUHA AND ASSOCIATES-2.59188 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr BIMAL CHANDRA MANDAL	ANUPAM GUHA AND ASSOCIATES-1.6775 Dec

Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr BIMAL CHANDRA MANDAL	ANUPAM GUHA AND ASSOCIATES-9.9 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, Premises No: 4627, , Ward No: 29 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 870/1763, RS Khatian No:- 292		
L2	RS Plot No:- 870/1764, RS Khatian No:- 107		

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:4627 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	RS Plot No:- 870, RS Khatian No:- 107		

Endorsement For Deed Number : I - 160300181 / 2022

On 06-01-2022

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

Presented for registration at 14:56 hrs on 06-01-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ANUPAM GUHA ,.

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 1,77,76,120/-

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

Execution is admitted on 06/01/2022 by Mr BIMAL CHANDRA MANDAL, Son of Late BIDYADHAR MANDAL, 78, Road: Garia Station Road, , P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Indetified by Mr S K SHARMA, , , Son of Mr S N SHARMA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-01-2022 by Mr ANUPAM GUHA, SOLE PROPRIETOR, ANUPAM GUHA AND ASSOCIATES, 98 B N.S.C.BOSE, Block/Sector: Regent Park, City:- , P.O:- REGENT PARK, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr S K SHARMA, , , Son of Mr S N SHARMA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 07-01-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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 AL3413, Amount: Rs.100/-, Date of Purchase: 04/12/2021, Vendor name: AMAL KR SAHA

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 22636 to 22655

being No 160300181 for the year 2022.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by DEBASISH DHAR
Date: 2022.01.18 15:31:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/01/18 03:31:52 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)