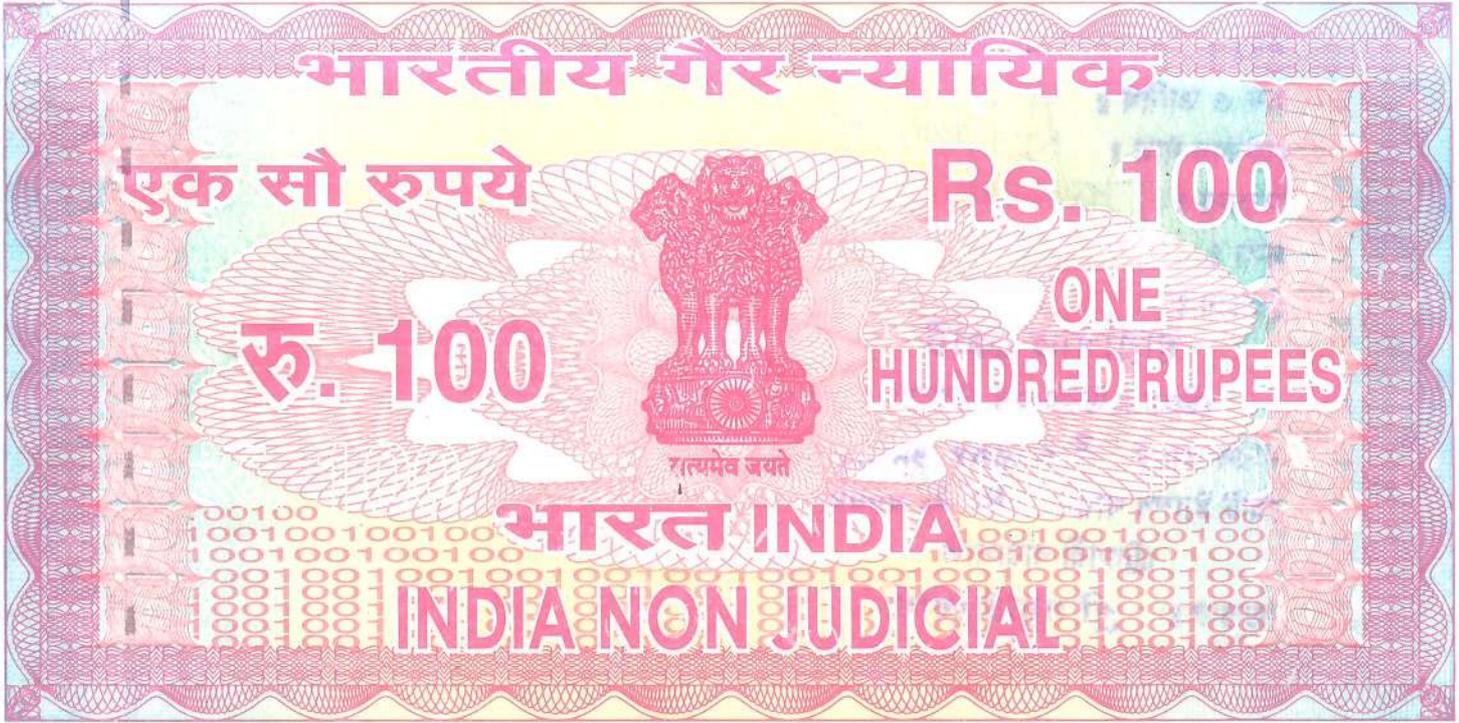


11653/2023

D-11271/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 531568

8-8002527193/2023

Justified that the document is submitted to registration. The Signature Sheet and endorsement Sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
Commissioners Dum Dum, 24-Pan. (North)

04 OCT 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT**

KNOW ALL THESE MEN BY THESE PRESENTS that I, **SRI ARDHENDU SEKHAR ROY [PAN: AEPPR6594F] [AADHAR: 4823 8118 1824]**, son of Late Ramesh Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Business, residing at 60, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, hereinafter referred to as the **“PRINCIPAL /EXECUTANT”**, send the following greetings

:-

Additional District Sub-Registrar  
Commissioners Dum Dum

04 OCT 2023

নম্বর : 257  
সন ও তারিখ : 01/10/23  
ক্রমিক নং :  
ঠিকানা :  
মূল্য :  
ডেডলাইন :

বালিগাতি কোর্ট

জেলা : উত্তর ১৪ পরগণা

খরিদ তার : 22 MAY 23

মোট টাকার খরচ : R: 2,00,000

দ্রোহাণী বাসগাও

ডেপুটি : শ্রী সঞ্জয় বোস

অতিরিক্ত ডিউটি  
অতিরিক্ত ডিউটি  
অতিরিক্ত ডিউটি  
অতিরিক্ত ডিউটি

SSDS 130 10

অতিরিক্ত ডিউটি  
অতিরিক্ত ডিউটি



*(Handwritten signature)*

Add. District Sub-Registrar  
Cossipore, Dum Dum

' 04 OCT 2023 '

**WHEREAS** one Labanya Prova Bhattacharyya (now deceased), wife of Phani Bhushan Bhattacharyya (now deceased) was the absolute Owner of ALL THAT piece and parcel of bastu land measuring an area of 3 Cottahs more or less lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, the then Holding No.53, Dakshin Para Road, within the area of P.S. Dum Dum, within the local limits of South Dum Dum Municipality, within the jurisdiction of Sub - Registry office Cossipore Dum Dum, in the District of 24-Parganas, at present A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas Purchased from it's the then Owner namely Sri Bibhuti Bhushan Biswas, son of Late Ram Charan Biswas of Biswas Bagan, Satgachi, P.S.- Dum Dum, District 24-Parganas, by virtue of Registered Bengali Saf Bickray Kobala executed on 23.06.1956 duly registered in the office of the Sub- Registrar Cossipore Dum Dum, in the District of 24-Parganas, more fully and particularly described in the First Schedule hereunder written, and recorded in Book No.1, Volume No. 85, Pages 283 to 286, Being No.5735 for the year 1956, as per valuable consideration mentioned there in the said Bickray Kobala.

**AND WHEREAS** thereafter said Labanya Prova Bhattacharyya died intestate on 04.04.1984 leaving behind her husband Phani Bhusan Bhattacharyya, now deceased two married daughters namely SMT. SHAMPA SANYAL and SIPRA BHATTACHARYA (now deceased) and two sons BIBHUTI BHUSAN BHATTACHARYA (now deceased) and ARDHENDU BHATTACHARYA (now deceased) as her only legal



  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

04 OCT 2023

heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit her aforesaid property.

**AND WHEREAS** thereafter said Phani Bhusan Bhattacharjee died intestate on 21.07.1989 leaving behind two married daughters Smt. Shampa Sanyal and Smt. Sipra Bhattacharya (now deceased) and two sons namely Bibhuti Bhusan Bhattacharya (now deceased) and Ardhendu Bhattacharya (now deceased) as his only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit the aforesaid property each having undivided 1/4th share.

**AND WHEREAS** thereafter said Bibhuti Bhusan Bhattacharya died intestate on 10.09.1990 leaving behind his two sons namely Sri Hirak Bhattacharya and Sri Rupak Bhattacharya the Owners herein as his only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit jointly his undivided 1/4th share of the aforesaid property, as his wife of predeceased of him.

**AND WHEREAS** said Ardhendu Bhattacharya died intestate on 01.01.2012 leaving behind his only wife Smt. Manjula Bhattacharya as his only legal heiress and successor as per Hindu Succession Act.1956 to inherit his undivided 1/4th share of the aforesaid property.

**AND WHEREAS** said Sipra Bhattacharya died intestate on 03.06.2013 leaving behind her two married daughters namely Smt Patralekha Chakraborty and Smt. Nandita Ganguly and one son namely Sri Sanjib Bhattacharya as her only legal heir, heiress and

successors as per Hindu Succession Act. 1956 to inherit jointly the undivided 1/4th share of their mother of the aforesaid property.

**AND WHEREAS** thus this way said Smt. Shampa Sanyal inherited undivided undemarcated 1/4 (One-Fourth) share, Smt. Manjula Bhattacharyya inherited undivided undemarcated 1/4 (One-Fourth) share and Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya jointly inherited undivided undemarcated 1/4 (One-Fourth) share of the aforesaid and below mentioned First Schedule entire property i.e. Two storied building measuring 800 Square feet more or less covered area in each of the Ground and First floor constructed on the said land measuring 3 Cottahs, more or less, leaving certain vacant space in the surroundings.

**AND WHEREAS** subsequently the said land property enlisted in the L.R. Settlement records of the B.L.& L.R.O. Barrackpore II the name of the said Labanya Prova Debi is reflected in L.R. Dag No.7397, in L.R. Khatian No.1761.

**AND WHEREAS** thus this way the said Smt. Shampa Sanyal Smt. Manjula Bhattacharya, Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya became the undivided joint owners in respect of the undivided undemarcated 3/4th (Three Fourth) share of the aforesaid property i.e. the land measuring about 2 (Two) Cottahs 4 (Four) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 3/4th (Three Fourth) of the said 50 years old Two storied building

i.e. the building measuring Covered area of 600 (Six Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule hereunder written and seized and possessed the same free from all encumbrances by paying the taxes regularly without any interruption from any corner whatsoever together with right to sell, convey and transfer the same to any intending Purchasers or Purchasers as they think fit and proper.

**AND WHEREAS** the said Smt. Shampa Sanyal Smt. Manjula Bhattacharya, Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya jointly sold transferred and conveyed All That the undivided undemarcated 3/4th (Three Fourth) share of the aforesaid property i.e. the land measuring about 2 (Two) Cottahs 4 (Four) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq.

ft. more or less together with undivided undemarcated 3/4th (Three Fourth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 600 (Six Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata – 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule, unto and in favour of Sri Ardhendu Sekhar Roy, the Principal/ Executant herein, vide Deed of Conveyance dated 16<sup>th</sup> December, 2015 duly registered at the office of the Additional District Sub-Registrar, Cossipore Dum Dum and recorded in Book No.I, Volume No.1506-2015, Pages 273608 to 273641, Being No.150612093 for the year 2015.

**AND WHEREAS** thus the Principal/ Executant herein became absolutely seized and possessed of All That the undivided undemarcated 3/4th (Three Fourth) share of the aforesaid property i.e. the land measuring about 2 (Two) Cottahs 4 (Four) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0

(zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 3/4th (Three Fourth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 600 (Six Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the Second Schedule hereunder written.

**AND WHEREAS** the Principal / Executant herein having intention to develop his undivided share being the Second Schedule Land by raising construction over there in accordance with the sanctioned Building Plan entered into a Development Agreement dated 04/10/2023 with the Developer **M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E]**, a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, represented by its partners namely **[1] SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality

Arshvendra Sekhri

Indian, residing at 280, Dakshinpara Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, District North 24 Parganas, [2] **SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, residing at 164/1/3, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, [3] **SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, residing at 52, Dum Dum Park, P.O. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055, District North 24 Parganas, which has been duly registered at the office of the Additional District Sub-Registrar, Cossipore Dum Dum, and recorded in Book No.I, Volume No.1506-2023, Pages from \_\_\_\_\_ to \_\_\_\_\_, Being Deed No. 1-1506 11254 for the year 2023.

**NOW KNOWN BY THESE PRESENTS** that I, **SRI ARDHENDU SEKHAR ROY [PAN: AEPPR6594F] [AADHAR: 4823 8118 1824]**, son of Late Ramesh Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Business, residing at 60, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, do hereby nominate, constitute and appoint **M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E]**, a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, represented by its partners namely [1] **SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280,

Ardhendu Sekhar Roy

Dakshinpara Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, District North 24 Parganas, **[2] SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, residing at 164/1/3, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, **[3] SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, residing at 52, Dum Dum Park, P.O. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055, District North 24 Parganas, as my true and lawful attorney for me and on my behalf to do, inter alia, the following acts, deeds and things concerning the Second Schedule land hereunder written.

1. To construct and/or develop the Second Schedule Land by erecting building as per sanctioned building plan which is to be obtained from the South Dum Dum Municipality.
2. To cause effect amalgamation of the Second Schedule Land with adjoining adjacent plot of land/s as and when required for the betterment of the project before the concerned South Dum Dum Municipality and in connection to that presentation, execution and registration of Deed of Amalgamation at the concerned registration offices.
3. To negotiate with the intending purchaser of any Flat/Shop/Garage in the proposed building to be constructed on the Second Schedule Land hereunder written, finalize the deal with them and thereafter to sign, execute and enter into suitable agreement for the same

with such intending purchaser/s on our behalf except owners' allocation portion.

3. To receive from the intending purchaser/s any earnest money and/or advance and also the entire consideration money and keep all money and cheque/s in the account of **M/S. JAI VENKATESH PROPERTIES** and to issue valid receipts and/or for the same on my behalf, which shall protect the purchaser/s against Developers' Allocation.
4. Upon receipt of the entire consideration as aforesaid, execute agreement for sale and deliver and execute deed of conveyance/s of any Flat/Shop/Garage in the proposed building to be constructed in the Second Schedule Land hereunder written except Owners' Allocation portion in favour of such purchaser/s or his/their nominee/s or assignee/s on my behalf.
5. To present any such deed of conveyance/s for registration and to admit execution and receipt of consideration before any A.D.S.R., D.R. and Registrar of Assurances or any other officer having authority to have the said conveyances registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the Flat/Shop/Garage of Developers' Allocation in the proposed building to be constructed on the Second Schedule Land hereunder written to the purchaser/s as fully and effectually we could do the same ourselves.

6. To raise loan and/or borrow from time to time such sums of money or moneys for construction of the building and without making us liable for the same and upon such terms as our said attorney may think fit for development of the LAND and for such purpose to execute such mortgages, charges, pledges or other securities of the Developers' Allocation upon such agreements, terms, conditions as they may think proper, without encumbering the Owners' Allocation portion.
7. To execute, carry into effect and perform all agreements and contracts entered into by me with any other person or persons, as my own act and deed and/or to cancel and/or repudiate the same without making me liable for any loss or damage by reason thereof.
8. To engage and appoint any solicitor, advocate to act and plead and otherwise conduct the case whenever my said attorney thinks proper to do so.
9. To appear before all statutory authorities on my behalf regarding the second schedule land and proposed building to be constructed and to appear before court of law and to affirm affidavit therewith and to depose on my behalf.
10. To do all other acts and things in connection with the proposed project as effectually as I could do the same if I am personally present and all and whatever my said

attorney shall lawfully do, I do hereby agree to ratify and confirm.

And I do hereby agree and undertake to ratify and confirm all and whatsoever my said attorney/s, under the power on that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the Entire Land/ Larger Property)**

**ALL THAT** piece and parcel of bastu land measuring **3** (three) **Cottahs 0** (zero) **Chittack 0** (zero) **sq. ft.**, more or less, 50 years old Two storied building with **cemented** flooring standing thereon having covered area of **800** (Eight Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, lying and situate at **Mouza - Satgachi**, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. **7397**, L.R. Khatian No. **1761**, **Municipal Holding No. 269 (Old 214)**, **Dakshinpara Road, Premises No. 175, Dakshinpara Road**, P.S. Dum Dum now Nagerbazar, Kolkata – 700 028, within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, free from all encumbrances and butted and bounded as follows:-

- On the North** : By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
- On the South** : By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
- On the East** : By 12' feet wide Dakshin Para Road;
- On the West** : By Part of C. S. Dag No.2877/ R. S. Dag No.7382;

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Description of the Land under Ownership of the Executant/**  
**Subject Matter of Development)**

**ALL THAT** the undivided undemarcated **3/4th** (Three Fourth) share of the aforesaid property i.e. the land measuring about **2** (Two) **Cottahs 4** (Four) **Chittacks**, more or less, out of the total land measuring **3** (three) **Cottahs 0** (zero) **Chittack 0** (zero) **sq. ft.**, more or less, together with undivided undemarcated **3/4th** (Three Fourth) of the said 50 years' old Two storied building i.e. the building measuring Covered area of **600** (Six Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, with **cemented** flooring, out of the said two storied building standing thereon having covered area of **800** (Eight Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, lying and situate at Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata – 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas.

IN WITNESS WHEREOF the executants hereunto has set and subscribed their hands and seals on the 04<sup>th</sup> day of October, 2023.

**SIGNED SEALED AND DELIVERED**

at Kolkata in presence of

**WITNESSES:-**

1. Nitai Adhikary  
W/o Sanjib Adhikary  
32, Dakshinpara Road  
Kd- 28

*Arunendu Lakshar Roy*

**Signature of the Executant**

2. Satadeb Chatterjee  
75/1A Shyamnagar Road  
Kolkata - 700055

We agree to act as the Constituted Attorneys as per this Power of Attorney.

M/s. Jai Venkatesh Properties

*Ramu Mukherjee*

*10/10/23*

*Arghya Chatterjee*

Partner

Partner

**Signature of the Constituted Attorneys**

Drafted by me pursuant to deeds, documents and instructions received from the parties hereto:

*Abhishek Biswas*

Abhishek Biswas  
Advocate

District Judges' Court, Barasat

P/662/2018

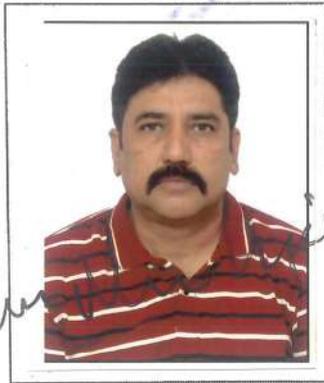
PHOTOGRAPHS AND FINGER PRINTS



*Arundhan Sellaroy*

Arundhan Sellaroy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Ram Muthya*

Ram Muthya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTOGRAPHS AND FINGER PRINTS



*Asic Lebos*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Arghya Chatterjee*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

### Major Information of the Deed

Deed No :	I-1506-11271/2023	Date of Registration	04/10/2023
Query No / Year	1506-8002527193/2023	Office where deed is registered	
Query Date	04/10/2023 12:25:13 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Kumar Biswas Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9051151680, 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. 33,81,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150611254/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175, , Ward No: 27, Holding No:269 Pin Code : 700028

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-7397	LR-1761	Bastu	Bastu	2 Katha 4 Chatak	1/-	28,35,001/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>					<b>3.7125Dec</b>	<b>1 /-</b>	<b>28,35,001 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	5,46,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1200 sq ft</b>	<b>1 /-</b>	<b>5,46,750 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Ardhendu Sekhar Roy</b> Son of Late Ramesh Chandra Roy Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	04/10/2023	LTI 04/10/2023	04/10/2023	
60, Shyamnagar Road, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx4f, Aadhaar No: 48xxxxxxxx1824, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Jai Venkatesh Properties</b> 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Ramen Mukherjee (Presentant)</b> Son of Mr Kamal Mukherjee Date of Execution - 04/10/2023 , , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	Oct 4 2023 12:47PM	LTI 04/10/2023	04/10/2023	
280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx2g, Aadhaar No: 50xxxxxxxx4137 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)				

2	<b>Name</b> <b>Mr Ajit Ghosh</b> Son of Mr Badal Ghosh Date of Execution - 04/10/2023, , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	<b>Photo</b>  Oct 4 2023 12:47PM	<b>Finger Print</b>  Captured LTI 04/10/2023	<b>Signature</b>  04/10/2023
164/1/3, Shyamnagar Road, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: btxxxxx0p, Aadhaar No: 35xxxxxxxx4887 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)				
3	<b>Name</b> <b>Mr Arghya Chatterjee</b> Son of Mr Jiban Chatterjee Date of Execution - 04/10/2023, , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	<b>Photo</b>  Oct 4 2023 12:48PM	<b>Finger Print</b>  Captured LTI 04/10/2023	<b>Signature</b>  04/10/2023
52, Dum Dum Park, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxx9q, Aadhaar No: 27xxxxxxxx9264 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Ashim Kumar Ghosh</b> Son of Dilip Kumar Ghosh 11/1 Kedar Nath Das Lane, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	 04/10/2023	 Captured 04/10/2023	 04/10/2023
Identifier Of Mr Ardhendu Sekhar Roy, Mr Ramen Mukherjee, Mr Ajit Ghosh, Mr Arghya Chatterjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Roy	Jai Venkatesh Properties-3.7125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Roy	Jai Venkatesh Properties-1200.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175, , Ward No: 27, Holding No:269 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7397, LR Khatian No:- 1761	Owner:জোতিষ্ময় সেনগুপ্ত, Gurdian:সতীশ চন্দর, Address:বাবুইহাটী,খানা-রাজারহাট , Classification:ডাঙ্গা, Area:0.33000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 150611271 / 2023**

**On 04-10-2023**

**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 12:38 hrs on 04-10-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ramen Mukherjee ,.

**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 33,81,751/-

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

Execution is admitted on 04/10/2023 by Mr Ardhendu Sekhar Roy, Son of Late Ramesh Chandra Roy, 60, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Identified by Ashim Kumar Ghosh, , Son of Dilip Kumar Ghosh, 11/1 Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

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

Execution is admitted on 04-10-2023 by Mr Ramen Mukherjee, Partner, Jai Venkatesh Properties, 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Ashim Kumar Ghosh, , Son of Dilip Kumar Ghosh, 11/1 Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Execution is admitted on 04-10-2023 by Mr Ajit Ghosh, Partner, Jai Venkatesh Properties, 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Ashim Kumar Ghosh, , Son of Dilip Kumar Ghosh, 11/1 Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Execution is admitted on 04-10-2023 by Mr Arghya Chatterjee, Partner, Jai Venkatesh Properties, 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Ashim Kumar Ghosh, , Son of Dilip Kumar Ghosh, 11/1 Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

**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 1,000.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 257, Amount: Rs.1,000.00/-, Date of Purchase: 10/08/2023, Vendor name: S Bose

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 306857 to 306879  
being No 150611271 for the year 2023.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2023.10.04 14:35:57 +05:30  
Reason: Digital Signing of Deed.

**(Kaustava Dey) 04/10/2023**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.**