

0245/25

I-263/2025

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

AU 605741

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Additional District Sub-Registrar
Barasat, North 24 Parganas

~~16 JAN 2025~~
17 JAN 2025

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS we, 1. SRI ACHINTYA CHAKRABORTY, PAN-ATKPC5169M, VOTER ID. CKW0252213, son of Late Ajit Chakraborty alias Ajit Kumar Chakraborty, residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata-700129,

2. SMT. KRISHNA SINHA ROY, PAN-DEAPS0890K, VOTER ID. CKW2411361, wife of Sri Swapan Singha Roy, daughter of Late Ajit

সন ও তারিখ -

16.12.24.

ক্রমিক নাম -

সম্পন্ন -

স্ট্যাম্প মূল্য -

ভেদার -

Achintya Chakraborty
Slyangjin

বারাসাত কোর্ট, উক্ত ২৪ পরগণা

ভেদার - শ্রী হারান চন্দ্র সাহু

টি.ভি. নং 3 NOV 2024

তারিখ 1200000

মোট স্ট্যাম্প মূল্য -

দেওয়ানী অফিস - বারাসাত



Additional District Sub-Registrar
Barasat, North 24 Parganas

17 JAN 2025

Kram Ghosh (RXT1675495)

- Subanta Ghosh

& P.O. - Bhagyabandaram.

- Shohan

+ - North 24 Pgs.

1- 700/28.

(2)

Chakraborty alias Ajit Kumar Chakraborty, residing at Swami Shibananda Road, P.O. & P.S. Barasat, District North 24 Parganas, Kolkata-700124,

3. SMT. PAYAL CHAKRABORTY, PAN-AXAPB1647D, VOTER ID. YCW496058, daughter of Late Ashim Kumar Chakraborty alias Ashim Chakraborty.

4. SMT. KOYAL CHAKRABORTY, PAN-ARNPC0520F, VOTER ID. YCW2021111 daughter of Late Ashim Kumar Chakraborty Ashim Chakraborty, both are residing at Udayrajpur, P.O. Udayrajpur, P.S. Madhyamgram, District North 24 Parganas, Kolkata-700129, all are by Nationality- Indian, by faith- Hindu, by occupation- Busienss & House wife, do hereby states as follows:-

WHEREAS one Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty purchased a piece or parcel of land measuring an area of 63 decimals comprised in C.S. Dag No. 714 under Khatian No. 435 and land measuring an area of 13 decimals comprised in C.S. Dag No. 709 under Khatian No. 70, lying and situated at Mouza Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas by way of a registered Patta being No. 1497 dated 20.02.1951 registered at S.R.O. Barasat, the said patta copied in Book No. 1, Volume No. 27, pages 24 to 26 for the year 1951 and by way of a registered Deed of Sale being No. 3469 dated 10.05.1954 registered at S.R.O. Barasat, the said deed duly copied in Book No. 1, Volume No. 43, pages from 242 to 245 for the year 1954 and by way of a registered Deed of Sale being No. 7286 dated 02.11.1954 registered at S.R.O. Barasat, the said deed duly copied in Book No. 1, Volume No. 83,

(3)

pages from 109 to 111 for the year 1954 and by way of a registered Patta being no. 3515 dated 28.04.1951 registered at S.R.O. Barasat, the said patta copied in Book No. 1, Volume No. 44, pages from 60 to 62 for the year 1951.

AND WHEREAS after getting the said land said Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty recorded their names in R.S. Records of Rights being R.S. Khatian No. 1152, 1153, 1154 & 1156, R.S. Dag No. 714, 714/1558, 714/1557 & 714/1559.

AND WHEREAS said Bijoy Bhusan Chakraborty, Ajit Kumar Chakraborty alias Ajit Chakraborty, Anil Kumar Chakraborty and Mani Bhusan Chakraborty for their better enjoyment and occupation they divided the said land by way of a registered Deed of Partition being No. 6718 dated 18.07.1973 registered at S.R.O. Barasat the said deed duly copied in Book No. 1, Volume No. 89, pages from 154 to 158 for the year 1973.

AND WHEREAS as per the said partition deed said Ajit Kumar Chakraborty alias Ajit Chakraborty got a piece or parcel of land measuring an area of 7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals be the same a little more or less which was recorded in the said partition Deed in KHA Schedule, in Plot No. 2 thereof and he recorded his name in L.R. Records of Rights being L.R. Khatian No. 2664, L.R. Dag No. 2036 and constructed a one storied building thereon.

AND WHEREAS while said Ajit Kumar Chakraborty alias Ajit Chakraborty seized and possessed the said land he died on

(4)

18.11.1993 intestate leaving behind his wife namely Usha Rani Chakraborty, two sons namely Ashim Kumar Chakraborty and Achintya Chakraborty i.e. I the executant/principal No. 1 herein and one daughter namely Krishna Sinha Roy i.e. I the executant/principal No. 3 herein as his only legal heirs and successors and we got the said land by way of inheritance as per Hindu Succession Act. 1956.

AND WHEREAS after that said Usha Rani Chakraborty seized and possessed the said land she died on 11.03.2018 intestate leaving behind her two sons namely Ashim Kumar Chakraborty and Achintya Chakraborty i.e. I the executant/principal No. 1 herein and one daughter namely Krishna Sinha Roy i.e. I the executant/principal No. 2 herein as her only legal heirs and successors and we got the said land by way of inheritance as per Hindu Succession Act. 1956.

AND WHEREAS after that said Ashim Kumar Chakraborty seized and possessed the said land he died on 13.10.2020 and his wife Chaitali Chakraborty died on 07.12.2011 intestate leaving behind his two daughters i.e. we the executant/principal No. 3 and 4 herein as their only legal heirs and successors and we got the said land by way of inheritance as per Hindu Succession Act. 1956.

AND WHEREAS by way of such inheritance the land owners herein recorded their names in L.R. Records of Rights being L.R. Khatian No. 15101, 15102, 15103 & 15104.

AND WHEREAS we the executant/principal herein are the joint absolute owner of a piece or parcel of land measuring an area of

(5)

7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals be the same a little more or less comprised in C.S. Dag No. 714, R.S. Dag No. 714/1559, L.R. Dag No. 2036, under R.S. Khatian No. 1152, 1153, 1154 & 1156, L.R. Khatian No. 15101, 15102, 15103 & 15104, lying and situated at Mouza Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S. Madyamgram formerly Barasat, District North 24 Parganas by way of inheritance and possessing the same free from all sorts of encumbrances.

AND WHEREAS we do hereby constitute and nominate "**DIMENSION 369**" PAN-AAUFD8743M a Partnership firm having its' Principal place of Business Cum Office at Shantinagar, Udayan, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata - 700127 represented by its partners **1. SRI SABUJ KUMAR ROY**, PAN-AGHPR4992D, VOTER ID. RQL1883941, AADHAAR NO. 6642 5797 8391 son of Late Mahananda Roy, residing at Shantinagar, Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata-700127, by faith - Hindu, by occupation - Business, by Nationality - Indian **2. SRI DULAL HALDER** PAN-ACGPH2301H, VOTER ID. YCW1786136, AADHAAR NO. 8991 8813 3736 son of Late Bhupendra Nath Halder, residing at Gandhi Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, District North 24 Parganas, Kolkata - 700129, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3. SRI SAMAR SARKAR** PAN-CPS6672F, VOTER ID. CKW2963494, AADHAAR NO. 7596 8486 7372, son of Late Sarat Chandra Sarkar, residing at Hridaypur, P.O. Hridaypur, P.S. Barasat, District North 24 Parganas, Kolkata - 700127,

(6)

by faith - Hindu, by occupation - Business, by Nationality - Indian, as our true and lawful attorney for us and in our names and on our behalf to do all acts, deeds, things and matters mentioned below specifically.

1. To appoint and terminate the appoint of architects, Engineers, Surveyors and others for survey and soil testing and also preparations of plans for construction of one or more new multi storied buildings at the said premises or portion or portions thereof and also for additions and/or alterations and/or modifications thereof or any part thereof and also for other purposes herein stated.
2. To have the said property surveyed and measured and pay rates and taxes to the competent authority and received valid receipt from the said authority.
3. To sign and apply for and submit the plans for sanctioning for construction of one or more buildings on the below Scheduled property with the Municipality and also power to sign for amalgamation with adjacent land and to have the same sanctioned and if required, to have the same modified and/or altered and to pay fees and obtain sanction modification and/or alteration and/or such other orders and permission as be expedient therefore and to sign and apply the petition of demolish of the said building and submit the same for permission of demolish of the said building to the Barasat

(7)

Municipality.

4. To sign, apply for and obtain electricity, gas, water, sewerage, drainage and other connections or any other input facility or utility in the proposed building or buildings at the said premises from the appropriate authorities (including W.B.S.E.D.C.L. and Municipality etc.) and to make alterations therein and to close down and/or have disconnected the same.
5. To pay Municipality and other rates and taxes and other charges and outgoings whatsoever payable for and on account of the said premises or any part thereof or any undivided share or shares therein.
6. To appoint caretaker, Durwans to look after the said premises and for protection of the goods/materials during the period of construction in the said premises.
7. To engage Contractor/Sub-Contractor to construct the Building thereon as per plan to be sanctioned by the Municipal Authority and other authorities if necessary.
8. To advertise in the daily Newspaper and/or others way to sell the Developer's Allocation as mentioned in the Development Agreement.
9. To fix-up the price of the flats/garage/office/shop/ Godown as may Attorney seems fit and proper.

(8)

Aetmhyer Churbonat;

10. To enter into any agreement for sale of flat/flats/Garage/office/shop/godown of the Developer's Allocation.
11. To enter into any Agreement for Sale, to sell or otherwise dispose of developer's allocation or portion thereon as per registered Development Agreement dated 17.01.2025 registered at A.D.S.R.O.-Barasat, being No. 00259 copied in Book No.I.
12. To deliver possession the said flat/flats/Garage/office/shop/godown of the Developer's Allocation after receiving the full consideration money from the intending Purchaser/Purchasers of the said flat/flats/Garage/office/shop/godown of the said building to be constructed on our said premises.
13. To engaged any Advocate/Advocates and to file any suit/cases for protection of the said property if required and to sign in vakalatnama, Plaint, Written Statement, Petition of complaint and to appear on our behalf in respect of the property.
14. To sell Developers Allocation at such price which our said attorney in their absolute discretion thinks proper and/or to cancel and or repudiate the same.
15. To represent all documents at the concerned Registry Offices and to sign, execute and register several deed of sale/conveyance or any other deeds on our behalf, concerning Developers Allocation.
16. To appear before any officer or authority of the Govt. or

(9)

Municipal authority or under the Urban Land (C&R) Act, 1976 or under the Income Tax Act. any other Act. to represent the matters regarding the proposed development of the said land.

17. To obtain occupancy and/or completion certificate from the Municipal Authority after the building is completed in all respect.

18. And we do hereby agree to ratify and confirm all and whatsoever our said attorney shall lawfully do or cause to be done by virtue of this **DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT** for our interest and benefit.

AND we do hereby agree and confirm that all acts, deeds things and matters lawfully done by our said Attorney in our names and on our behalf relating to the said premises mentioned in the schedule below and the building to be constructed thereon, shall be construed as acts, deeds and things and matters done by us and we undertake to ratify and confirm all and whatsoever act that our said Attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 7 cottahas 1 chittacks 15 sq.ft. equivalent to 12 decimals be the

(10)

same a little more or less alongwith 1800 sqft. cemented flooring
one storied residential building thereon shown in Plot No. 2,
comprised in C.S. Dag No. 714, R.S. Dag No. 714/1559, L.R. Dag
No. 2036, under R.S. Khatian No. 1152, 1153, 1154 & 1156, L.R.
Khatian No. 15101 (in the name of Achintya Chakraborty area
of land 04 decimals), L.R. Khatian No. 15102 (in the name of
Krishna Sinha Roy area of land 04 decimals), L.R. Khatian No.
15103 (in the name of Koyal Chakraborty area of land 02
decimals) and L.R. Khatian No. 15104 (in the name of Payal
Chakraborty area of land 02 decimals) lying and situated at Mouza
Udayrajpur, J.L. No. 43, Re.Su. No. 6, Touzi No. 146, P.S.
Madyamgram formerly Barasat, District North 24 Parganas within
the local limits of Madhyamgram Municipality Ward No. 12, Holding
No. 12 School Road (Uttarpara), Kolkata-700129, under the
jurisdiction of A.D.S.R.O. Barasat.

BUTTED AND BOUNDED BY:-

ON THE NORTH

: Plot No. 1 Phani Bhusan Chakraborty.

ON THE SOUTH

: Plot No. 3 Anil Kumar Chakraborty.

ON THE EAST

: Moni Bhusan Chakraborty.

ON THE WEST

: 12ft. wide Road.

IN WITNESS WHEREOF: we have hereunto set and subscribed our respective hands and seals on this Development Power of Attorney after registration of Development Agreement this the 17th day of January 2025.

SIGNED SEALED & DELIVERED
AT KOLKATA in the presence of:

1. Arishekh Chakraborty
Udayrajpur, School Road,
Madhyangram, Kol-129

1. Arishekh Chakraborty

2. Krishna Sinha Roy

2. Amit Pranjya
Hariharpur, Gindarpur, Barasat
KOL-127.

3. Rajal Chakraborty

Prepared By:-

Asish Kumar Ghosh

Advocate,

Barasat Judges' Court.

Asish Kumar Ghosh
Advocate
Barasat Judges' Court
F-1716/1941 of 2009

Signature of the Executant/

Principal

DIMENSION 369

Sabuj Kumar Roy
Partner

Computer Typed By :-

Bidyut Kumar Halder

(Bidyut Kumar Halder)

Barasat.

DIMENSION 369

Jalal Halder
Partner

DIMENSION 369

Samar Sarkar
Partner

Signature of the Attorney

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : *Achintya Chakraborty*

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



Achintya Chakraborty

ডান হাত

Achintya Chakraborty

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : *Krishna Singh Roy*

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



Krishna Singh Roy

ডান হাত

Krishna Singh Roy

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Payal Chakraborty

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



Payal Chakraborty

ডান হাত

Payal Chakraborty
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Koyal Chakraborty

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

বাম হাত



Koyal Chakraborty











ডান হাত

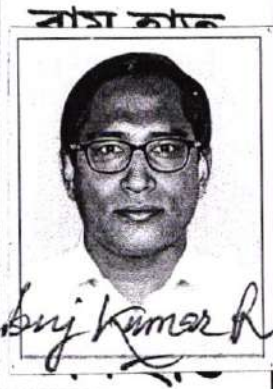
Koyal Chakraborty
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Sabuj Kumar Roy











| | | | | |
|---|---|---|---|---|
| LITTLE | RING | MIDDLE | FORE | THUMB |
|  |  |  |  |  |
| THUMB | FORE | MIDDLE | RING | LITTLE |
|  |  |  |  |  |

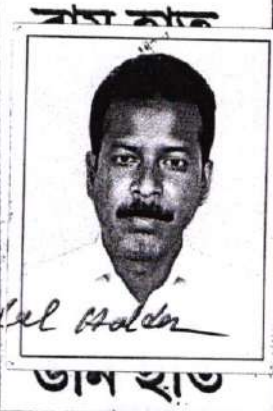


Sabuj Kumar Roy
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Dulal Halder











| | | | | |
|---|---|---|---|---|
| LITTLE | RING | MIDDLE | FORE | THUMB |
|  |  |  |  |  |
| THUMB | FORE | MIDDLE | RING | LITTLE |
|  |  |  |  |  |



Dulal Halder
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : Samar Sarkar

| | | | | |
|---|---|---|---|---|
| LITTLE | RING | MIDDLE | FORE | THUMB |
|  |  |  |  |  |
| THUMB | FORE | MIDDLE | RING | LITTLE |
|  |  |  |  |  |



Samar Sarkar
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1503-00263/2025 | Date of Registration | 17/01/2025 |
| Query No / Year | 1503-8000159113/2025 | Office where deed is registered | |
| Query Date | 17/01/2025 11:13:29 AM | A.D.S.R. BARASAT, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Asish Kumar Ghosh Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9163919877, 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. 40,00,000/- | Rs. 1,11,68,172/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150300259/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



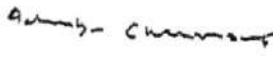


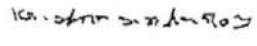
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: School Road, Mouza: Udayrajpur, , Ward No: 12, Holding No:12 Pin Code : 700129



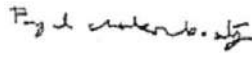


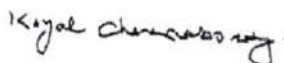
| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--|
| L1 | LR-2036 | LR-15101 | Bastu | Bastu | 4 Dec | 10,00,000/- | 32,72,724/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-2036 | LR-15102 | Bastu | Bastu | 4 Dec | 10,00,000/- | 32,72,724/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name : |
| L3 | LR-2036 | LR-15104 | Bastu | Bastu | 2 Dec | 5,00,000/- | 16,36,362/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name : |
| L4 | LR-2036 | LR-15103 | Bastu | Bastu | 2 Dec | 5,00,000/- | 16,36,362/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name : |
| TOTAL : | | | | | 12Dec | 30,00,000 /- | 98,18,172 /- | |
| Grand Total : | | | | | 12Dec | 30,00,000 /- | 98,18,172 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2, L3, L4 | 1800 Sq Ft. | 10,00,000/- | 13,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1800 sq ft | 10,00,000 /- | 13,50,000 /- | |

Principal Details :



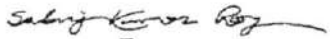
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|--|
| 1 | <p>Name</p> <p>Achintya Chakraborty (Presentant) Son of Late Ajit Chakraborty Alias Ajit Kumar Chakraborty Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office</p> | <p>Photo</p>  <p>17/01/2025</p> | <p>Finger Print</p>  <p>Captured</p> <p>LTI 17/01/2025</p> | <p>Signature</p>  <p>17/01/2025</p> |
| Udayrajpur, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: atxxxxx9m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office | | | | |
| 2 | <p>Name</p> <p>Krishna Sinha Roy Wife of Shri Swapan Sinha Roy Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office</p> | <p>Photo</p>  <p>17/01/2025</p> | <p>Finger Print</p>  <p>Captured</p> <p>LTI 17/01/2025</p> | <p>Signature</p>  <p>17/01/2025</p> |
| Swami Shinananda Road, City:- Not Specified, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: dexxxxx0k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office | | | | |

| | | | | |
|--|--|---|---|--|
| 3 | Name | Photo | Finger Print | Signature |
| | Payal Chakraborty Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office |  |  Captured |  |
| | 17/01/2025 | LTI 17/01/2025 | 17/01/2025 | |
| Udayrajpur, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: axxxxxx7d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Koyal Chakraborty Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office |  |  Captured |  |
| | 17/01/2025 | LTI 17/01/2025 | 17/01/2025 | |
| Udayrajpur, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: arxxxxx0f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office | | | | |



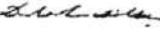
Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | DIMENSION 369 Shantinagar Udayan,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |




Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Sabuj Kumar Roy Son of Late Mahananda Roy Date of Execution - 17/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office |  |  Captured |  |
| | Jan 17 2025 11:43AM | LTI 17/01/2025 | 17/01/2025 | |

Shantinagar, Hridaypur,, City:- Not Specified, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: agxxxxx2d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DIMENSION 369 (as partner)




| 2 | Name | Photo | Finger Print | Signature |
|---|--|--|--|---|
| | Shri Dulal Halder Son of Late Bhupendra Nath Halder Date of Execution - 17/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office |  Jan 17 2025 11:43AM |  Captured LTI 17/01/2025 |  17/01/2025 |

Gandhi Pally,, City:- Not Specified, P.O:- Konra Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: acxxxxx1h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DIMENSION 369 (as partner)

| 3 | Name | Photo | Finger Print | Signature |
|---|---|---|---|--|
| | Shri Samar Sarkar Son of Late Sarat Chandra Sarkar Date of Execution - 17/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office |  Jan 17 2025 11:44AM |  Captured LTI 17/01/2025 |  17/01/2025 |

Hridaypur,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: cpxxxxx2f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DIMENSION 369 (as partner)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr Bikram Ghosh Son of Shri Susanta Ghosh Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 |  17/01/2025 |  Captured 17/01/2025 |  17/01/2025 |

Identifier Of Achintya Chakraborty, Shri Sabuj Kumar Roy, Shri Dulal Halder, Shri Samar Sarkar, Krishna Sinha Roy, Payal Chakraborty, Koyal Chakraborty

| Transfer of property for L1 | | |
|-----------------------------|----------------------|----------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Achintya Chakraborty | DIMENSION 369-4 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Krishna Sinha Roy | DIMENSION 369-4 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Payal Chakraborty | DIMENSION 369-2 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Koyal Chakraborty | DIMENSION 369-2 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Achintya Chakraborty | DIMENSION 369-599.94000000 Sq Ft |
| 2 | Krishna Sinha Roy | DIMENSION 369-599.94000000 Sq Ft |
| 3 | Payal Chakraborty | DIMENSION 369-300.06000000 Sq Ft |
| 4 | Koyal Chakraborty | DIMENSION 369-300.06000000 Sq Ft |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: School Road, Mouza: Udayrajpur, ,
Ward No: 12, Holding No:12 Pin Code : 700129

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1 | LR Plot No:- 2036, LR Khatian No:- 15101 | Owner:অচিন্ত চক্রবর্তী, Gurdian:অজিত কুমার চক্রবর্তী, Address:নিজ , Classification:বাড়, Area:0.04000000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 2036, LR Khatian No:- 15102 | Owner:কৃষ্ণা সিংহরায়, Gurdian:অজিত কুমার চক্রবর্তী, Address:নিজ , Classification:বাড়, Area:0.04000000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 2036, LR Khatian No:- 15104 | Owner:পায়েল চক্রবর্তী, Gurdian:অমীম কুমার চক্রবর্তী, Address:নিজ , Classification:বাড়, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L4 | LR Plot No:- 2036, LR Khatian No:- 15103 | Owner:কোয়েল চক্রবর্তী, Gurdian:অমীম কুমার চক্রবর্তী, Address:নিজ , Classification:বাড়, Area:0.02000000 Acre, | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 150300263 / 2025

On 17-01-2025

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 11:37 hrs on 17-01-2025, at the Office of the A.D.S.R. BARASAT by Achintya Chakraborty, one of the Executants.

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 1,11,68,172/-

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

Execution is admitted on 17/01/2025 by 1. Achintya Chakraborty, Son of Late Ajit Chakraborty Alias Ajit Kumar Chakraborty, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Krishna Sinha Roy, Wife of Shri Swapan Sinha Roy, Swami Shinananda Road, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 3. Payal Chakraborty, Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Koyal Chakraborty, Daughter of Late Ashim Kumar Chakraborty Alias Ashim Chakraborty, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife

Indetified by Mr Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-01-2025 by Shri Sabuj Kumar Roy, partner, DIMENSION 369, Shantinagar Udayan,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127

Indetified by Mr Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-01-2025 by Shri Dulal Halder, partner, DIMENSION 369, Shantinagar Udayan,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127

Indetified by Mr Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-01-2025 by Shri Samar Sarkar, partner, DIMENSION 369, Shantinagar Udayan,, City:- Barasat, P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127

Indetified by Mr Bikram Ghosh, , Son of Shri Susanta Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4218, Amount: Rs.100.00/-, Date of Purchase: 16/12/2024, Vendor name:
HARAN CH SADHU



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2025, Page from 6825 to 6849

being No 150300263 for the year 2025.



Srijani Ghosh

Digitally signed by Srijani Ghosh
Date: 2025.01.17 16:33:37 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 17/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.