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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

AP 351431

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

DEVELOPMENT POWER OF ATTORNEY
(After Registered Development Agreement)

14 JUL 2023

THIS DEVELOPMENT POWER OF ATTORNEY made this 14th day of July, Two Thousand and Twenty-three **BY** (1) **SRI PARTHA SARATHI BHATTACHARJEE** (having PAN AKZPB0272E, Aadhaar No.5170 8389 8122), Son of Late Narendra Nath Bhattacharya, by occupation Retired, residing at Premises No.273, Rajdanga Gold Park(Mailing Address 5, Gold Park,Rajdanga), Kolkata -700 107, Post Office E.K.T.P. and Police Station Kasba, South 24-Parganas,(2) **SMT. RATNA RAY CHAUDHURY** (having PAN ALWPC3816B, Aadhaar No. 5289 1179 4718), wife of Sri Sisir Ray Chaudhury and

Contd....



6878

11 JUL 2023

No. ₹ 100/- Date

Name : Partha Sarathi Bhattacharya

Address : 273, Rajdanga cold park.
KOL-107.

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

14 JUL 2023

Chanchal Sarker
Advocate
son of Late Hari Kumar Sarker
Alipore Judicial Court

Daughter of Late Narendra Nath Bhattacharya, by occupation House-wife, residing at No.D-503,Niharika CHS, Kanakia Spaces, Gladly Alwares Road, Pokhran Road No.-2, Lokpuram, Thane West, P.S. -Manpada, Thane West,Maharashtra-400 610,(3) **SMT. CHABI ALIAS JHARNA CHATTERJEE (having PAN ALYPC4902E, Aadhaar No.6685 0289 6003)**, wife of Late Mukul Chattapadhyay and Daughter of Late Narendra Nath Bhattacharya, by occupation House-wife, residing at (4) **SMT. KHUKU BHATTACHARJEE (having PAN ATTPB1971F, Aadhaar No.6432 2358 8303)**, wife of Late Sankardas Bhattacharya, by occupation House-wife and (5) **MISS. INDRANI BHATTACHARJEE (having PAN GTJPB4937H, Aadhaar No.8646 5124 0867)**, Daughter of Late Sankar Bhattacharya, by occupation Student, serial No.3, 4 & 5 all residing at No.5, Rajdanga Gold Park, P.O. E.K.T.P., Kolkata -700 107, District South 24-Parganas, (6) **SRI RAM BHATTACHARYA (having PAN AKZPB0273F, Aadhaar No.9592 3313 5487)**, Son of Late NarendraNath Bhattacharya, by occupation Service, residing at No.46, Jogendra Garden (Mailing Address 5, Rajdanga Gold Park),Kolkata -700 107, all by faith Hindu, by Nationality Indian, hereinafter collectively called and referred to as the **OWNERS/PRINCIPALS.**

WHEREAS:

- A) Upon demises of our respective predecessors-in-interests and by way of several Transfers under respective Deeds of Gift amongst the Owners followed by Registered Deed of Amalgamation dtd. 14th day of July, 2023 recorded at the office of District Sub-Registrar -III in its Book No.I, Being No.1603- 10301 , for the year 2023, we the Owners/Principals herein have acquired our joint ownership over **ALL THAT** the piece and parcel of

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
14 JUL 2023

17 (seventeen) **Cottahs** **05 Chhitacks** (five) **21** (twenty-one) **Sq. ft. more or less of Bastu land** together with Old Three storied Building measuring 1318 Sq.ft. in each floor aggregating to 3954 Sq.ft. more or less subject to occupancy of 2 (two) Monthly Tenants in Ground floor along with open Car Parking Space of 2822 Sq.ft. more or less also along with RTDH having area of 890 Sq.ft. more or less subject to occupancy of 2 (two) Monthly Tenants in Ground floor in the said old Three storied building comprised at **Mouza Kasba**, J. L. No.13, in R. S. Dag Nos. 2679 and 2587, under R. S. Khatian Nos. 591/1,479, Police Station Kasba, **Premises No.46, Jogendra Garden** (having Mailing Address 5, Rajdanga Gold Park), **Kolkata-700 107** under KMC Ward No. 107 (Br.- XII). morefully and particularly described in the **SCHEDULE** hereunder written (herein after referred to as the **"SAID PROPERTY"**).

- B) We are jointly seized and possessed of ALL THAT the property as aforesaid free from all encumbrances in our respective undivided share each therein.
- C) Subsequently with the intention of better utilization of the said property and as well as for the purpose of development of the same, we have jointly entered into **Development Agreement** dtd. 14th July, 2023 with **JUPITER CONSTRUCTION (having PAN AASFJ8353P)**, a Partnership Firm, having its Office

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at No. 3087, Rajdanga Main Road, Kolkata-700 107, Post Office E. K. T. P., Police Station Kasba, District South 24-Parganas, constituted by its Partners **(1) SRI SHAMBHU KUNDU (having PAN AGAPK2904K, Aadhaar No. 2215 8614 5510)**, son of Late Sunil Kundu, residing at No. 188, Rajdanga School Road, Kolkata-700 107, Post Office E. K. T. P., Police Station Kasba, District South 24-Parganas, and **(2) SRI SUDEV CHAKRABORTY (having PAN AFWPC4315H, Aadhaar No. 4013 6008 7372)**, son of Late Probodh Kumar Chakraborty, residing at No. 133, Purbachal Main Road, Kolkata-700 078, Post Office Haltu, Police Station Garfa (formerly Kasba), District South 24-Parganas on the terms, conditions, covenants contained therein and the said Development Agreement dtd. 14th day of July, 2023 was/is registered at the office of District Sub-Registrar -III in its Book No.I, Being No.1603- 10301 for the year 2023.

- D) Now in terms of the said Registered Development Agreement dtd. 14th day of July, 2023, it is expedient on our part to grant and/or execute this **Development Power of Attorney** in favour of said **"JUPITER CONSTRUCTION"**, constituted by its Partners thereof as aforesaid, in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS, We, the joint Owners of the said property situated at **Premises No. 46, Jogendra Garden, Kolkata- 700 107** i.e., the Principals/Executants herein do hereby nominate, constitute and appoint the said **JUPITER CONSTRUCTION (having PAN AASFJ8353P)**, a Partnership Firm, having its Office at

Contd....

No. 3087, Rajdanga Main Road, Kolkata-700 107, Post Office E. K. T. P., Police Station Kasba, District South 24-Parganas, constituted by its Partners **(1) SRI SHAMBHU KUNDU (having PAN AGAPK2904K, Aadhaar No. 2215 8614 5510)**, son of Late Sunil Kundu, residing at No. 188, Rajdanga School Road, Kolkata-700 107, Post Office E. K. T. P., Police Station Kasba, District South 24-Parganas, and **(2) SRI SUDEV CHAKRABORTY (having PAN AFWPC4315H, Aadhaar No. 4013 6008 7372)**, son of Late Probodh Kumar Chakraborty, residing at No. 133, Purbachal Main Road, Kolkata-700 078, Post Office Haltu, Police Station Garfa (formerly Kasba), District South 24-Parganas to be our true and lawful **ATTORNEY** to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the said property at **Premises No. 46, Jogendra Garden, Kolkata-700 107**, that is to say:

- a) To enter upon the said property/Properties at No. 46, Jogendra Garden, Kolkata- 700 107, and to possess the property and take all actions for construction of new building at the said premises.
- b) To apply to The Kolkata Municipal Corporation, K.M.D.A./K.I.T./Fire Services Department, Block Land & Land Reforms Office, Office under Urban Land (Ceiling & Regulations) Act, 1976 and any other authorities concerned for obtaining sanction of Building Plan and or modification in connection with said plans for the construction of proposed new building at the property and to sign in all such plans/drawings in our names and on our behalf and to submit all papers, documents, Plans etc. in our names and on our behalf before all such Authorities.

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- c) To deposit any fee or other amounts which may have to be paid to Kolkata Municipal Corporation, Fire Brigade Authority and all other while in course of construction of the new building at the property.
- d) To apply for and obtain water, drainage, sewerage, electricity and/or other connections or any other utilities, and also to obtain the Completion Certificate and other Certificate from Kolkata Municipal Corporation and/or other authorities and for that purpose, to sign in our names and on our behalf in all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.
- e) To appoint Engineers, Architects and other Agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- f) To apply for and obtain steel, cement and other materials in their names on our behalf and to sign necessary application and papers for the project work.
- g) To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, declarations, affidavits, applications, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Building Plan and construction of the new building at the said property.

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- h) To execute, present for registration, admit execution and have registered the aforesaid documents in relation to the said building at the said premises.
- i) To appear before Notary Publics, District Sub-Registrar, Alipore, South 24-Parganas, Addl. Dist. Sub-Registrar Sealdah, Registrar of Assurances Kolkata, and all other Office or Offices and authority or authorities in connection with submission of all papers, documents and for registration of the aforesaid documents and for enforcement of all powers and authorities as contained herein.
- j) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any Suit or Arbitration proceeding and demands touching any of the matters aforesaid or any other matters relating to the property or any part thereof and also if thought fit, to compromise, refer to Arbitration, abandon, submit or judgment or become non-suited in any such action on proceeding as aforesaid, before any Court, Civil, Criminal or Revenue.
- k) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- l) For the purposes aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other document authorising such Advocates to act and to terminate such authority and to pay fees of such Advocates.

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- m) To receive and pay and or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof. ✓
- n) To appear before the Kolkata Municipal Corporation, Fire Bridge, K.M.D. A./K.I.T, Block Land & Land Reforms Office, Office under Urban Land (Ceiling & Regulations) Act, 1976 and Revenue Authorities and to pay other charges whatsoever, payable for and on account of the property and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefor. ✓
- o) To give undertakings, assurances and indemnities as be required for the purposes aforesaid. ✓
- p) To appear for and represent us as the Owner before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained. ✓
- q) To negotiate and/or to enter into Agreement(s) with intending Purchaser/Purchasers for sale, transfer of constructed Flats/Car Parking Spaces in the New Building on Ownership basis in respect of the **Developer's Allocations** (excluding Owner's portion) in terms of the said Registered Development Agreement dated 14th day of July, 2023 and to sell, transfer, convey, assign and assure the said Flats/Car Parking Spaces including undivided share of land in the ✓

Contd....

said property/Premises to such intending Purchaser/Purchasers at and for such consideration/considerations and on such terms and conditions as may be agreed by and between the said Jupiter Construction represented by its Partners as Developer and such intending Purchaser/Purchasers from time to time.

- r) In respect of the Flats/Car Parking Spaces out of Developer's Allocations, to sign and execute all Agreements, Deeds, documents and papers including Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers and to present any or all of them for registration, before the relevant authority having jurisdiction, including the District Sub-Registrar, Alipore, South 24-Parganas, Addl. Dist. Sub-Registrar Sealdah or Registrar of Assurances Kolkata.
- s) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flats in respect of the Developer's area in the New Building **AND TOGETHER WITH** the undivided proportionate share of the land comprised in the property/Premises and to appropriate the said money of monies in the credit of the Developer.
- t) To issue and deliver valid and effectual receipts and discharge on our behalf for all money or monies which the said Attorney as Developer shall receive in our names for the sale/transfer of

Contd....

Flats/Car Parking Spaces within **Developer's Allocations** (excluding Owner's portion) as aforesaid and to make over all such monies so receive by the said Attorney as Developer for appropriating the same for its own use in terms of the said Registered Development Agreement dated 14th day of July, 2023.

- u) To receive any registered letter or any other documents in respect of the property/Premises and to grant proper and effectual receipts in respect thereof.

AND GENERALLY the said Attorney through its said Partners or any of the Partners of the firm shall have the power to do all such other acts, deeds and things relating to the said property/Premises, on our behalf in regard to the said property as we could have lawfully done if personally present.

AND We, the Principal/Executant herein do and each of us doth hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises as aforesaid.

BE it noted that this Development Power of Attorney is revocable and this Development Power of Attorney is granted in favour of the said Attorney without any consideration and no right title and interest is created in favour of the Attorney on the property which is the subject matter of this Power of Attorney.

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BE it is specifically stated that the Schedule mentioned property is not situated within the notified and cantonment area and no embargo and/or restriction has been imposed by the local authority for transferring the said Flats/Car Parking Spaces in the building within the land in question and if restriction prevail, in that event Principal will be held responsible for that.

THE SCHEDULE ABOVE REFERRED TO :
(Description of the property within the Premises)

ALL THAT the piece and parcel of **17** (seventeen) **Cottahs 05 Chhitacks** (five) **21** (twenty-one) **Sq. ft. more or less of Bastu land** together with Old Three storied Building measuring 1318 Sq.ft. in each floor aggregating to 3954 Sq.ft. more or less subject to occupancy of 2 (two) Monthly Tenants in Ground floor along with open Car Parking Space of 2822 Sq.ft. more or less also along with RTDH having area of 890 Sq.ft. more or less in the said old Three storied building comprised at **Mouza Kasba**, J. L. No.13, in R. S. Dag Nos. 2679 and 2587, under R. S. Khatian Nos. 591/1,479, Police Station Kasba, **Premises No.46, Jogendra Garden** (having Mailing Address 5, Gold Park, Rajdanga), **Kolkata-700 107** under KMC Ward No. 107 (Br.- XII). The said entire property at **Premises No.46, Jogendra Garden** is shown and demarcated by RED border in the Map or Plan annexed hereto and bordered **RED** thereon and same is butted and bounded as follows :

ON THE NORTH : By 12'-8" wide KMC Road, 90, Bose Pukur Road and 8' wide common passage;

ON THE SOUTH : By Premises No. 134, Rajdanga Gold Park;

ON THE EAST : By 13'-3" wide KMC Road;

ON THE WEST : By Premises No.56/2 and 111, Bose Pukur Purba Para and land in R.S. Dag No.2684 ;

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IN WITNESS WHEREOF, We the Owners/Principals and the Attorney herein have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE **OWNERS/PRINCIPALS** AT KOLKATA
IN THE PRESENCE OF :

1. Sudranata Bhattacharjee
S, Gold Park (Rajdanga), Kolkata-700107
2. Shom Chatterjee
P. G. Purba Belli
P. O. Akatu
Cal-78
3. ~~X~~ (BISWASIT DAS)
2/60 Jadargarh
Kolkata-78.

Roohi Sengupta Bhattacharya
Ratna B. Chakraborty
Chandni alias Sharma Chatterjee
Ram Bhattacharya
Kheku Bhattacharya
Indrani Bhattacharya

(Owners/Principals)

SIGNED, SEALED AND DELIVERED

BY THE **ATTORNEY** through its Partners
AT KOLKATA IN THE PRESENCE OF :

- 1.
2. Shom Chatterjee
3. ~~X~~ (BISWASIT DAS)

JUPITER CONSTRUCTION

Shamsher Kumar

PARTNER

(Attorney)

Drafted by :

Chanchal Santra

(Chanchal Santra)

Advocate

Regn. No. W.B./496/1984

Alipore Judges Court.

JUPITER CONSTRUCTION

Sudesh Chakraborty

PARTNER

Typed by :

Sunil Kr. Dey

(Sunil Kr. Dey)

513, C. R. Colony, Baghajatin,
Kolkata-700 092

Major Information of the Deed

Deed No :	I-1603-10314/2023	Date of Registration	14/07/2023
Query No / Year	1603-8001784991/2023	Office where deed is registered	
Query Date	14/07/2023 1:06:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	CHANCHAL SANTRA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830304855, 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. 7,00,18,042/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310301/2023 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: JOGENDRA GARDEN, Road Zone : (Other than on R.B. Connector -- Other than on R.B. Connector) , , Premises No: 46, , Ward No: 107 Pin Code : 700107

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	17 Katha 5 Chatak 21 Sq Ft		6,59,65,882/-	Width of Approach Road: 14 Ft., Encumbered by Tenant, , Project Name :
Grand Total :				28.6138Dec	0/-	659,65,882 /-	



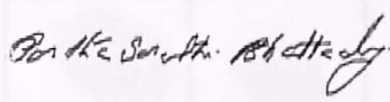


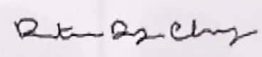
Structure Details :

Sc:1 No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3954 Sq Ft.	0/-	26,68,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 1318 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1318 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1318 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	2822 Sq Ft.	0/-	11,42,910/-	Structure Type: Open Garage
Gr. Floor, Area of floor : 2822 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	890 Sq Ft.	0/-	2,40,300/-	Structure Type: Structure

Gr. Floor, Area of floor : 890 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	7666 sq ft	0 /-	40,52,160 /-
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Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr PARTHA SARATHI BHATTACHARJEE (Presentant) Son of Late NARENDRA NATH BHATTACHARJEE Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	Photo  14/07/2023	Finger Print  LTI 14/07/2023	Signature  14/07/2023
273 RAJDANGA GOLD PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx2E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				
2	Name Smt RATNA RAY CHAUDHURY Wife of Mr SISIR RAY CHAUDHURY Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	Photo  14/07/2023	Finger Print  LTI 14/07/2023	Signature  14/07/2023
503, NIHARIKA CHS, GLADYALWARES ROAD, POKHRAN, City:- , P.O:- LOKPURAM, P.S:-MANPADA, District:-Thane, Maharashtra, India, PIN:- 400610 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx6B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office				



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PARTHA SARATHI BHATTACHARJEE

Signature Partha Sarathi Bhattacharjee



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RATNA RAY CHAUDHURY

Signature Ratna Ray Chaudhury



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name CHABI ALIAS JARNA CHATTERJEE

Signature Chabi Alias Jarna Chatterjee



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KHUKU BHATTACHARJEE

Signature Khuku Bhattacharjee



Indrani Bhattacharjee

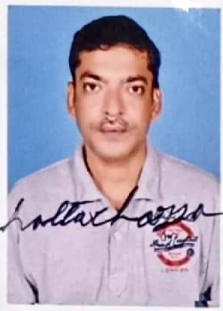
Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name INDRANI BHATTACHARJEE

Signature Indrani Bhattacharjee



Ram Bhattacharya

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAM BHATTACHARYA

Signature Ram Bhattacharya



Shambhu Kundu

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHAMBHU KUNDU

Signature Shambhu Kundu



Sudev Chakraborty



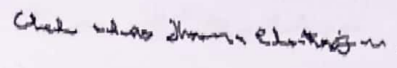


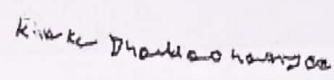


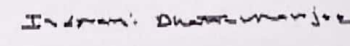
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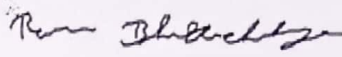
1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUDEV CHAKRABORTY

Signature Sudev Chakraborty

Name	Photo	Finger Print	Signature
Smt CHABI CHATTARJEE, (Alias: Smt JHARNA CHATTERJEE) Wife of Late MUKUL CHATTAPADHYAY Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
5 RAJDANGA GOLD PARK, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			
Smt KHUKU BHATTACHERJEE Wife of Late SANKAR BHATTACHARYA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
5 RAJDANGA GOLD PARK, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			
Smt INDRANI BHATTACHARJEE Daughter of Late SANKAR BHATTACHARYA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
5 RAJDANGA GOLD PARK, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: GTxxxxxx7H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			



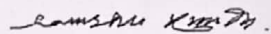


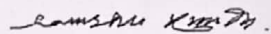


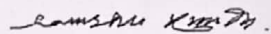


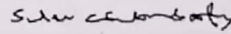


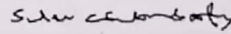


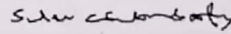
Name	Photo	Finger Print	Signature
Mr RAM BHATTACHARYA Son of Late NARENDRANATH BHATTACHARYA Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office			
14/07/2023	LTI 14/07/2023	14/07/2023	

46 JOGENDRA GARDEN, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKxxxxxx3F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023
 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office

Attorney Details :



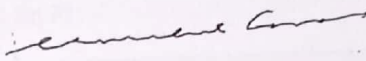
SI No	Name,Address,Photo,Finger print and Signature
1	JUPITER CONSTRUCTION 3087 RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.: AAxxxxxx3P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SHAMBHU KUNDU Son of Late SUNIL KUNDU Date of Execution - 14/07/2023 , , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 14 2023 2:36PM</td> <td>LTI 14/07/2023</td> <td>14/07/2023</td> <td></td> </tr> </tbody> </table> <p>188 RAJDANGA SCHOOL ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx4K,Aadhaar No Not Provided Status : Representative, Representative of : JUPITER CONSTRUCTION (as AS PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr SHAMBHU KUNDU Son of Late SUNIL KUNDU Date of Execution - 14/07/2023 , , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office				Jul 14 2023 2:36PM	LTI 14/07/2023	14/07/2023	
Name	Photo	Finger Print	Signature										
Mr SHAMBHU KUNDU Son of Late SUNIL KUNDU Date of Execution - 14/07/2023 , , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office													
Jul 14 2023 2:36PM	LTI 14/07/2023	14/07/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUDEV CHAKRABORTY Son of Late PROBODH CHAKRABORTY Date of Execution - 14/07/2023 , , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 14 2023 2:39PM</td> <td>LTI 14/07/2023</td> <td>14/07/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SUDEV CHAKRABORTY Son of Late PROBODH CHAKRABORTY Date of Execution - 14/07/2023 , , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office				Jul 14 2023 2:39PM	LTI 14/07/2023	14/07/2023	
Name	Photo	Finger Print	Signature										
Mr SUDEV CHAKRABORTY Son of Late PROBODH CHAKRABORTY Date of Execution - 14/07/2023 , , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office													
Jul 14 2023 2:39PM	LTI 14/07/2023	14/07/2023											

3 PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : JUPITER CONSTRUCTION (as AS PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700C27			
	14/07/2023	14/07/2023	14/07/2023
Identifier Of Mr PARTHA SARATHI BHATTACHARJEE, Smt RATNA RAY CHAUDHURY, Smt CHABI CHATTARJEE, Smt KHUKU BHATTACHARJEE, Smt INDRANI BHATTACHARJEE, Mr RAM BHATTACHARYA, Mr SHAMBHU KUNDU, Mr SUDEV CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-4.76896 Dec
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-4.76896 Dec
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-4.76896 Dec
4	Smt KHUKU BHATTACHARJEE	JUPITER CONSTRUCTION-4.76896 Dec
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-4.76896 Dec
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-4.76896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-659.00000000 Sq Ft
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
4	Smt KHUKU BHATTACHARJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-659.00000000 Sq Ft
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-659.00000000 Sq Ft

Transfer of property for S2

	From	To. with area (Name-Area)
	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-470.33333300 Sq Ft
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
4	Smt KHUKU BHATTACHERJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-470.33333300 Sq Ft
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-470.33333300 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SARATHI BHATTACHARJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
2	Smt RATNA RAY CHAUDHURY	JUPITER CONSTRUCTION-148.33333300 Sq Ft
3	Smt CHABI CHATTARJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
4	Smt KHUKU BHATTACHERJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
5	Smt INDRANI BHATTACHARJEE	JUPITER CONSTRUCTION-148.33333300 Sq Ft
6	Mr RAM BHATTACHARYA	JUPITER CONSTRUCTION-148.33333300 Sq Ft



14-07-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:09 hrs on 14-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PARTHA SARATHI BHATTACHARJEE , one of the Executants.

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 7,00,18,042/-

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

Execution is admitted on 14/07/2023 by 1. Mr PARTHA SARATHI BHATTACHARJEE, Son of Late NARENDRA NATH BHATTACHARJEE, 273 RAJDANGA GOLD PARK, P.O: E KTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Retired Person, 2. Smt RATNA RAY CHAUDHURY, Wife of Mr SISIR RAY CHAUDHURY, 503, NIHARIKA CHS, GLADYALWARES ROAD, POKHRAN, P.O: LOKPURAM, Thana: MANPADA, , Thane, MAHARASHTRA, India, PIN - 400610, by caste Hindu, by Profession House wife, 3. Smt CHABI CHATTARJEE, Alias Smt JHARNA CHATTERJEE, Wife of Late MUKUL CHATTAPADHYAY, 5 RAJDANGA GOLD PARK, P.O: E KTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 4. Smt KHUKU BHATTACHERJEE, Wife of Late SANKAR BHATTACHARYA, 5 RAJDANGA GOLD PARK, P.O: E KTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 5. Smt INDRANI BHATTACHARJEE, Daughter of Late SANKAR BHATTACHARYA, 5 RAJDANGA GOLD PARK, P.O: E KTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Student, 6. Mr RAM BHATTACHARYA, Son of Late NARENDRANATH BHATTACHARYA, 46 JOGENDRA GARDEN, P.O: E KTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-07-2023 by Mr SHAMBHU KUNDU, AS PARTNER, JUPITER CONSTRUCTION, 3087 RAJDANGA MAIN ROAD, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-07-2023 by Mr SUDEV CHAKRABORTY, AS PARTNER, JUPITER CONSTRUCTION, 3087 RAJDANGA MAIN ROAD, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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



ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
escription of Stamp
Stamp: Type: Impressed, Serial no 6878, Amount: Rs.100.00/-, Date of Purchase: 11/07/2023, Vendor name:
Subhankar Das



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 286736 to 286759
being No 160310314 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.14 17:56:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/14 05:56:45 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)