

5494

1-5394/24



3/4/24 पश्चिम बंगाल WEST BENGAL

8/861974/24

AR 158734

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar
Rajmahal New Town, North 24-Pgs.

3 APR 2024

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

305963

No
Name
Address
.....
.....

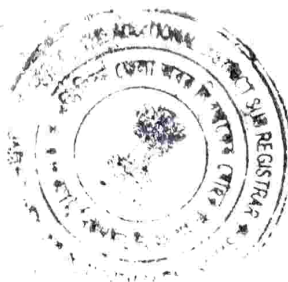
SUPROTIM SAHA
ADVOCATE
JUDGES COURT-BARASAT

Rs.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

18 MAR 2024



District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

03 APR 2024

TO ALL TO WHOM THESE PRESENTS shall we, [1] **SRIMATI CHAMPA SAHA [PAN EBEPS6709B] [AADHAAR 7784 8975 7836]**, wife of Sri Debasish Saha and daughter of Late Umesh Chandra Roy, by Occupation - Housewife, residing at AC-3, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRIMATI SWATI CHOUDHURY [PAN BGFPS3650E] [AADHAAR 8331 1585 2210]**, wife of Sri Baladeb Chandra Chowdhury and daughter of Late Umesh Chandra Roy, by Occupation - Housewife, residing at 8 No. K. C. C. Mitra Street, Post Office and Police Station - Belgharia, District North 24-Parganas, PIN - 700 056, State - West Bengal, [3] **SRI RANA ROY [PAN AGIPR7195R] [AADHAAR 2727 7589 9588]**, son of Late Umesh Chandra Roy, by Occupation - Business and [4] **SRI RAJA ROY [PAN ACTPR2660Q] [AADHAAR 9738 3730 7462]**, son of Late Umesh Chandra Roy, by Occupation - Service, No. 3 and 4 both are residing at AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, **SEND GREETINGS:**

WHEREAS we, said [1] **SRIMATI CHAMPA SAHA**, wife of Sri Debasish Saha and daughter of Late Umesh Chandra Roy, [2] **SRIMATI SWATI CHOUDHURY**, wife of Sri Baladeb Chandra Chowdhury and daughter of Late Umesh Chandra Roy, [3] **SRI RANA ROY**, son of Late Umesh Chandra Roy and [4] **SRI RAJA ROY**, son of Late Umesh Chandra Roy, the **LANDOWNERS/APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about **3 [three] Cottahs 0 [zero] Chittack 14 [fourteen] Square Feet** more or less **TOGETHER WITH** an One Storied R. C. C. Framed Structure with **Brick Built Residential Building** with R. C. C. Roof measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, Re. Sa. No. 160, Touzi No. 1513, 181, Pargana - Kolikata**, comprised in C. S. Dag No. 522 corresponding to L. R. Dag No. 875 appertaining to C. S. Khatian No. 217 corresponding to R. S. Khatian No. 431/215 corresponding to L. R. Khatian Nos. 5257, 5258, 5259 and 5260, within the local limits of **Rajarhat Gopalpur Municipality** now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 191**, being **Assessee No. 20C33111417**, being **Premises No. AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, hereinafter referred to as the **"SAID PREMISES"**.



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Rajarhat, New Town, North 24 Pgs

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AND WHEREAS we have entered into a **Development Agreement** on 3rd day of April, **2024** with **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded into **Book No. I, Being No. 152305376** for the year **2024**;

AND WHEREAS we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the Bidhannagar Municipal Corporation of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the **SAID PREMISES** hence we, do hereby pleased to **nominate, constitute and appoint M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our true and lawful **DEVELOPER/ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **DEVELOPER/ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, said [1] **SRIMATI CHAMPA SAHA**, wife of Sri Debasish Saha and daughter of Late Umesh Chandra Roy, [2] **SRIMATI SWATI CHOUDHURY**, wife of Sri Baladeb Chandra Chowdhury and daughter of Late Umesh Chandra Roy, [3] **SRI RANA ROY**, son of Late Umesh Chandra Roy and [4] **SRI RAJA ROY**, son of Late Umesh Chandra Roy, do hereby nominate, constitute and appoint **M/S.**



ADDITIONAL DISTRICT SUB-REGISTRAR,
RAJAHMUNDY, NEW TOWN, NORTH 24-PGS

03 APR 2024

LOKENATH CONSTRUCTION, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our lawful **DEVELOPER/ ATTORNEY** for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before the any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan to be sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

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the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Developer/Attorney.

7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said Developer/Attorney may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
9. To appear and represent us before all authorities including those under the Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Developer/Attorney may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit application completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned by the Bidhannagar Municipal Corporation modified and/or altered Bidhannagar Municipal Corporation in respect of our property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers in respect of our Developer's/Attorneys' allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Developer/Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchasers save and except Landowners'/Principal's allocation in the said building to be



Additional District Judge, Rajarhat New Town, North 24 Pgs

03 APR 2024

constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said Developer/Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Developer/Attorney shall think fit and proper.

14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said Developer/Attorney in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Landowners'/Principal's allocation as stated in the said Development Agreement.
16. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Landowners'/Principal's allocation as stated in the said Development Agreement.
17. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Landowners'/Principals' allocation as stated in the said Development Agreement.
18. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Landowners'/Principal's allocation as stated in the said Development Agreement.
19. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.



Additional District Sub-Registrar,
Kalarhat, New Town, North 24 Pgs

03 APR 2024

20. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Developer/ Attorney as and on our behalf save and except Landowners'/ Principals' allocation as stated in the said Development Agreement.
21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Landowners'/Principals' allocation as stated in the said Development Agreement.
22. To execute and register Deed of Amalgamation and Deed of Gift for and on our behalf;
23. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
24. To affix sign board or install any Hoarding on the said Premises in the name of the Developer/Attorney.
25. To advertise in the newspapers for obtaining Purchasers for selling the flats in the proposed building.
26. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the deed of agreement for Development.
27. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
28. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.



Assistant District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

03 APR 2024

29. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the Landowners/Principals.

AND GENERALLY to act as our Developer/Attorney or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent notwithstanding the Power of Developer/Attorney, in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Developer/Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece and parcel of a plot of land classified as **BASTU** measuring about **3 [three] Cottahs 0 [zero] Chittack 14 [fourteen] Square Feet** more or less **TOGETHER WITH** an **One Storied R. C. C. Framed Structure** with **Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, Re. Sa. No. 160, Touzi No. 1513, 181, Pargana - Kolikata**, comprised in **C. S. Dag No. 522** corresponding to **L. R. Dag No. 875** appertaining to **C. S. Khatian No. 217** corresponding to **R. S. Khatian No. 431/215** corresponding to **L. R. Khatian Nos. 5257, 5258, 5259 and 5260**, within the local limits of **Rajarhat Gopalpur Municipality** now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 191**, being **Assessee No. 20033111417**, being **Premises No. AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is butted and bounded as follows: -

ON THE NORTH : MAYA APARTMENT;
ON THE SOUTH : PROPERTY OF BIJOY ROY;
ON THE EAST : MATRI NEER;
ON THE WEST : PROPERTY OF SANJAY KUNDU;

Sanjay Roy



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

03 APR 2024

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners shall be entitled to get **Entire Second Floor** of the proposed multi-storied Building as per plan to be sanctioned by the **Bidhannagar Municipal Corporation**, in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, which will be treated as fix, final and conclusive.

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

ALL THAT the Developer shall be entitled to remaining portion of Constructed Area of the proposed multi-storied building to be constructed upon the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove together with the undivided proportionate share in the land of the said premises.





ADDITIONAL DISTRICT SUB REGISTRAR,
Raizhat, New Town, North 24-Pgs

03 APR 2024

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our respective hands and seals on this the 3rd day of April, 2024
[Two Thousand Twenty Four].

SIGNED SEALED AND DELIVERED
At Kolkata, in the presence of:

1. Pranab Haindr
Poomal Gali
New Town
Kol-159

Champa Saha.
Swati Choudhury.
Govind (RANA Roy).
Gov. (RAJA Roy)

2. Surbanta Dore
AB-8/26 D.D. Nagar
Bagmati Kol-59

SIGNATURE OF LANDOWNERS/
PRINCIPALS

Drafted by me and prepared in my
office.

Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

LOKENATH CONSTRUCTION

Gan Kar Roy

Proprietor

SIGNATURE OF DEVELOPER/
ATTORNEY



Additional District Sub-Registrar,
Raipur, New Town, North 24-Pgs

03 APR 2024

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 Champu Sahu					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
 Swati Choudhury					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
 Ranu Roy					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				



ADDITIONAL DISTRICT REGISTRAR,
Rajarhai, New Town, North 24-Pgs

03 APR 2024

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 <i>Prof. RAJA Roy</i>					
	LITTLE RING MIDDLE FORE THUMB [LEFT HAND]				
					
	THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]				
 <i>Sankar Roy</i>					
	LITTLE RING MIDDLE FORE THUMB [LEFT HAND]				
					
	THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]				
PHOTO					
	LITTLE RING MIDDLE FORE THUMB [LEFT HAND]				
	THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]				



Additional District Sub Registrar,
Balarhat, New Town, North 24-Pgs

03 APR 2024

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GGC2195857

পরিচয় পত্র



Elector's Name

Sukanta Dawre

নির্বাচকের নাম

সুকান্ত দৈড়ে

Father's Name

Biswanath

পিতার নাম

বিশ্বনাথ

Sex

M

লিঙ্গ

পুং

Age as on 1.1.2000

31

১.১.২০০০-এ বয়স

৩১

Address

Deshbandhu Nagar Paschim Part
30, Rajarhat Gopalpur Rajarhat North 24
Parganas 700059

ঠিকানা

দেশবন্ধু নগর পশ্চিম অংশ ৩০, রাজারহাট গোপালপুর
রাজারহাট উত্তর ২৪ পরগণা ৭০০০৫৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 91-Rajarhat(SC)

Assembly Constituency

৯১-রাজারহাট(তপঃ)

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 02.11.2000

তারিখ ০২.১১.২০০০

166/8258

Sukanta Dawre

Major Information of the Deed

Deed No :	I-1523-05394/2024	Date of Registration	03/04/2024
Query No / Year	1523-8000861974/2024	Office where deed is registered	
Query Date	03/04/2024 1:30:34 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA , MONOLATA BA 12/2B BAGUIATI , D B NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 60,44,249/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152305376/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

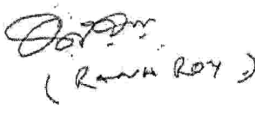
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: aB/8/34, , Ward No: 010 Pin Code : 700059

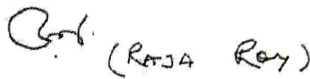
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-875	LR-5257	Bastu	Bastu	3 Katha 14 Sq Ft	1/-	57,06,749/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					4.9821Dec	1 /-	57,06,749 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

Principal Details :

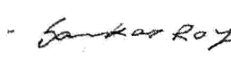
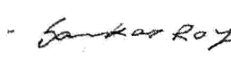
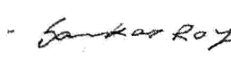
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Champa Saha Wife of Mr Debasish Saha Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office	Photo  03/04/2024	Finger Print  Captured LTI 03/04/2024	Signature  03/04/2024
AC-3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ebxxxxxx9b, Aadhaar No: 77xxxxxxxx7836, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office				
2	Name Mrs Swati Choudhury Wife of Mr Baladeb Chandra Roy Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office	Photo  03/04/2024	Finger Print  Captured LTI 03/04/2024	Signature  03/04/2024
8 No. K. C. C. Mitra Street, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: bgxxxxxx0e, Aadhaar No: 83xxxxxxxx2210, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office				
3	Name Mr Rana Roy Son of Late Umesh Chandra Roy Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office	Photo  03/04/2024	Finger Print  Captured LTI 03/04/2024	Signature  03/04/2024
AB/8/34, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: agxxxxxx5r, Aadhaar No: 27xxxxxxxx9588, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Raja Roy Son of Late Umesh Chandra Roy Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office		 Captured	
	03/04/2024	03/04/2024	03/04/2024	
AB/8/34, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: acxxxxxx0q, Aadhaar No: 97xxxxxxxx7462, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office				

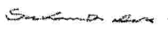
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Lokenath Construction AB-9/20, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-1XX5 , PAN No.: afxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Mr Sankar Roy (Presentant) Son of Mr Paresh Chandra Roy Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 3 2024 4:23PM</td> <td>03/04/2024</td> <td>03/04/2024</td> </tr> </table> 1st Floor, Gita Bhaban, AB-9/20, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AFxxxxxx8F, Aadhaar No: 21xxxxxxxx4277 Status : Representative, Representative of : Lokenath Construction (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr Sankar Roy (Presentant) Son of Mr Paresh Chandra Roy Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office		 Captured			Apr 3 2024 4:23PM	03/04/2024	03/04/2024
Name	Photo	Finger Print	Signature										
Mr Sankar Roy (Presentant) Son of Mr Paresh Chandra Roy Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office		 Captured											
	Apr 3 2024 4:23PM	03/04/2024	03/04/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUKANTA DERE Son of Late BISWANATH DERE , AB 8/26 D B NAGAR, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
	03/04/2024	03/04/2024	03/04/2024
Identifier Of Mrs Champa Saha, Mrs Swati Choudhury, Mr Rana Roy, Mr Raja Roy, Mr Sankar Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Champa Saha	Lokenath Construction-1.24552 Dec
2	Mrs Swati Choudhury	Lokenath Construction-1.24552 Dec
3	Mr Rana Roy	Lokenath Construction-1.24552 Dec
4	Mr Raja Roy	Lokenath Construction-1.24552 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Champa Saha	Lokenath Construction-125.00000000 Sq Ft
2	Mrs Swati Choudhury	Lokenath Construction-125.00000000 Sq Ft
3	Mr Rana Roy	Lokenath Construction-125.00000000 Sq Ft
4	Mr Raja Roy	Lokenath Construction-125.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: aB/8/34, , Ward No: 010 Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 875, LR Khatian No:- 5257	Owner: চম্পা সাহা, Gurdian: স্ত্রী উমেশ চন্দ্র রায়, Address: নিজ , Classification: বাগ, Area: 0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152305394 / 2024

On 03-04-2024

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 13:57 hrs on 03-04-2024, at the Office of the A.D.S.R. RAJARHAT by Mr Sankar Roy ,.

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 60,44,249/-

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

Execution is admitted on 03/04/2024 by 1. Mrs Champa Saha, Wife of Mr Debasish Saha, AC-3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Mrs Swati Choudhury, Wife of Mr Baladeb Chandra Roy, 8 No. K. C. C. Mitra Street, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 3. Mr Rana Roy, Son of Late Umesh Chandra Roy, AB/8/34, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Mr Raja Roy, Son of Late Umesh Chandra Roy, AB/8/34, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service

Indetified by Mr SUKANTA DERE, , Son of Late BISWANATH DERE, , AB 8/26 D B NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 03-04-2024 by Mr Sankar Roy, PROPRIETOR, Lokenath Construction, AB-9/20, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUKANTA DERE, , Son of Late BISWANATH DERE, , AB 8/26 D B NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

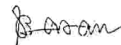
Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 305963, Amount: Rs.100.00/-, Date of Purchase: 18/03/2024, Vendor name: A K SAHA



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1523-2024, Page from 212673 to 212692
being No 152305394 for the year 2024.**



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.04.16 17:54:06 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 16/04/2024

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