

9812/24

I-9541/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 286914

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

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

10 JUN 2024

**POWER OF ATTORNEY FOR DEVELOPMENT AFTER REGISTRATION OF THE
SUPPLEMENTARY DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that:

SMT. CHINMAYEE BASU, (PAN- BIQPB1224E; AADHAR NO.- 5662 5411 0922),
Wife of Sri Samir Kumar Basu, a Housewife, by Faith- Hindu, by Nationality-
Indian, Residing at A/157, Survey Park, Police Station- Survey Park, Post Office-
Santoshpur, Kolkata- 700075, District:- South 24 Parganas, in the State of West
Bengal, hereinafter jointly called and referred to as the **PRINCIPAL**, do hereby
give and grant this General Power of Attorney to and in favour of :-

10 JUN 2024

9235

No. ₹ 100/- Date

Name :

MANISH DEBNATH
ADVOCATE

Alipore Judges' Court & Police Court
Kolkata-700 027

Address :

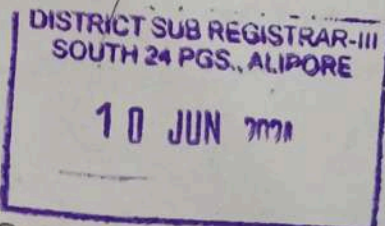
Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUDHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Shubhender Das
S/O - Lt. Rakhol ch, Das
Alipore police Court
Koi-27

1. **SRI RAJDEEP ROY (PAN- AFXPR8218K; AADHAR NO.- 6096 5463 0774)** son of Sri Mihir Kumar Roy, by Nationality Indian, by Faith Hindu, by Occupation- Business, residing at 45/4/4, Vivekananda Sarani, Post Office- Haltu, Police Station- Survey Park, Kolkata- 700078, District South 24 Parganas.

2. **DREAM HOME DEVELOPERS**, a Proprietorship Firm having its Principal Office at 39A/13, Prince Golam Mohammad Shah Road, Police Station – Jadavpur, Post Office – Golf-Green, Kolkata- 700 095, District South 24 Parganas, represented by its sole Proprietor **SRI SIBAJI CHATTERJEE, (PAN- AHWPC7104J; AADHAR NO.- 5878 6379 5481)**, Son of Late Sashanka Sekhar Chatterjee, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 39A/13, Prince Golam Mohammad Shah Road, Police Station – Jadavpur, Post Office – Golf-Green, Kolkata- 700 095, District South 24 Parganas, hereinafter called and referred to as the **ATTORNEY**.

WHEREAS the above named Owner is the sole and absolute owner of ALL THAT piece and parcel of Bastu Land measuring about 03(Three) Cottah 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T. Shed measuring about 100 Sq. Ft. more or less standing thereat, comprised under Mouza-Santoshpur, J.L.No.22, Touzi No.151, R.S. Khatian No.14, R.S. Dag No.826, **Being Premises No. 909, Survey park**, mailing address- A/157, Survey Park, Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Survey Park, District South 24 Parganas, herein after referred to as the **"SAID PREMISES"**, more fully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS the said Smt. Chinmoyee Basu the owner herein is desirous of developing the said property by constructing a Four (G+III) storied Residential building on the said premises more fully and particularly mentioned and described in the first schedule hereunder written. But due to some financial problem the owner presently is not in a position to develop the said building by herself and for that purpose the contract has been given to the Builder / Developer to develop the said premises.

AND WHEREAS on the basis of such representation made by the owner herein stated hereinbefore the Developer / Builder has negotiated with the owner regarding the terms and condition and after



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

10 JUN ২০২১

such discussion/ negotiation the Developer / Builder has agreed to develop the Said Premises by constructing a Multistoried RCC framed building on the Said Premises to be constructed in accordance with the building plan sanctioned by the Kolkata Municipal Corporation on the terms and condition as appearing hereunder.

AND WHEREAS for construction of building on the said property, the owner submits a building plan for sanction by the Kolkata Municipal Corporation and after getting the building sanctioned plan the Developer / Builder will construct the said building on the said premises in accordance to the Building Plan to be sanctioned by the Kolkata Municipal Corporation. The charges for getting the sanctioned plan shall be borne by the Developer.

AND WHEREAS the Owner herein and the Developer has agreed to enter into an Agreement for development the Said Premises on certain terms and conditions and on 25.01.2023 they entered into a registered Development Agreement which was registered before the Office of the District Sub-Registrar III Alipore, and recorded in Book No.- I, Volume No.- 1603-2023 Pages from 42645 to 42679 being No.- 160301207 for the year 2023.

SUBSEQUENTLY said SMT. CHINMAYEE BASU execute a POWER OF ATTORNEY FOR DEVELOPMENT AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT on 07.02.2023 which was registered before the Office of the District Sub-Registrar III, Alipore and recorded in Book No.- I, Volume No.- 1603-2023, Pages from 60572 to 60593 being No.- 160301807 for the year 2023.

AND WHEREAS after execution of the said Agreement started construction as per the Plan sanctioned by the competent authority i.e., The Kolkata Municipal corporation and during such construction said Developers prepared an another Plan for Additional Floor of the said Proposed G+III storied Building and applied before the said authority for sanction and after complying all the criteria imposed by the authority, Kolkata Municipal Corporation sanctioned an another Floor of the said G+III storied building vide **Building Permit No.- 2023120099 dated 18.05.2023** valid up to 17.05.2028.

AND WHEREAS after a protected discussion the said Land Owner herein – named have decided to enter into a Supplementary Development Agreement with the above-named Developers and for the same they have entered into a Supplementary Development Agreement on 10th day May, 2024. The said Deed has been registered at the Office of the District Sub Registrar III, at Alipore and recorded in



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2024

Book No. I and Deed No. 9538 for the year 2024 and as per the terms of the Agreement the Allocations of both the Land Owner and the Developer are as follows:

➤ **THE OWNERS' ALLOCATION WILL CONSIST OF:**

"LAND OWNERS' ALLOCATION" shall mean in exchange of land, the Land Owner/First Party will be provided as per the Building Plan, sanctioned by the Competent Authority of the Kolkata Municipal Corporation:

In consideration of the Owners allowing the Developer to develop the Said Premises the total sanctioned area shall be disbursed in the manners as follows: -

- i) Entire Second Floor containing 2 (Two) numbers of 2 BHK flats with a Total Super Built up area measuring about 2000 Sq. Ft. more or less.
- ii) 1 (One) number of 2 BHK flat with a super built-up area measuring about 1000 sq. ft. more or less on the back side of the Third floor of the building.
- iii) One Car Parking Space Lot No. 04, measuring about 135 Sq. Ft. on the Ground floor of the Southern Side (beside the stair case) of the building.

In addition to the said floor areas, the Owner is entitled for a non-refundable forfeit money of Rs. 28, 00,000/- (Rupees Twenty-Eight Lakhs) Only, out of which the Builder/ developer have already paid Rs. 15, 00,000/- (Rupees Fifteen Lakhs) Only on execution of this agreement and the Owner doth hereby and also by the Memo of consideration admit, accept and acknowledged receipt of the said amount from the Builder/ Developer.

The Builder/ Developer shall pay, the balance amount of Rs. 13, 00,000/- (Rupees Thirteen Lakhs) Only to the Owner at the time of Handing- Over the Owners' Allocation to the Owner.

A N D

➤ **THE DEVELOPER'S ALLOCATION WILL CONSIST OF :**

THE "DEVELOPERS' ALLOCATION" The Developer shall be the balance of constructed floor areas excluding the owners' allocation along with Car Parking Space on the ground floor of the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

10 JUN 2021

sanctioned and/or approved building plan, issued by the Kolkata Municipal Corporation, relating to the proposed Five (G+IV) stored building to be constructed on the said premises.

It is pertinent to mentioned here that the Additional Floor i.e., the Fourth Floor shall be exclusively and absolutely the Developer's Allocation.

It is further to be mentioned here that because of their various problems, the Principal herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for her to present herself physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence she do hereby authorize and/or appoint and/or nominate and constitute the above-named **1. SRI RAJDEEP ROY (PAN-AFCPR8218K; AADHAR NO.- 6096 5463 0774)** son of Sri Mihir Kumar Roy, by Nationality Indian, by Faith Hindu, by Occupation- Business, residing at 45/4/4, Vivekananda Sarani, Post Office- Haltu, Police Station- Survey Park, Kolkata- 700078, District South 24 Parganas **2. DREAM HOME DEVELOPERS**, a Proprietorship Firm having its Principal Office at 39A/13, Prince Golam Mohammad Shah Road, Police Station – Jadavpur, Post Office – Golf-Green, Kolkata- 700 095, District South 24 Parganas, represented by its sole Proprietor **SRI SIBAJI CHATTERJEE, (PAN-AHWPC7104J; AADHAR NO.- 8578 6379 5481)**, Son of Late Sashanka Sekhar Chatterjee, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, Residing at 39A/13, Prince Golam Mohammad Shah Road, Police Station- Jadavpur, Post Office- Golf-Green, Kolkata- 700 095, District South 24 Parganas, to be her true and lawful Attorney to act for her and in her name and on her behalf to do, execute and/or perform all or any of the following acts, deeds, matters and things:-

- 1) To represent the principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2020

- 4) To approach and/or make applications before various Concerned Departments of KOLKATA MUNICIPAL CORPORATION, like Building assessment, water supply, drainage, etc, including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principal and/or on behalf of her and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the KOLKATA MUNICIPAL CORPORATION. The Attorney are hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before the KOLKATA MUNICIPAL CORPORATION or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.
- 5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the CESC/ WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including the KOLKATA MUNICIPAL CORPORATION, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.
- 8) All the expenses regarding mutation, conversion, etc., will be borne by the Attorney herein and the principals shall refund the amount to the Attorney after scrutiny.
- 9) To apply for and obtain steel, bricks, cements and other construction materials in the name of the principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the principal either financially or otherwise.
- 10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at

the said premises
owner.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021

the said premises on account of the owner of the said premises without making liability upon the owner.

11) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the principal before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

14) To represent the Principal before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer) in relation with the property, as the occasion may require.

15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Allocation of the Developer, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its Competent Authority/s desire.

16) The principal does hereby undertake and agree that he shall not in any way write any letter and/or correspond with the Government in all its Departments, KOLKATA MUNICIPAL CORPORATION in all its Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The principal do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of them.

17) To accept for the Principal and in her name or on her behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021

cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in her name or in the name of the Attorney in relation with the Schedule mentioned property.

18) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in her place and stead in relation with the Schedule mentioned property.

19) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

20) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the principal on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

21) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid & effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

22) By virtue of this Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

23) AND THE PRINCIPAL DO HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon them by this Power, in respect of the matters, related with



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021

the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

24) AND THE PRINCIPAL DO HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principal will not act adversely in respect of the instant Power.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottah 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T. Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza- Santoshpur, J.L. No.22, Touzi No.151, R.S. Khatian No.14, R.S. Dag No.826, Being **KMC Premises No. 909, SURVEY PARK**, mailing address- A/157, Survey Park, Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Borough XII, **ASSESSEE NO.31-109-13-0909-2** Police Station- Survey Park, District- South 24 Parganas, absolutely and forever free from all encumbrances, charges and lien whatsoever and the property is being butted and bounded in the manner as follows:-

ON THE NORTH : 40' Ft. wide Black Top Road;

ON THE SOUTH : A/152, Survey Park;

ON THE EAST : Building of Sushila Das;

ON THE WEST : Land & Building of other owners.

ZONE: Nandan Kanan----- Nandan Kanan.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 10TH DAY OF JUNE, 2024.A.D.

IN THE PRESENCE OF:

(1) Nilanjana Si/
 Clo Nema Si/
 2/23 Jadargash Kol-78

Chinnmoyee Basu

SIGNATURE OF THE PRINCIPAL

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principal herein-named):

(2) Binoy Banerjee
 810 Bhasanto Banerjee
 Alipore Police Court
 Kolk-27

Indeep Ray

M/S. DREAM HOME DEVELOPERS

Siddhi Chatterjee
 Proprietor

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principals:

DRAFTED & PREPARED BY:

Manish Debnah

MANISH DEBNAH
 Advocate

Enrollment No.- WB 756/2001
 Alipore Police Court,
 Kolkata- 700 027.

Chinnmoyee Basu

SIGNATURE OF THE PRINCIPAL



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

10 JUN 2024



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI RAJDEEP ROY

SIGNATURE.....



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI SIBAJI CHATTERJEE






SIGNATURE.....








DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

10 JUN ২০২০

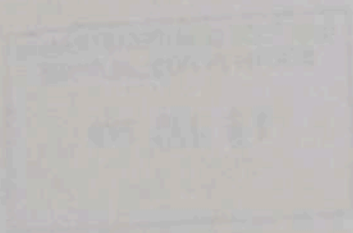


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					






	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					






NAME: SMT. CHINMOYEE BASU

SIGNATURE.....*Chinmoyee Basu*.....





	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SMT. CHINMOYEE BASU

SIGNATURE.....*Chinmoyee Basu*





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/1275



Name : SHUBHENDU DAS Advocate

Father's/Husband's name : Rakhal Chandra Das

Address : Canning, No-1 Dighir-Par

P.O.+P.S.- Canning, 24PGS(S), Pin- 743329

Ph. No. : 9735308821

W.B. Bar Council Enrolment No. : F/2200/1965/2011

SECRETARY

Shubhendu Das

10-05-24

Major Information of the Deed

Deed No :	I-1603-09541/2024	Date of Registration	10/06/2024
Query No / Year	1603-8001424658/2024	Office where deed is registered	
Query Date	10/06/2024 2:00:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANISH DEBNATH Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830488745, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 1,20,28,001/-	
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]:- 160309538/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



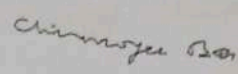
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan -- Nandan Kanan) , Premises No: 909, , Ward No: 109 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 22 Sq Ft	9,73,000/-	1,20,01,001/-	Width of Approach Road: 40 Ft., Adjaçent to Metal Road, , Project Name :
Grand Total :				5.0004Dec	9,73,000 /-	120,01,001 /-	



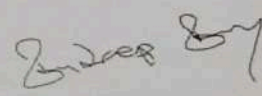
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	



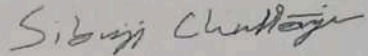


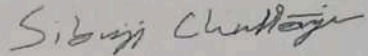


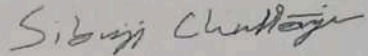
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs CHINMAYEE BASU Wife of Mr SAMIR KUMAR BASU Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office	Photo  10/06/2024	Finger Print  Captured LTI 10/06/2024	Signature  10/06/2024
A/157, SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: Bxxxxxx4E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJDEEP ROY Son of Mr MIHIR KUMAR ROY Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office	Photo  10/06/2024	Finger Print  Captured LTI 10/06/2024	Signature  10/06/2024
Son of Mr MIHIR KUMAR ROY 45/4/4, VIVEKANANDA SARANI, City:- , P.O:- HALTU, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AFxxxxxx8K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office				
2	DREAM HOME DEVELOPERS 39A/13, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 , PAN No.: AHxxxxxx4J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SIBAJI CHATTERJEE (Presentant) Son of Late SASHANKA SEKHAR CHATTERJEE Date of Execution - 10/06/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jun 10 2024 2:13PM</td> <td></td> <td> LTI 10/06/2024 </td> <td>10/06/2024</td> </tr> </tbody> </table> <p>39A/13, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4J,Aadhaar No Not Provided Status : Representative, Representative of : DREAM HOME DEVELOPERS (as SOLE PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr SIBAJI CHATTERJEE (Presentant) Son of Late SASHANKA SEKHAR CHATTERJEE Date of Execution - 10/06/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office		 Captured		Jun 10 2024 2:13PM		LTI 10/06/2024	10/06/2024
Name	Photo	Finger Print	Signature										
Mr SIBAJI CHATTERJEE (Presentant) Son of Late SASHANKA SEKHAR CHATTERJEE Date of Execution - 10/06/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office		 Captured											
Jun 10 2024 2:13PM		LTI 10/06/2024	10/06/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHUBHENDU DAS Son of Late RAKHAL CHANDRA DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	10/06/2024	10/06/2024	10/06/2024

Identifier Of Mrs CHINMAYEE BASU, Mr RAJDEEP ROY, Mr SIBAJI CHATTERJEE

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs CHINMAYEE BASU	Mr RAJDEEP ROY-2.50021 Dec,DREAM HOME DEVELOPERS-2.50021 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs CHINMAYEE BASU	Mr RAJDEEP ROY-50.00000000 Sq Ft,DREAM HOME DEVELOPERS-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160309541 / 2024

On 10-06-2024

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 14:02 hrs on 10-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SIBAJI CHATTERJEE ,

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 1,20,28,001/-

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

Execution is admitted on 10/06/2024 by 1. Mrs CHINMAYEE BASU, Wife of Mr SAMIR KUMAR BASU, A/157, SURVEY PARK, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Mr RAJDEEP ROY, Son of Mr MIHIR KUMAR ROY, 45/4/4, VIVEKANANDA SARANI, P.O: HALTU, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr SHUBHENDU DAS, , Son of Late RAKHAL CHANDRA DAS, 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 10-06-2024 by Mr SIBAJI CHATTERJEE, SOLE PROPRIETOR, DREAM HOME DEVELOPERS, 39A/13, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by Mr SHUBHENDU DAS, , Son of Late RAKHAL CHANDRA DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 9235, Amount: Rs.100.00/-, Date of Purchase: 10/06/2024, Vendor name: S DAS



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 1603-2024, Page from 255643 to 255661
being No 160309541 for the year 2024.



Priya Mukherjee

Digitally signed by PRIYA MUKHERJEE
Date: 2024.06.20 13:20:44 +05:30
Reason: Digital Signing of Deed.

(Priya Mukherjee) 20/06/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.