

1806/23 VC-381/23

I-1807/23



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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✓ District Sub-Register  
Alipore, South 24 Parganas

00 FEB 2023

**POWER OF ATTORNEY FOR DEVELOPMENT**

**AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT:

I, SMT. CHINMAYEE BASU (PAN-BIQPB1224E & AADHAR NO.5662 5411 0922), wife of Sri Samir Kumar Basu, By Nationality- Indian, by faith- Hindu by Occupation- Housewife, residing at A/157, Survey Park, Post Office- Santoshpur, Kolkata- 700 075, Police Station Survey Park, District- South 24 Parganas, herein after referred to as the "OWNER" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, heiresses, executors, administrators, legal representatives and assigns) of the FIRST PART.

46647

No.....Rs. 100/- Date.....

Name : .....Manish Debnath.

Address : .....Advocate  
Alipur Police Court  
Kolkata-27

Vendor : .....  
Alipore Collectorate, 24 Pys. (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

- Indrep Roy



1012

- Indrep Roy



1013

- Chimmayee Basu



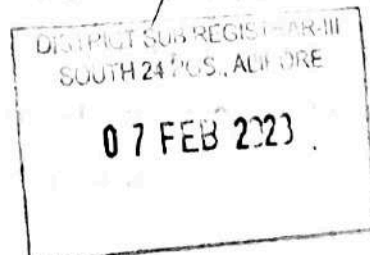
1014

- Sibaji Chatterjee



1015

Shubhendu Das  
S/O-Lt. Rakhal Ch. Das  
Alipore Police Court  
Kolkata-700027



**AND**

**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, Kolkata- 700  
 078, Post Office & Police Station- Kasba, District: South 24 Parganas.

**2) DREAM HOME DEVELOPERS**, a Proprietorship Company having its office  
 place at-39A/13, Prince Golam Mohammed Shah Road, P.S.- Jadavpur, P.O.-  
 Golf-Green, Kolkata- 700 095, District- South 24 Parganas represented by its  
 Proprietor **SRI SIBAJI CHATTERJEE (PAN-AHWPC 7104 J, AADHAR NO. 5878 6379  
 5481)** S/O Late Sashanka Sekhar Chatterjee, by Faith- Hinduism, by  
 Occupation- Business, Residing at- 39A/13, Prince Golam Mohammed Shah  
 Road, P.S.- Jadavpur, P.O.- Golf-Green, Kolkata- 700 095, District: South 24  
 Parganas **AND** herein after referred to as the **"BUILDER/ DEVELOPER"** (Which  
 term or expression shall unless excluded by or repugnant to the subject or  
 context be deemed to mean and include his respective heirs, heiresses,  
 executors, administrators, legal representatives and assigns) of the **SECOND  
 PART.**

**WHEREAS** the above named Owner is the sole and absolute owner of **ALL THAT**  
 piece and parcel of Bastu land measuring about 3 (Three) Cottahs 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, Police Station- Survey Park, District- South

24 Parganas, herein after referred to as the "**SAID PREMISES**", more fully described in the **FIRSTSCHEDULE** written hereunder.

**AND WHEREAS** the said Smt. Chinmayee 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 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.

Subsequently, the said Land Owner herein-named have decided to enter into a Development Agreement with the above-named Developers and for the same they have entered into a Development Agreement on 16<sup>TH</sup> day of January, 2023 and the said Deed has been registered at the Office of the District Sub Registrar III, at Alipore and recorded in **Book No. I and Deed No. 160301207**

for the Year, 2023 and as per the terms of the Agreement the Allocations of the Land Owner and the Developer are as follows:

➤ **THE OWNERS' ALLOCATION WILL CONSIST OF:** 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 measuring about 135 Sq. Ft. on the Ground floor 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 paid Rs. 13, 00,000/- (Rupees Thirteen 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. 15, 00,000/- (Rupees Fifteen Lakhs) Only to the Owner at the time of Handing-Over the Owners' Allocation to the Owner.

#### A N D

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

The "DEVELOPERS' ALLOCATION" shall mean the balance of constructed floor areas excluding the owners' allocation along with Car Parking Space on the ground floor of the sanctioned and/or approved building plan, issued by the Kolkata Municipal Corporation, relating to the proposed four (G+III) stored building to be constructed on the said premises.

The roof of the building will remain common to both the parties herein.

The Developer is being provided with the right to dispose of their allocation, as per its' choice, against receipt of the consideration amount as he may seem fit and proper.



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 does hereby authorize and/or appoint and/or nominate and constitute the above-named **1) SRI. RAJDEEP ROY** Son of Sri Mihir Kumar Roy & **2) SRI SIBAJI CHATTERJEE S/O** Late Sashanka Sekhar Chatterjee, being the Sole Proprietor of **DREAM HOME DEVELOPERS** 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.
- 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 them 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 is 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 / disconnection into the various Concerned Department/s of the 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 Principal 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 Principal 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 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 it's Competent Authority/s desire.

16) The Principal do hereby undertake and agree that she shall not in any way write any letter and/or correspond with the Government in all it's



Departments, KOLKATA MUNICIPAL CORPORATION in all it's 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 her, 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 her, 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 her.

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 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 her, 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 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.

25) **AND THE PRINCIPAL DO HEREBY DECLARE** that if the Competent Authority of KMC will permit for additional Fourth Floor on its' (The G+III Building) Roof Top; then notwithstanding anything the Land-Owner will have the prior permission in advance with the Development Agreement along-with the Development Power for construct the same and the said floor over the same will be the exclusive allocation of the Developer and there is nothing to claim in favour of the Land-Owner in any manner.

#### **THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu land measuring about 3 (Three) Cottahs 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, **ASSESSEE NO.31-109-13-0909-2** Police Station- Survey Park, District- South 24 Parganas, and butted and bounded are as follows :-

<b>ON THE NORTH:</b>	40 feet wide Black Top Road.	
<b>ON THE SOUTH:</b>	A/152, Survey Park,	
<b>ON THE EAST:</b>	Building of Sushila Das.	
<b>ON THE WEST:</b>	Land & Buildings of other owners.	

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(OWNERS' ALLOCATION)**

i) Entire Second floor containing 2 (Two) numbers of 2 BHK flats with a Total Built up area measuring about 2000 with a built-up area measuring about 1000 Sq. Ft. more or less on the back side of the Third floor of the building.

ii) One Car Parking Space measuring about 135 Sq. Ft. on the Ground floor 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 paid Rs.13, 00,000/- (Rupees Thirteen Lakh) 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. 15, 00,000/- (Rupees Fifteen Lakh) Only to the Owner at the time of Handing-Over the Owners' Allocation to the Owner.

**THE THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPER'S ALLOCATION)**

The balance of constructed floor areas excluding the owners' allocation along with Car Parking Space on the ground floor of the sanctioned and/or approved building plan, issued by the Kolkata Municipal Corporation, relating to the proposed four (G+III) stored building to be constructed on the said premises.

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 07<sup>th</sup> DAY OF FEBRUARY, 2023.

IN THE PRESENCE OF:

1) *Samin Kumar Basu*  
Sp, Pulin Krishna Basu  
A/157 Survey Park  
KOL-75

*Chinmayee Basu.*

**SIGNATURE OF THE PRINCIPAL**

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

1/ *Deepa Gu*

M/S. DREAM HOME DEVELOPERS

2/

*Siborij Chatterjee*

**SIGNATURE OF THE ATTORNEY**

Signature of the Attorney is hereby attested by the principal:

*Chinmayee Basu.*

**SIGNATURE OF THE PRINCIPAL**

DRAFTED & PREPARED BY:

*Sri Manish Debnath*

**SRI MANISH DEBNATH**

ADVOCATE

REG. NO. WB- 756 OF 2001,

ALIPORE JUDGES' & POLICE COURT,

KOLKATA- 700 027.

(+91-98300-69785 & 98304-66745)





	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.....

*Rajdeep Roy*



	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.....

*Sibaji Chatterjee*




FINGERS:	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					

FINGERS:	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

NAME: SMT. CHINMAYEE BASU

SIGNATURE.....*Chinmayee Basu.*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

NAME: SRI SHUBHENDU DAS

SIGNATURE.....*Shubhendu Das*.....

## Major Information of the Deed

Deed No :	I-1603-01807/2023	Date of Registration	08/02/2023
Query No / Year	1603-8000240371/2023	Office where deed is registered	
Query Date	30/01/2023 3:53:26 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHENDU DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7063501823, 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. 4/-	Rs. 1,20,28,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301207/2023 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: Surve 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	2/-	1,20,01,001/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				5.0004Dec	2 /-	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.	2/-	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	2 /-	27,000 /-	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Chinmayee Basu</b> Wife of Mr Samir Kumar Basu A/157, Survey Park, City:- , P.O:- Santoshpur, 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.: bixxxxxx4e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Rajdeep Roy (Presentant )</b> Son of Mr Mihir Kumar Roy 45/4/4, Vivekananda Sarani, City:- , P.O:- Kasba, P.S:-Kasba, 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: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence
2	<b>DREAM HOME DEVELOPERS</b> 39A/13, Prince Golam Mohammed 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sibaji Chatterjee</b> Son of Late Sashankar Sekhar Chatterjee 39A/13, Prince Golam Mohammed Shah Road, City:- , P.O:- Golf Green, P.S:-Jadavpur, 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)

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SUBHENDU DAS</b> 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			
Identifier Of Mrs Chinmayee Basu, Mr Rajdeep Roy, Mr Sibaji Chatterjee			



**Transfer of property for L1**

Sl.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**

Sl.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 - 160301807 / 2023**

**On 30-01-2023**

**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/-



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

**On 07-02-2023**

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

Presented for registration at 21:55 hrs on 07-02-2023, at the Private residence by Mr Rajdeep Roy , one of the Claimants.

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

Execution is admitted on 07/02/2023 by 1. Mrs Chinmayee Basu, Wife of Mr Samir Kumar Basu, A/157, Survey Park, P.O: Santoshpur, 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: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business  
Indetified by Mr SUBHENDU 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 07-02-2023 by Mr Sibaji Chatterjee, sole proprietor, DREAM HOME DEVELOPERS, 39A/13, Prince Golam Mohammed Shah Road, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by Mr SUBHENDU 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



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

**On 08-02-2023**

**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.

**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 46647, Amount: Rs.100.00/-, Date of Purchase: 31/01/2023, Vendor name: Subhankar 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 1603-2023, Page from 60572 to 60593

being No 160301807 for the year 2023.



Digitally signed by Debasish Dhar  
Date: 2023.02.08 17:25:47 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/08 05:25:47 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)