

3387/21

I-4486/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 255128

9-5384/21

अधिकांश कृतं किं संपत्तये अस्मिन्
 रजिस्ट्रार, किंकिन्तु किन्तु
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District Sub-Registrar-IV
Allpore, South 24-Pgs.

23 APR 2021

23/4/21

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made
 this the 23rd day of April, in the year 2021 (Two Thousand
 Twenty One).

No. 955 Dt. 20/4/21 1st construction
Name Sree Sai Ram
Address Flat-14 No-299/A Fathepur and Lane
Vendor (Signature) (Ref-24)

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



(Signature)
District Sub-Registrar-IV
Alipore, South 24-Pgs.

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Ashis Halder
S/o LT. Krunal Halder
Alipore Police Comp
Kol-27

I, **SRI SUDIPTA ROY**, [PAN NO. ADKPR3275K] [AADHAAR NO. 2341 7386 7079] Son of Late Amalendu Roy, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 5C, Tarak Mitra Lane, Kalighat, Police Station Tollygyngge, Kolkata - 700 026, Post Office Kalighat,, District: South 24 Parganas, whereby **SEND GREETINGS** :-

WHEREAS I, **SRI SUDIPTA ROY**, Son of Late Amalendu Roy, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 5C, Tarak Mitra Lane, Kalighat, Police Station Tollygyngge, Kolkata - 700 026, Post Office Kalighat, Soth 24 Parganas, the Principals herein, the lawful Owner of **ALL THAT** piece and parcel of **ALL THAT** piece and parcel of demarcated and separated Bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little more or less together with 54 years old four storied building (constructed in the 1964 -1966) consisting of mosaic flooring seven flats amongst which one flat on the ground floor measuring about 1600 square feet super built up area, two flats on the first floor total measuring about 2380 square feet super built up area, two flats on the second floor total measuring about 2380 square feet super built up area and two flats on the third floor total measuring about 2115 square feet super built up area and cemented flooring garage measuring about 700 square feet on the ground floor and servant's quarters measuring about 700 square feet on the mezzanine floor over the garage lying and situated at K.M.C.



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Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas, together with all amenities and facilities available thereto, for the sake of brevity the said bastu land with structure is to be hereinafter called and referred to as the "**SAID PROEPRTY**", morefully described and written in the **SCHEDULE** hereunder and have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS I, the Principal herein, have appointed and engaged, **SREE SAI RAM CONSTRUCTION**, a partnership firm having its registered office at Flat no. 14, Premises no. 299/A, Fathepur 2nd Lane Kolkata 700 024, Police Station Metiabruz, Post Office Garden Reach, represented by its partners (1) **MR. RAVI KUMAR AGARWAL**, S/o, Subhas Chandra Agarwal, by occupation business, by faith - Hindu, by Nationality - Indian, residing at, N299/A Fathepur 2nd Lane, Garden Reach, Police Station Metiabruz, Post Office Garden Reach, Kolkata- 700 024, (2) **MRS. PAYEL SAHA**, Wife of Souveek Saha, by occupation Business, by faith - Hindu, by Nationality - Indian, residing at, N299 B/3 Fathepur 2nd Lane, Police Station Metiabruz, Post Office Garden Reach, Kolkata-700024, (3) **MRS. IRA DAS**, w/o, Subas Chandra Das, by occupation business, by faith - Hindu, by Nationality - Indian, residing



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at, 5 Banerjee Para Lane, Police Station Sarsuna, Post Office Sarsuna, Kolkata-700061 to develop my said property by executing one Deed of Agreement for Development on 23/04/2021, which had been registered on 23/4/2021 in the Office of the Addl. District Sub-Registrar at Alipore, District: South 24 Parganas, recorded in Book No.- I, Being No. 3283 for the year 2021 wherein it is settled and agreed by and between the Parties of the said Deed of Agreement for Development that the Developer herein will construct one building consisting of different types of flats, garages and commercial space in the Schedule property at its own cost and responsibility .

AND WHEREAS I, the principal herein due to various problems and oldness and being an ailing person as such it is not possible for us to take care and control of the all day to day affairs of our said property regularly.

AND WHEREAS due to reasons stated above, I the Principals herein, have decided to appoint and/or nominate lawful Attorney in respect of our said property, morefully described in the **SCHEDULE** hereunder below, on my behalf.

NOW THEREFORE, I, Sudipta Roy, the Principal herein do hereby nominate, constitute and appoint (1) **MR. RAVI KUMAR AGARWAL**, [PAN NO. AMMPA0646E] [AADHAAR NO. 3161 6311 3638] S/o, Subhas Chandra



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Agarwal, by occupation business, by faith - Hindu, by Nationality - Indian, residing at, N299/A Fathepur 2nd Lane, Garden Reach, Police Station Metiabruz, Post Office Garden Reach, Kolkata- 700 024, (2) **MRS. PAYEL SAHA**, [PAN NO. GTIPS5912J] [AADHAAR NO. 4917 8013 9789] D/o, Nirmal Samanta, by occupation Business, by faith - Hindu, by Nationality - Indian, residing at, N299 B/3 Fathepur 2nd Lane, Police Station Metiabruz, Post Office Garden Reach, Kolkata-700024, (3) **MRS. IRA DAS**, [PAN NO. BBSPD7084F] [AADHAAR NO. 2098 4396 9953] w/o, Subas Chandra Das, by occupation business, by faith - Hindu, by Nationality - Indian, residing at, 5 Banerjee Para Lane, Police Station Sarsuna, Post Office Sarsuna, Kolkata-700061, partners of **SREE SAI RAM CONSTRUCTION**, (PAN NO. AEIFS9509L) a partnership firm having its registered office at Flat no. 14, Premises no. 299/A, Fathepur 2nd Lane Kolkata 700 024, Police Station Metiabruz, Post Office Garden Reach, District South 24 Parganas, who are very reliable and dependable person to me and they are also very kith and kin with me and have agreed to shoulder the said responsibilities as my lawful Attorney willfully.

AND WHEREAS I, the Principals herein, have nominated said (1) **MR. RAVI KUMAR AGARWAL**, **MRS. PAYEL SAHA**, and (3) **MRS. IRA DAS**, partners of **SREE SAI RAM CONSTRUCTION**, as my true and lawful Attorney and/or Agent in my name and on my behalf to do the following acts, deeds and things in respect of my said property i.e. to say :-

1. To look after,
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1. To look after, take care and manage all affairs of our said property of Municipal **Premises No. Premises No. 22/18/1, Dover Lane**, within the jurisdiction of Kolkata Municipal Corporation Ward No. 86 Police Station – Gariahat, Sub – Registration Office Alipore, District South 24 Parganas together with all common amenities and facilities available thereto and for the said purpose and for all other purposes to keep the same under his control.
2. To supervise, manage, control and conduct all sorts of administration in respect of our said property hereinafter stated and to handle all sorts of official matters, letters and correspondences arising in course of or in relation to matter concerning our said property.
3. To appear and represent us before the Kolkata Municipal Corporation, Building Tribunal and other Authorities concerned regarding any notice received or served on the Principals in respect of the said Municipal premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on our behalf before the Authorities concerned.
4. To sign and execute any Agreement/s etc. in respect of the Developer's allocation only according to the terms and conditions of the said Deed of

Agreement for Development dated 23/04/2021 regarding Flat/s, Garrage/s or other spaces to be constructed with any person or persons and to receive from them any earnest money and to give or issue valid receipt for the same.

Sushanta Roy

5. To transfer and/or sell or gift the undivided share of land together with portion of the multi storied Building/ ^{which belongs to the developer's allocation} thereon at the said Municipal premises as described and written in **Part - II of the SECOND SCHEDULE** in the said Development Agreement dated 23/04/2021, and not the share of the owners as mentioned in the said development agreement dated 23/04/2021, to the intending Purchaser/s and to receive the earnest money, advance money and total consideration thereof from the intending Purchaser or Purchasers and to deliver possession thereof and to give the valid money receipts for the same to the intending Purchaser/s.

Sushanta Roy

6. To execute, sign and register The Deed/s of Agreement for Sale, The Deed of Sale, The Deed of Conveyance/s for the different saleable Flat/s, Car Parking Space/s and other parts thereof in favour of the intending Purchaser/s and to give possession of the Flat/s and to present before the Registrar of appropriate jurisdiction, for registration of all Deed/s of Agreement for Sale and Conveyance in my name and on our behalf and to receive consideration money either in cash or by Cheque or in any other mode from the intending Purchaser/s in their name and to give



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proper receipt and discharge for the same only for the Developer's Allocation only as per terms of the said Deed of Agreement for Development dated 23/04/2021.

Sushikta Roy

7. To appear and represent us before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Service Department, West Bengal & Kolkata Police, C.E.S.C. in connection with the said Municipal premises and to sign and execute all the papers and documents wherever necessary on our behalf.
8. To deliver khas and vacant possession of the Developer's allocation only to the intending Purchaser or Purchasers.
9. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s and other spaces in Developer's Allocation only in terms of the said Development Agreement to any Purchaser/s at such prices as our said Attorney in his absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.
10. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas and/or power to the said property before all the competent Authorities and Offices and to sign all



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such application forms and documents as shall be required for the said purpose.

11. To make, supervise and construction of the Building and/or structure in respect of the said premises as mentioned in **SCHEDULE** hereunder and to that effect to get signed, pursue and collect all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid Department of the competent Authority or by other and when necessary as and/or asked for.
12. To take all legal action/s and/or step/s on our behalf, if any intending Purchaser/s fail/s to perform his/her/their obligation/s and/or anybody and to sue against any person/s or Authority/ies to protect our interest in connection with the said property and/or any parts thereto.
13. To take all steps to protect our interest in respect of our said property, which our constituted Attorney shall think best, fit and proper.
14. To appear before any Authority or Offices of the Government both state and central Government including Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Land Acquisition Office or any other Offices in connection with the



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said property to do all necessary acts, deeds or things therein which we may not be interested or concerned in any manner whatsoever.

15.- To pay revenue or taxes in respect of our said property and to receive receipt by signing our names as our constituted Attorney.

16. To lien, charge, mortgage etc. by way of equitable mortgage to any Bank or Financial Institution in respect of the Developer's Allocation only of the said proposed multi storied Building at the said premises as per terms of the said Deed of Agreement for Development dated 23/04/2021 without keeping any liability to us and/or our allocation.

Sudhita Ray

17. To act and represent us in any Courts of Law either Civil, Criminal or Revenue in its initial Original or Appellate Jurisdiction to initiate, prosecute or defend any suits, cases, proceedings or matters of whatsoever nature and to sign and verify all complaints, written statements, verifications, petitions, applications or any other things there which our aforesaid Attorney may deem fit and proper or which he may in his best discretion thinks fit and proper

18. To appoint Lawyer/s, Advocate/s, Solicitor/s or any Legal Practitioner/s to act and represent us in any matters, suits, cases or proceedings by executing Vakalatnama or power in his/her/their favour or to cancel such appointment by taking releases from him/her/them.



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19. To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all disputes or differences.
20. To sign or verify application for execution for decrees or orders of any Court and to Purchaser/s property at Court auction sales in execution of decrees upto the Court of Decree.
21. To take delivery of possession in execution of any decree or decrees.

AND we do hereby ratify or confirm and agree to ratify or confirm all other and whatsoever acts, deeds or things done or to be done or caused to be done by our said Attorney as his own acts, deeds or things by virtue of these presents.

AND GENERALLY to do all acts, deeds, matters and things as agreed upon which our said Attorney may deem fit and proper for the management, control, supervision, better enjoyment of our said property as effectively as we have done, if present personally to do so.

THE SCHEDULE ABOVE REFERRED TO
(Description Of The Said Premises/Property)

ALL THAT piece and parcel of demarcated and separated Bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little more or less together with 54 years old four



A handwritten signature in blue ink, consisting of a single, fluid, cursive stroke.

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storied building (constructed in the 1964 -1966) consisting of mosaic flooring seven flats amongst which one flat on the ground floor measuring about 1600 square feet super built up area, two flats on the first floor total measuring about 2380 square feet super built up area, two flats on the second floor total measuring about 2380 square feet super built up area and two flats on the third floor total measuring about 2115 square feet super built up area and cemented flooring garage measuring about 700 square feet on the ground floor and servant's quarters measuring about 700 square feet on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas which is butted and bounded as follows:-

- On the North :** by Premises no. 18/25, Dover Lane,
- On the South :** by 30' feet wide Road,
- On the East :** by Dover Lane,
- On the West :** by Premises no. 18/22/4/A/1, Dover Lane and by
Premises no. 18/22/4, Dover Lane




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IN WITNESS WHEREOF we the above named Principals herein have hereunto set and subscribed my respective hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of :-

WITNESSES :-

1. *S. S. Roy*

S/O MR. ASHIS KUMAR ROY
ATRI GREEN VALLEY BLK, FORTIA
456 DWARKA ROAD, DAKSHIN
SAGATDAJ, KOLKATA - 700151

2. *Ashis Halder*
Alipore Police Court
Kot-27

Sudipta Roy
Signature of the **PRINCIPAL**

Accepted by the Attorney
SREE SAI RAM CONSTRUCTION

Dani Kumar Agrawal
Partners
SREE SAI RAM CONSTRUCTION

Payel Saha
Partners
SREE SAI RAM CONSTRUCTION

SREE SAI RAM CONSTRUCTION

Ja. Das, Partners

Signature of the **ATTORNEIES**

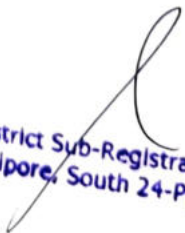
Drafted by me as per documents supplied to me:-

Sumitra Das.

Advocate

High Court at Calcutta.
F-790/2009.




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Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SUDIPTA ROY

Signature SUDIPTA ROY

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name RAVI KUMAR AGARWAL

Signature RAVI KUMAR AGARWAL

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name PAYEL SAHA

Signature PAYEL SAHA

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name IRA DAS

Signature IRA DAS



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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000838417/2021	Office where deed will be registered
Query Date	23/04/2021 12:40:25 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ASHISH HALDER ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883166245, Status :Solicitor firm	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 1/-	Rs. 10,41,52,549/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160403283/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane,
Premises No: 18/22/1, , Ward No: 086 Pin Code : 700029

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	4 Katha 8 Chatak 44 Sq Ft	1/-	2,59,98,330/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				7.5258Dec	1 /-	259,98,330 /-	



Apartment Details :

South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: Ward No: 086, Road: Dover Lane, Pin Code : 700029

Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Super Built-up Area: 1600	0/-	1,31,62,000/-	Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A2			Super Built-up Area: 2380	0/-	1,95,78,475/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A3			Super Built-up Area: 2380	0/-	1,95,78,475/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A4			Super Built-up Area: 2115	0/-	1,73,98,519/-	Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A5			Area of Servant Quarter: 700	0/-	39,24,375/-	Apartment Type: Servent Quarter Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A6			Area of Covered Garage: 700	0/-	45,12,375/-	Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri SUDIPTA ROY (Presentant) Son of Late Amalendu Roy5C, Tarak Mitra Lane, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADxxxxxx5K,Aadhaar No Not Provided, Status Individual, Executed by Self To be Admitted by Self, Date of Execution: 23/04/2021	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 23/04/2021

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	SREE SAI RAM CONSTRUCTION 299/A, Fathepur 2nd Lane, Flat No. 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN- 700024 PAN No.: AExxxxxx9L,Aadhaar No Not Provided, Status Organization, Executed by Representative	Organization	Executed by: Representative



Representative Details :

Sl No	Name & Address	Representative of
1	Mr RAVI KUMAR AGARWAL Son of Mr Subhas Chandra AgarwalN299/A Fathepur 2nd Lane,, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AMxxxxxx6E,Aadhaar No Not Provided	SREE SAI RAM CONSTRUCTION (as PARTNER)
2	Mrs PAYEL SAHA Wife of Souveek SahaN299 B/3 Fathepur 2nd Lane, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GTxxxxxx2J,Aadhaar No Not Provided	SREE SAI RAM CONSTRUCTION (as PARTNER)
3	Mrs IRA DAS Daughter of Mr Subas Chandra Das5 Banerjee Para Lane, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx4F,Aadhaar No Not Provided	SREE SAI RAM CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, City:- Kolkata, , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri SUDIPTA ROY, Mr RAVI KUMAR AGARWAL, Mrs PAYEL SAHA, Mrs IRA DAS



Query No: 8000838417 of 2021, Printed On: Jul
23 2021 12:13PM. Generated from Registration
office

Major Information of the Deed

Deed No :	I-1604-04436/2021	Date of Registration	23/07/2021
Query No / Year	1604-8000838417/2021	Office where deed is registered	
Query Date	23/04/2021 12:40:25 PM	1604-8000838417/2021	
Applicant Name, Address & Other Details	ASHISH HALDER ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883166245, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 10,41,52,549/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160403283/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, Premises No: 18/22/1, , Ward No: 086 Pin Code : 700029

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	4 Katha 8 Chatak 44 Sq Ft	1/-	2,59,98,330/-	Width of Approach Road: 30 Ft... Project Name:
Grand Total :				7.5258Dec	1/-	259,98,330 /-	Width of Approach Road: 30 Ft... Project Name:

N, K... Dover Lane

Other Details




Width of Approach Road: 30 Ft...
Project Name:

Apartment Details :

South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 21, Ward No: 086, Road: Dover Lane, Pin Code : 700029

Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Super Built-up Area: 1600	0/-	1,31,62,000/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A2			Super Built-up Area: 2380	0/-	1,95,78,475/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A3			Super Built-up Area: 2380	0/-	1,95,78,475/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A4			Super Built-up Area: 2115	0/-	1,73,98,519/-	Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A5			Area of Servant Quarter: 700	0/-	39,24,375/-	, Apartment Type: Servent Quarter Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed
A6			Area of Covered Garage: 700	0/-	45,12,375/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed

Principal Details :






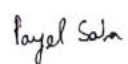



Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SUDIPTA ROY (Presentant) Son of Late Amalendu Roy Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office			
	23/04/2021		LTI 23/04/2021	23/04/2021

5C, Tarak Mitra Lane, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office



Agency Details :

Name, Address, Photo, Finger print and Signature
SREE SAI RAM CONSTRUCTION
 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 , PAN No.:: AExxxxx9L, Aadhaar No Not Provided, Status : Representative, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAVI KUMAR AGARWAL Son of Mr Subhas Chandra Agarwal Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office	 Apr 23 2021 1:30PM	 LTI 23/04/2021	 23/04/2021
N299/A Fathepur 2nd Lane,, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6E, Aadhaar No Not Provided Status : Representative, Representative of : SREE SAI RAM CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs PAYEL SAHA Wife of Souveek Saha Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office	 Apr 23 2021 1:29PM	 LTI 23/04/2021	 23/04/2021
N299 B/3 Fathepur 2nd Lane, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GTxxxxxx2J, Aadhaar No Not Provided Status : Representative, Representative of : SREE SAI RAM CONSTRUCTION (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mrs IRA DAS Daughter of Mr Subas Chandra Das Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office	 Apr 23 2021 1:28PM	 LTI 23/04/2021	 23/04/2021
5 Barierjee Para Lane, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx4F, Aadhaar No Not Provided Status : Representative, Representative of : SREE SAI RAM CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			<i>Ashis Halder</i>
	23/04/2021	23/04/2021	23/04/2021

Identifier Of Shri SUDIPTA ROY, Mr RAVI KUMAR AGARWAL, Mrs PAYEL SAHA, Mrs IRA DAS

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-1600.000000 Sq Ft

Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-2380.000000 Sq Ft

Transfer of property for A3

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-2380.000000 Sq Ft

Transfer of property for A4

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-2115.000000 Sq Ft

Transfer of property for A5

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-700.000000 Sq Ft

Transfer of property for A6

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-700.000000 Sq Ft

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-7.52583 Dec

Endorsement For Deed Number : I - 16040436 / 2021

23-04-2021

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

Presented for registration at 13:21 hrs on 23-04-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SUDIPTA ROY, Executant.

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. 10,41,52,549/-

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

Execution is admitted on 23/04/2021 by Shri SUDIPTA ROY, Son of Late Amalendu Roy, 5C, Tarak Mitra Lane, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 23-04-2021 by Mr RAVI KUMAR AGARWAL, PARTNER, SREE SAI RAM CONSTRUCTION, 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-04-2021 by Mrs PAYEL SAHA, PARTNER, SREE SAI RAM CONSTRUCTION, 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-04-2021 by Mrs IRA DAS, PARTNER, SREE SAI RAM CONSTRUCTION, 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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/- (E = Rs 7/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 955, Amount: Rs.100/-, Date of Purchase: 20/04/2021, Vendor name: L K Das

Pradipta Kishore Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal



3-07-2021

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 of Indian Stamp Act 1899.

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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Pradipta Kishore Guha
District Sub-Registrar
Office of the D.S.R. - IV South 24-
Parganas
South 24-Parganas, West Bengal

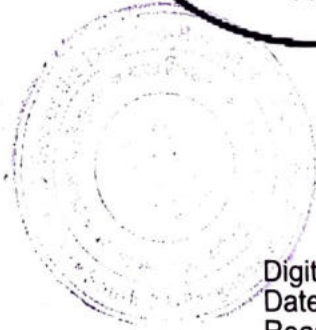
Pradipta Kishore Guha
District Sub-Registrar
Office of the D.S.R. - IV South 24-
Parganas
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 183178 to 183208

being No 160404436 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.07.27 17:16:34 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/07/27 05:16:34 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)