

017534/24

17317/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 962490

23/12
8-8/3254141

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We (1) SRI SUKUMAR ROY (MONDAL) (PAN- AEUPM3703J) by occupation service, 2) SRI SUDHENGSHU ROY (MONDAL), (PAN AIRPR3354F) by occupation business, 3) SRI SEKHAR ROY (MONDAL), (PAN BDXPM2812B) by occupation service, 4) SRI SUSANTA ROY (MONDAL), (PAN- AILPR7612Q) by occupation business, 5) SRI SWAPAN ROY (MONDAL),

Certified that the document is admitted Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-1)
Alipore, South 24 Parganas

23 DEC 2024

258526

6 DEC 2024

Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Phone : 700001

Kolkata Collectorate
Metaji Das Rd.,
No. 7.

Amal K. Saha
Licensed Clerk
Vandana

6 DEC 2024



Sital Halder
S/O S. Halder
Law Clerk

Alipore Police Cantt-
K01-27



(PAN- BYEPR5478N) by occupation business, all sons of late Bijoy Krishna Mondal, 6) SRI DEBASIS ROY, (PAN:AXLPR1806M) (AADHAR NO. 6027 5797 1320) son of Late Sankar Roy, by faith Hindu, by occupation Business and 7) SRI SANTANU ROY, (PAN: BBQPR0889A) son of Late Sankar Roy, by faith Hindu, by occupation Service and all residing at Premises No. 58, Nabin Ghosal Road , Police Station and Post Office Kasba, Kolkata-700 042, hereinafter collectively referred to as the "**OWNERS/ EXECUTANTS**" **SEND GREETINGS:-**

W H E R E A S We , the Owners herein are the Joint Owners of All That piece and parcel of land measuring about 12 (twelve) Cottahs be the same a little more or less together with two storied building measuring 1759 square feet (1000 sq.ft in ground floor and 759 sq.ft in first floor) standing thereon lying and situate comprising in Dag Nos 1013, 1014 and 1015 appertaining in Khatian No. 979, Touzi No 145, Revisional Settlement No. 233, J.L. No. 13, Mouza Kasba, Thana Jadavpur previously Tollygunge Sadar within the then limits of Tollygunge Municipality, Sub Registry office at Alipore, Calcutta, in the District of 24 Parganas at present South 24 Parganas and the said property being Premises No. 58, Nabin Ghosal Road, Police Station Kasba, Kolkata- 700042, being Assessee No 21-091-12-0154-9 under Ward No. 91 within the limits of Kolkata Municipal Corporation as morefully and particularly mentioned and described in the Schedule hereunder written. We the Owners/Executants, have entered into a **Registered Development Agreement** dated 23.12.2024 with **MESSRS GRIHO NIRMAN ASSOCIATES** a Partnership Firm having its principal office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Police Station Gariahat, Kolkata-700 019 therein represented by its partners **SRI ASHOKE KUMAR ROY** son of Late Hirendra Lal Roy by faith Hindu, by occupation Business residing at the premises No. 1/1A, Jamini Roy Sarani (formerly Ballygunge Place East) ,

Police Station Gariahat, Kolkata-700 019 and SRI ARJUN SINGH son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Kolkata-700 019 in the District of South 24-Parganas (therein referred to as the Promoters/Developers) for construction of a new building at the said premises with certain terms and condition as set forth therein and the said Development Agreement was duly registered in the Office of District Sub-Registrar-II at Alipore 24 Parganas South and recorded in Book No. I, Deed No. 17309..... for the year 2024 and to give effect of the said Agreement for smooth progress of construction and other related matters and things. We feel it necessary and urgent to appoint the aforesaid Partner of MESSRS GRIHO NIRMAN ASSOCIATES as our Attorney in our names and on our behalf and as such we, the Owners/Executants hereto, do hereby nominate constitute and appoint SRI ARJUN SINGH son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Kolkata-700 019 in the District of South 24-Parganas to be our True and Lawful ATTORNEY for us, in our names and on our behalf to do, execute and perform or cause to be done, executed and performed inter-alia or any of the following acts, deeds and things, that is to say:-

1. To look after, manage, control, supervise and develop our property of which we, the Executants hereto, are the Owners in respect of All That piece and parcel of land measuring about 12 (twelve) Cottahs be the same a little more or less together with two storied building measuring 1759 square feet (1000 sq.ft in ground floor and 759 sq.ft in first floor) standing thereon lying and situate comprising in Dag Nos 1013, 1014 and 1015 appertaining in Khatian No. 979, Touzi No 145, Revisional Settlement No. 233,

J.L. No. 13, Mouza Kasba, Thana Jadavpur previously Tollygunge Sadar within the then limits of Tollygunge Municipality, Sub Registry office at Alipore, Calcutta, in the District of 24 Parganas at present South 24 Parganas and the said property being Premises No. 58, Nabin Ghosal Road, Police Station Kasba, Kolkata- 700042, being Assessee No 21-091-12-0154-9 under Ward No. 91 within the limits of Kolkata Municipal Corporation as morefully and particularly mentioned and described in the Schedule hereunder written.

2. To enter into the said premises and to develop the same for construction of building at the said premises after demolishing the old existing structures and to that effect to engage and/or appoint Engineer and /or Architect and thereby to prepare Building Plan through Engineer and to sign the same for necessary sanctioned before the Kolkata Municipal Corporation and also to sign in modified plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation in our names and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers, documents in respect thereof.
3. To represent us before all concerned authorities including the Kolkata Municipal Corporation for obtaining water connection, drainage and sewerage connection etc., to take New Electric Meter and Service connection from the CESC, or from any other Electric Office/authority concerned as the Owners of the said premises, and in connection with all matters relating thereto for that purposes to sign and execute all necessary papers, applications, forms and documents, as is reasonably required in our names and on our behalf.

4. To make, sign and verify all application, petitions, form, or objection and swear Affidavit and/or Declaration before any Magistrate, Notary Public, Oath Commissioner in connection with the management and development of our aforesaid property in our names and on our behalf.
5. That our Attorney shall have the right to enter into any Agreement for Sale with any intending Purchaser/Purchasers for sale of Developer's share of Allocation as per terms of the Development Agreement dated 23.12.2024, comprising several flat or flats, space or spaces together with undivided impartible proportionate share or interest in the land at the said premises as morefully and particularly mentioned in the schedule below and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending Purchaser/Purchasers and to give valid receipts(s) thereof and to discharge for the same and the entire sale proceeds shall be credited in the account of the Developer/Firm and would be solely and exclusively accountable and responsible for the money so received without any liability on the Owners.
6. That our Attorney shall sign and execute all Agreement (s) for Sale, Deed (s) of Conveyance, any Declaration or any other documents as are reasonably required and to admit execution and present all such Agreements, Amalgamation, Deeds and Documents, Declaration etc. before the concerned Registration Offices and also to sign and execute all necessary papers and documents related thereto for completion of Registration unto and in favour of such intending Purchaser or Purchasers as mentioned in para 5 above and to handover and/or deliver possession of the same in our names and on our behalf.

7. That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right and liberty to sell only the Developer's share of Allocation as per terms of the said Development Agreement or any part thereof at any price or consideration as our said ATTORNEY think fit and better.
8. That our said Attorneys shall make, sign, execute and verify all applications or objections, necessary papers, deeds, documents, Boundary Declaration of the Kolkata Municipal Corporation and to perform all necessary acts and deeds with the Kolkata Municipal Corporation or before any other appropriate authorities concerned for obtaining necessary Licenses, permissions or sanction etc., required by law in connection with the management and/or development of our aforesaid property.
9. That our said Attorney can also issue Letters/Notices and/or admit application and issue no objection in any matter relating to our property to the concerning authority or authorities, i.e. Kolkata Municipal Corporation, Fire Brigade, Land Acquisition Collector, Competent Authority under Urban Land (Ceiling & Regulation) Act, Central and State Government and Local Authorities, CESC, B.L & L.R.O concerned, Bank any other Govt. or Semi Govt. Office /Authority concerned etc for all purposes relating to development of our said property by constructing a new Building thereon.
10. To institute any case or cases, suit or suits before any Court of Law and/or to defend any a such cases or suits in connection with the aforesaid property, as more fully mentioned in the Schedule below and to that effect appoint, engage on our behalf Pleaders, Lawyers, Advocates or

solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment and thereby to sign all necessary papers, Vakalatnama, Petitions, Application, Written Statements, Appeal, Motion etc as our said Attorney shall think fit and necessary at his absolute discretion and cost in our names and on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of our said Attorney sought to be done and all acts, deeds and things lawfully done by our said Attorney for proper discharge of his contractual obligations shall be construed as acts, deeds and things done by us as if we were present and done the same by ourselves.

AND we do hereby ratify and confirm and agreed all act or acts, deed or deeds of our said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE AS REFERRED TO ABOVE

All That piece and parcel of land measuring about 12 (twelve) Cottahs be the same a little more or less together with two storied building measuring 1759 square feet (1000 sq.ft in ground floor and 759 sq.ft in first floor) standing thereon lying and situate comprising in Dag Nos 1013, 1014 and 1015 appertaining in Khatian No. 979, Touzi No 145, Revisional Settlement No. 233, J.L. No. 13, Mouza Kasba, Thana Jadavpur previously Tollygunge Sadar within the then limits of Tollygunge Municipality, Sub Registry office at Alipore, Calcutta, in the District of 24 Parganas at present South 24 Parganas and the said property being Premises No. 58, Nabin Ghosal Road, Police Station Kasba, Kolkata- 700042, being Assessee No 21-091-12-0154-9 under Ward No. 91 within the limits of Kolkata Municipal Corporation together with

all user and easements rights and all rights on path and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, which is butted and bounded as follows:-

ON THE NORTH: By 5 feet wide common passage and Premises no. 56, Nabin Ghosal Road, Kolkata- 700042

ON THE EAST : By 4 feet wide common passage.

ON THE SOUTH: By 12 feet KMC Road

ON THE WEST: By Premises no. 57/3, Nabin Ghosal Road, Kolkata- 700042

IN WITNESS WHEREOF WE , SRI SUKUMAR ROY MONDAL , SRI SUDHENGSHU ROY MONDAL, SRI SEKHAR ROY MONDAL, SRI SUSANTA ROY MONDAL, SRI SWAPAN ROY MONDAL, SRI DEBASIS ROY and SRI SANTANU ROY as Principals and SRI ARJUN SINGH as a Constituted Attorney have hereunto set and subscribed our respective hands on this the 23rd day of December, Two Thousand Twenty Four.

SIGNED AND DELIVERED

IN PRESENCE OF :

1. Sayan Roy
58, Nabin Ghosal Road
Kolkata - 42

Sukumar Roy
(SRI SUKUMAR ROY MONDAL)



(SRI SUDHENGSHU ROY MONDAL)

L.T.1 by the pen of Sourajyoti Roy.

Sekhar Roy (Mondal)
(SRI SEKHAR ROY MONDAL)

Susanta Roy (Mondal)
(SRI SUSANTA ROY MONDAL)

Swapan Roy Mondal
(SRI SWAPAN ROY MONDAL)

Debasis Roy.
(SRI DEBASIS ROY)

Santanu Roy
(SRI SANTANU ROY)

PRINCIPALS











2. *Sonu Singh*
46A, Ballygunge Place.
KOL-1C
3. *Somrajyoti Roy.*
58 N.K Ghoshal Road,
KOL-42.

Arjun Singh
(SRI ARJUN SINGH)
CONSTITUTED ATTORNEY


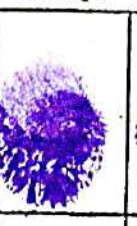








THIS DEVELOPMENT POWER
OF ATTORNEY is drafted and
prepared by me at my office:-

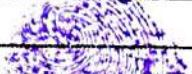
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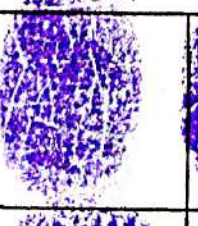
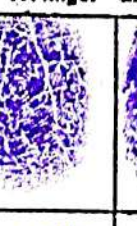
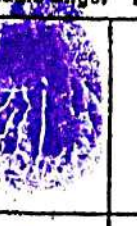

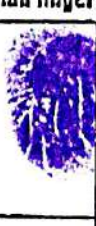
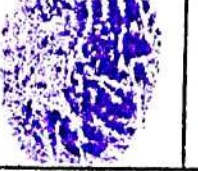
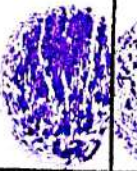
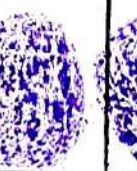
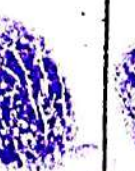
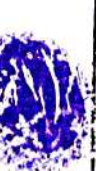
Advocate,
Alipore Police Court KOL-27 ..
WB/302/2000

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left hand					
right hand					












Name SUKUMAR ROY MONDAL
 Signature SUKUMAR ROY MONDAL

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name SUDHENSU ROY MONDAL
 Signature  L.T.I by the pen of Soumyajoti Ray.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name SEKHAR ROY MONDAL
 Signature SEKHAR ROY (Mondal)

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name SUSANTA ROY MONDAL
 Signature Susanta Roy (Mondal)

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name SWAPAN ROY MONDAL
 Signature Swapan Roy Mondal

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name DEBASIS ROY
 Signature Debasis Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SANTANU ROY

Signature Santanu Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ARJUN SINGH

Signature Arjun Singh

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left hand					
right hand					

Name _____

Signature _____

Major Information of the Deed

Deed No :	I-1602-17317/2024	Date of Registration	23/12/2024
Query No / Year	1602-8003254141/2024	Office where deed is registered	
Query Date	23/12/2024 12:44:50 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SITAL HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7278262454, Status : Advocate		
Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction		
Set Forth value			
Rs. 2/-	Market Value		
Stampduty Paid(SD)	Rs. 4,21,63,165/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 39/- (Article:E, M(b),)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160217309/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



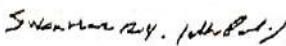


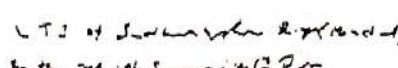



District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N. K. Ghosal Road, , Premises No: 58, , Ward No: 091 Pin Code : 700042



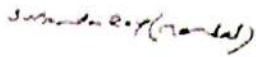


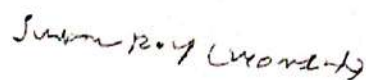


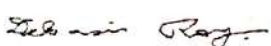


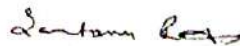
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	12 Katha	1/-	4,08,43,915/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				19.8Dec	1 /-	408,43,915 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1759 Sq Ft.	1/-	13,19,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 759 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1759 sq ft	1 /-	13,19,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUKUMAR ROY, (Alias: Mr SUKUMAR MONDAL) Son of Late BIJOY KRISHNA MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	Photo  23/12/2024	Finger Print  Captured LTI 23/12/2024	Signature  23/12/2024
,58, NABIN GHOSHAL ROAD,, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AExxxxxx3J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
2	Name Mr SUDHENGSHU ROY, (Alias: Mr SUDHENGSHU MONDAL) Son of Mr BIJOY KRISHNA MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	Photo  23/12/2024	Finger Print  Captured LTI 23/12/2024	Signature  23/12/2024
,58, NABIN GHOSHAL ROAD,, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AIxxxxxx4F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
3	Name Mr SEKHAR ROY, (Alias: Mr SEKHAR MONDAL) Son of Late BIJOY KRISHNA MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	Photo  23/12/2024	Finger Print  Captured LTI 23/12/2024	Signature  23/12/2024
,58, NABIN GHOSHAL ROAD,, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BDxxxxxx2B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				

	Name	Photo	Finger Print	Signature
4	Mr SUSANTA ROY, (Alias: Mr SUSANTA MONDAL) Son of Late BIJOY KRISHNA MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	 23/12/2024	 LTI 23/12/2024	 23/12/2024
,58, NABIN GHOSHAL ROAD,, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: Axxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
5	Mr SWAPAN ROY, (Alias: Mr SUSANTA MONDAL) Son of Mr BIJOY KRISHNA MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	 23/12/2024	 LTI 23/12/2024	 23/12/2024
,58, NABIN GHOSHAL ROAD,, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BYxxxxxx8N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
6	Mr DEBASIS ROY Son of Late SANKAR ROY Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	 23/12/2024	 LTI 23/12/2024	 23/12/2024
,58, NABIN GHOSHAL ROAD,, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AXxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
7	Mr SANTANU ROY Son of Mr SANKAR ROY Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	 23/12/2024	 LTI 23/12/2024	 23/12/2024




,58, NABIN GHOSHAL ROAD,, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BBxxxxxx9A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024
 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GRIHONIRMAN ASSOCIATES ,82/9A, BALLYGUNGE PLACE,, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARJUN SINGH (Presentant) Son of Late SHYAMJI SINGH Date of Execution - 23/12/2024, , Admitted by: Self, Date of Admission: 23/12/2024, Place of Admission of Execution: Office		 Captured	
		Dec 23 2024 3:39PM	LTI 23/12/2024	23/12/2024
	,82/8A, BALLYGUNGE PLACE,, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24- Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx0L,Aadhaar No Not Provided Status : Representative, Representative of : GRIHONIRMAN ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITAL HALDER Son of Mr S HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured 23/12/2024	 23/12/2024
Identifier Of Mr SUKUMAR ROY, Mr SUDHENGSHU ROY, Mr SEKHAR ROY, Mr SUSANTA ROY, Mr SWAPAN ROY, Mr DEBASIS ROY, Mr SANTANU ROY, Mr ARJUN SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKUMAR ROY	GRIHONIRMAN ASSOCIATES-2.82857 Dec
2	Mr SUDHENGSHU ROY	GRIHONIRMAN ASSOCIATES-2.82857 Dec
3	Mr SEKHAR ROY	GRIHONIRMAN ASSOCIATES-2.82857 Dec
4	Mr SUSANTA ROY	GRIHONIRMAN ASSOCIATES-2.82857 Dec
5	Mr SWAPAN ROY	GRIHONIRMAN ASSOCIATES-2.82857 Dec
6	Mr DEBASIS ROY	GRIHONIRMAN ASSOCIATES-2.82857 Dec
7	Mr SANTANU ROY	GRIHONIRMAN ASSOCIATES-2.82857 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKUMAR ROY	GRIHONIRMAN ASSOCIATES-251.28571400 Sq Ft
2	Mr SUDHENGSHU ROY	GRIHONIRMAN ASSOCIATES-251.28571400 Sq Ft
3	Mr SEKHAR ROY	GRIHONIRMAN ASSOCIATES-251.28571400 Sq Ft
4	Mr SUSANTA ROY	GRIHONIRMAN ASSOCIATES-251.28571400 Sq Ft
5	Mr SWAPAN ROY	GRIHONIRMAN ASSOCIATES-251.28571400 Sq Ft
6	Mr DEBASIS ROY	GRIHONIRMAN ASSOCIATES-251.28571400 Sq Ft
7	Mr SANTANU ROY	GRIHONIRMAN ASSOCIATES-251.28571400 Sq Ft

Endorsement For Deed Number : I - 160217317 / 2024

On 23-12-2024

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 12:58 hrs on 23-12-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ARJUN SINGH ..

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 4,21,63,165/-

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

Execution is admitted on 23/12/2024 by 1. Mr SUKUMAR ROY, Alias Mr SUKUMAR MONDAL, Son of Late BIJOY KRISHNA MONDAL, ,58, NABIN GHOSHAL ROAD,, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 2. Mr SUDHENGSHU ROY, Alias Mr SUDHENGSHU MONDAL, Son of Mr BIJOY KRISHNA MONDAL, ,58, NABIN GHOSHAL ROAD,, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 3. Mr SEKHAR ROY, Alias Mr SEKHAR MONDAL, Son of Late BIJOY KRISHNA MONDAL, ,58, NABIN GHOSHAL ROAD,, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 4. Mr SUSANTA ROY, Alias Mr SUSANTA MONDAL, Son of Late BIJOY KRISHNA MONDAL, ,58, NABIN GHOSHAL ROAD,, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 5. Mr SWAPAN ROY, Alias Mr SUSANTA MONDAL, Son of Mr BIJOY KRISHNA MONDAL, ,58, NABIN GHOSHAL ROAD,, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 6. Mr DEBASIS ROY, Son of Late SANKAR ROY, ,58, NABIN GHOSHAL ROAD,, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 7. Mr SANTANU ROY, Son of Mr SANKAR ROY, ,58, NABIN GHOSHAL ROAD,, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr SITAL HALDER, , , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-12-2024 by Mr ARJUN SINGH, PARTNER, GRIHONIRMAN ASSOCIATES, ,82/9A, BALLYGUNGE PLACE,, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr SITAL HALDER, , , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 962490, Amount: Rs.50.00/-, Date of Purchase: 06/12/2024, Vendor name: AMAL KR SAHA



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2025, Page from 18806 to 18827
being No 160217317 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2025.01.10 11:42:30 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 10/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.