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Q. 11234/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/1925684/23

AP 350999

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

[Signature]

Additional District S.D.-Registrar,
Rajarhat, New Town, North 24-Pgs

27 JUL 2023

DEVELOPMENT POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS WE 1) SMT. MAITREYI BHATTACHARYA (PAN - ADRPB6171H) (AADHAAR No. 4931 3537 3073) (MOB - 9836578346) wife of Late Pannalal Chattopadhyay, by faith - Hindu, by occupation - retired school teacher, by nationality - Indian, residing at village - Bhatenda, P.O. & P.S. Rajarhat, Pin - 700 135, Distirct - North 24 Parganas.

06 JUL 2023

4041

No..... ₹ 100/- Date.....

Name : *Samir Kumar Ray*

Address :

Advocate

ALIPORE JUDGE COURT

Kolkata - 700 027

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



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

27 JUL 2023

2) SRI ATREYA BHATTACHARYA (PAN - AEFPB8612J) (AADHAAR No. 2099 0175 2139) (MOB - 8013156944) son of Late Aparash Bhattachar^{ya} by faith - Hindu, by occupation - Service, by nationality - Indian, residing at village - Bhatenda, P.O. & P.S. Rajarhat, Pin - 700 135, Distirct - North 24 Parganas hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, legal representatives, administrators, and assigns) of the **ONE PART**, hereinafter called and referred to as the **LANDOWNERS/ PRINCIPALS/ EXECUTANTS**, do hereby nominate, constitute and appoint **1) SRI SUBRATA NEOGI (PAN NO. APSPN7820E) (AADHAR NO.2323 2261 7365) (MOB.9903740706)** son of Late Birendra Nath Neogi, by faith - Hindu, by occupation - Business, by nationality - Indian residing at Bhatenda (West) P. O. & P.S. - Rajarhat, Kolkata - 700 135, District 24 Parganas (North) **2) SRI PULAK CHATTERJEE (PAN NO. AUJPC1389H) (AADHAR NO.8900 1760 6494) (MOB.9831935590)** son of Late Kalidas Chatterjee by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda (East) P. O. & P.S. - Rajarhat, Kolkata - 700 135, District 24 Parganas (North) **3) SRI BISWAJIT ROY (PAN NO. ADFPR0216F) (AADHAR NO.2109 2350 4844) (MOB.9830601553)** son of Late Sunil Kumar Roy by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda (West), P.O. & P.S. Rajarhat, Kolkata - 700 135, District 24 Parganas (North) hereinafter called as the Power of Attorney Holders, as our true, authorized and lawful Attorney for us in our names on our behalf and to exercise, execute and perform all and every / any of the acts, deeds, matters and things in respect of our landed property at Mouza - Bhatenda, J.L.No.28, Re. Sa No.50, L.R. Khatian Nos.5309 & 5310, L.R. Dag No.444 and 445, Police Station and A.D.S.R - Rajarhat, under Rajarhat Bishnupur No.1 Gram Panchayet, District 24 Parganas (North) which is morefully described in the SCHEDULE hereunder mentioned.

WHEREAS one Smt. Kanan Bhattaharjee wife of Sri Aparesh Bhattacharjee resident of Bhatenda, P.S. Rajarhat by a Bengali Kobala

Atreya Bhattacharya



Additional District Sub-Registrar,
Rajarat, New Town, North 2 • Pgs

7 JUL 2023

dated 17.04.1967 purchased 6 sataks of land equivalent to 03 cottahs, 10 chittaks 00 sq.ft. more or less from the then owner of the land Sri Satyaranjan Roy son of Late Satish Chandra Roy, lying and situate at Mouza - Bhatenda, J.L. No.28, Re. Sa. No.50, Touzi No.2998, R.S. Khatian No.211, Khanda Khatian No.576, R.S. Dag No.444, Dag No.396, P.S. Rajarhat, District - 24 Parganas (North) in liue of a consideration stated therein. The said Deed was registered in the office of the Cossipore Dum Dum and recorded in Book No.I, Volume No.47, Pages 169 to 171, Being No.2897 for the year 1967.

AND WHEREAS the said Smt. Kanan Bhattacharjee wife of Sri Aparesh Bhattacharjee resident of Bhatenda, P.S. Rajarhat by another Bengali Kobala dated 22.05.1968 purchased 6 sataks of land equivalent to 03 cottahs, 10 chittaks, 00 sq.ft. more or less, from the then owner of the land Sri Satyaranjan Roy, lying and situate at Mouza - Bhatenda, J.L. No.28, Re. Sa. No.50, Touzi No.2998, R.S. Khatian No.211, Khanda Khatian No.576, R.S. Dag No.444, Dag No.396, P.S. Rajarhat, District - 24 Parganas (North) in liue of a consideration stated therein. The said Deed was registered in the office of the A.D.S.R - Cossipore Dum Dum and recorded in Book No.I, Volume No.68, Pages 83 to 85, Being No.4539 for the year 1968.

AND WHEREAS the said Smt. Kanan Bhattacharjee wife of Sri Aparesh Bhattacharjee resident of Bhatenda, P.S. Rajarhat by another Bengali Kobala dated 02.07.1982 purchased 01 cottah 16 sq.ft. of land more or less from the then owner Sri Anil Kumar Dutta lying and situate at Mouza - Bhatenda, J.L.No.28, Re. Sa. No.50, Touzi No.2998, C.S. Khatian No.305, Hal Khatian No.525, Sabek Dag No.394, Hal Dag No.445, P.S. Rajarhat, District - 24 Parganas (North) in liue of a consideration stated therein. The said Deed was registered in the office of the A.D.S.R - Cossipore Dum Dum and recorded in Book No.I, Volume No.292, Pages 230 to 231, Being No.6275 for the year 1982.

AND WHEREAS after physical measurement of the said land found by the aforesaid 3 registered Deed of Conveyances is 08 cottahs 07 chittaks and 15 sq.ft. more or less.

AND WHEREAS the said Kanan Bhattacharjee while being seized and possessed of the said property died intestate on 14.11.2017 leaving behind Maitreyi Bhattacharya (daughter) and Atreya Bhattacharya (son) as her only legal heirs at law. Her husband Aparesh Bhattacharya predeceased her on 18.09.1985.

AND WHEREAS after the demise of said Kanan Bhattacharjee the right title and interest all her aforesaid land devolved upon her two above named heirs i.e Maitreyi Bhattacharya and Atreya Bhattacharya. The said Maitreyi Bhattacharya and Atreya Bhattacharya duly recorded their names in the records of B.L. & L.R.O office at Rajarhat, wherein the said Maitreyi Bhattacharya's name was recorded in L.R. Khatian No.5309, L.R. Dag No.444 (6 sataks) and 445 (1 satak). The said land is recorded as Bastu.

AND WHEREAS the said Atreya Bhattacharya duly recorded his name in the records of B.L. & L.R.O office at Rajarhat, wherein the said Atreya Bhattacharya's name was also recorded in L.R. Khatian No.5310 L.R. Dag No.444 (6 sataks) and 445 (1 satak). The said land is recorded as Bastu. Thus the said Maitreyi Bhattacharya and Atreya Bhattacharya jointly became the owners of total land measuring 14 sataks equivalent to 08 cottahs 07 chittaks and 15 sq.ft. more or less lying and situate at in Mouza - Bhatenda, J.L.No.28, Re. Sa No.50, L.R. Khatian Nos.5309 & 5310, L.R. Dag No.444 and 445. The said land is morefully described in the FIRST SCHEDULE hereinafter written and hereinafter called as the "Said Premises".

AND WHEREAS We entered into a Registered Development Agreement on **27.07.2023 vide Deed No. 11233** of the year 2023 registered in the office of the A.D.S.R - Rajarhat with the above named Developer in respect of the aforesaid land in Mouza - Bhatenda, J.L.No.28, Re. Sa No.50, L.R. Khatian Nos.5309 & 5310, L.R. Dag No.444 and 445 Police Station and A.D.S.R - Rajarhat, under Rajarhat Bishnupur No.1 Gram Panchayet, District 24 Parganas (North), morefully described in the SCHEDULE hereinafter written, with the **ROSHMI ENTERPRISE (PAN NO. AAQFR8770C)**, a partnership firm having its office at Bhatenda, Rajarhat, P.S. Rajarhat, Kolkata - 700 135, District 24

Parganas (North), West Bengal represented by **1) SRI SUBRATA NEOGI (PAN NO. APSPN7820E) (AADHAR NO.2323 2261 7365) (MOB.9903740706)** son of Late Birendra Nath Neogi, by faith - Hindu, by occupation - Business, by nationality - Indian residing at Bhatenda (West) P. O. & P.S. - Rajarhat, Kolkata - 700 135, District 24 Parganas (North) **2) SRI PULAK CHATTERJEE (PAN NO. AUJPC1389H) (AADHAR NO.8900 1760 6494) (MOB.9831935590)** son of Late Kalidas Chatterjee by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda (East) P. O. & P.S. - Rajarhat, Kolkata - 700 135, District 24 Parganas (North) **3) SRI BISWAJIT ROY (PAN NO. ADFPR0216F) (AADHAR NO.2109 2350 4844) (MOB.9830601553)** son of Late Sunil Kumar Roy by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bhatenda (West), P.O. & P.S. Rajarhat, Kolkata - 700 135, District 24 Parganas (North). The said Development Agreement dated 27.07.2023 which was registered in the office of the A.D.S.R - Rajarhat - North 24 Parganas vide Deed No. 11233 of the 2023. This Power of Attorney hereby granted in favour of the above named **SRI SUBRATA NEOGI, SRI PULAK CHATTERJEE and SRI BISWAJIT ROY**, all partners of **ROSHMI ENTERPRISE** in terms of the Agreement for Development as stated above.

AND WHEREAS referring to the above Registered Agreement for Development, and for smooth development work, WE, the Principals/Landowners appointing the SAID ATTORNEY HOLDERS **SRI SUBRATA NEOGI, SRI PULAK CHATTERJEE and SRI BISWAJIT ROY** as our true authorized and lawful attorney for our names and on our behalf to do, exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter. The owners shall have no authority / claim over the Developer's Allocation.

1. To appear and represent us before the authorities of Rajarhat Bisnahnupur No.1 Gram Panchayet, KMDA, KIT, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, A.R.A

Kolkata, District Sub Registrar at Barasat and Additional District Sub-Registrar, Rajarhat North – 24 Parganas and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation of the total constructed area of the building to be built over the SCHEDULE property and the Developer's Allocation exclusively to be sold through the Constituted Attorney.

2. To sign and apply for sanction of building plan, revised plan, completion plan / certificate and drainage plan, internal water line, supply of Panchayet Water, supply of electricity, installation of transformer (if necessary) and other utilities as may be necessary for the convenience and enjoyment of the said residential building to be constructed as the said premises.
3. To sign and verify complaints, written statements, petitions objection, cross objections, counter claims, applications for executions, revision, review new stay of whatsoever nature, Memorandum of appeal and generally to do all other acts, deeds, and things for and on our behalf as our said Constituted Attorney in its absolute discretion thinks fit and proper.
4. To sign or plan / plans of the said premises and to submit the same before the Zila Parishad (North 24 Parganas) for obtaining sanction of the said plan and also to sign any plan / plans for modification of the sanctioned plan as and when they think it fit and proper.
5. To make construction of the building as per said sanction plan and complete the same in all respect.
6. To apply, obtain electricity, Gas, Water, Sewerage connection and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development project, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents

as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

7. To manage and maintain the said premises including the building/s to be constructed thereon.
8. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of the said premises before Zilla Parishad North – 24 Parganas / Rajarhat Bishnupur No.1 Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
9. To pay all taxes to Zila Parishad (North 24 Parganas) / Rajarhat Bishnupur No.1 Gram Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
10. To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said **Registered Agreement for Development dated 27.07.2023**. To take financial assistance / loan in their names or in the name of intending purchaser/s from any financial Institution by depositing and mortgaging flat/flats/ shops/garages from Developer's Allocation of the total constructed area of the building to be built over the SCHEDULE property and to sign in the papers and documents for the said purpose on our behalf.
11. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, shop/s, units and / or car parking spaces or other spaces

in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation in the said building to be built over the SCHEDULE property as per said Registered Agreement for Development.

12. That the Power of Attorney Holder shall execute the Deed of conveyance or conveyances, long term lease or rent out the Developer's Allocation to any person or persons as shall be required by the developer and all costs and expenses including stamp duty and registration charges shall be borne and paid by the purchaser / purchasers.
13. To receive the entire consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation of the total constructed area of the building to be built over the SCHEDULE property and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
14. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation as described in the said Agreement for Development in the said building to be built over the SCHEDULE property.
15. To do all Acts, deed or thing as may be necessary to complete the registration of the said deed in the manner required by law and when it has been returned to him/them after being duly registered, to give proper receipt and discharge for the same.
16. To sign and execute all other deeds, documents, instruments and assurance on our behalf which they shall consider necessary and to enter into and / or agree to such covenants and conditions as may be required for fully and effectually conveying the said flat / flats car parking space, shop rooms and other spaces under the Developer's Allocation of the total constructed area of the building

to be built over the SCHEDULE property in favour intending purchaser / purchasers as we could do ourselves, if personally present.

17. To present any such conveyance or conveyances for registration, to admit execution before the Sub - Registrar or Registrar of Assurances having authority for and to have the said conveyance registered in favour of the purchasers and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the developer's allocation of the total constructed area of the building to be built over the SCHEDULE property as described in the Agreement for Development to intending purchaser / purchasers as fully and effectually in all records as we could do the same myself.
18. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in the said premises.
19. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.
20. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

21. That our said Attorney Holder will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in respect of 60% of Developers' Allocation as described in the Agreement for Development in favour of any intending purchasers of the Developer's Allocation according to the terms and conditions mentioned in the aforesaid Registered Agreement for Development.

22. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.

23. The Attorney Holder will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the SCHEDULE of the said Registered Agreement for Development.

AND we do hereby agree to ratify and confirm whatsoever all acts, deeds and things done by the said Attorney which shall be construed as acts, deeds and things by us to all intents and purposes as if we were present even notwithstanding the fact that no special power in that behalf is contained in these present.

AND GENERALLY to act as our Attorney in relation to all matters touching my said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND WE hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents and

sale of Developer's Allocation of the total constructed area of the building to be built over the SCHEDULE property to the intending purchaser/purchasers.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 08 cottahs 07 chittaks and 15 sq.ft. more or less with No Structure standing thereupon lying and situate at Mouza – Bhatenda, J.L.No.28, Re. Sa No.50, L.R. Khatian Nos.5309 & 5310, L.R. Dag No.444 and L.R. Dag NO.445 Police Station and A.D.S.R – Rajarhat, under Rajarhat Bishnupur No.1 Gram Panchayet, District 24 Parganas (North). Details of the of land given hereunder :-

SMT. MAITREYI BHATTACHARYA

<u>L.R.Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Land Area</u>
444	5309	6 Decimal
445	5309	1 Decimal

SRI ATREYA BHATTACHARYA

<u>L.R.Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Land Area</u>
444	5310	6 Decimal
445	5310	1 Decimal

TOTAL AREA OF LAND = 8 COTTAHS 7 CHITTAKS 15 SQ.FT.

which is butted and bounded as follows :-

ON THE NORTH : 24 feet wide Panchayet Road
 ON THE EAST : Land under R.S. Dag No. 443
 ON THE WEST : Land under R.S. Dag No. 445
 ON THE SOUTH : Land under R.S. Dag No. 446

IN WITNESS WHEREOF the Executants/Principals hereto have set and subscribed their respective hands and seals on the 27th day of JULY, 2023 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. Tareu Kanzi Singh
Alipore Judges Court.
No-27

Maitreyee Bhattacharya

Abreya Bhattacharya

EXECUTANTS /
PRINCIPALS

WE accept this Power of Attorney

2. Sanin Kumar Dasg
11, Joy Krishna Path
No-23

Sabrata Neog.
Pulak Chatterji
Binayjit Dasg

Drafted by :-












Sanin Kumar Dasg
ADVOCATE

Alipore Judges Court

Regd. No. WB65/1987












Typed By

S. Chatterji

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	left hand					
	right hand					












Name SUBRATA NEOGI

Signature Subrata Neogi

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Pulak Chatterjee

Signature Pulak Chatterjee

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	left hand					
	right hand					

Name BISWASJIT ROY












Signature Biswasjit Roy

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<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name

Signature



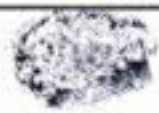








Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name MAITREYI BHATTACHARYA

Signature Maitreyi Bhattacharya



Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ATREYA BHATTACHARYA

Signature Atreya Bhattacharya


Thumb 1st finger Middle Finger Ring Finger Small Finger

 PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

 PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed






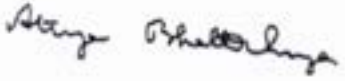
Deed No :	I-1523-11234/2023	Date of Registration	27/07/2023
Query No / Year	1523-8001925684/2023	Office where deed is registered	
Query Date	27/07/2023 4:50:22 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAMIR KUMAR DEY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836350066, 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. 4/-		Rs. 94,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152311233/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-444	LR-5309	Bastu	Bastu	6 Dec	1/-	40,50,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-444	LR-5310	Bastu	Bastu	6 Dec	1/-	40,50,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-445	LR-5309	Bastu	Bastu	1 Dec	1/-	6,75,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-445	LR-5310	Bastu	Bastu	1 Dec	1/-	6,75,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			14Dec	4 /-	94,50,000 /-	
		Grand Total :			14Dec	4 /-	94,50,000 /-	









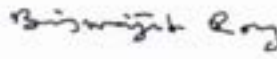
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt MAITREYI BHATTACHARYA Wife of Late PANNALAL CHATTOPADHYAY Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	Photo  27/07/2023	Finger Print  LTI 27/07/2023	Signature  27/07/2023
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1H, Aadhaar No: 49xxxxxxxx3073, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				
2	Name Shri ATREYA BHATTACHARYA Son of Late APARASH BHATTACHARYA Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	Photo  27/07/2023	Finger Print  LTI 27/07/2023	Signature  27/07/2023
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx2J, Aadhaar No: 20xxxxxxxx2139, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROSHMI ENTERPRISE ,BHATENDA RAJARHAT, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUBRATA NEOGI Son of Late BIRENDRA NATH NEOGI Date of Execution - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	Photo  <small>Jul 27 2023 5:23PM</small>	Finger Print  <small>LTI 27/07/2023</small>	Signature  <small>27/07/2023</small>
,BHATENDA WEST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx0E, Aadhaar No: 23xxxxxxxxx7365 Status : Representative, Representative of : ROSHMI ENTERPRISE (as REPRESENTATIVE)				
2	Name Shri PULAK CHATTERJEE Son of Late KALIDAS CHATTERJEE Date of Execution - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	Photo  <small>Jul 27 2023 5:22PM</small>	Finger Print  <small>LTI 27/07/2023</small>	Signature  <small>27/07/2023</small>
,BHATENDA EAST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx9H, Aadhaar No: 89xxxxxxxxx6494 Status : Representative, Representative of : ROSHMI ENTERPRISE (as REPRESENTATIVE)				
3	Name Shri BISWAJIT ROY (Presentant) Son of Late SUNIL KUMAR ROY Date of Execution - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	Photo  <small>Jul 27 2023 5:19PM</small>	Finger Print  <small>LTI 27/07/2023</small>	Signature  <small>27/07/2023</small>
,BHATENDA WEST, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6F, Aadhaar No: 21xxxxxxxxx4844 Status : Representative, Representative of : ROSHMI ENTERPRISE (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SAMIR KUMAR DEY Son of Late B G DEY , ALIPORE JUDGES COURT, City:- , P.O: ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	27/07/2023	27/07/2023	27/07/2023
Identifier Of Smt MAITREYI BHATTACHARYA, Shri ATREYA BHATTACHARYA, Shri SUBRATA NEOGI, Shri PULAK CHATTERJEE, Shri BISWAJIT ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MAITREYI BHATTACHARYA	ROSHMI ENTERPRISE-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ATREYA BHATTACHARYA	ROSHMI ENTERPRISE-6 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt MAITREYI BHATTACHARYA	ROSHMI ENTERPRISE-1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri ATREYA BHATTACHARYA	ROSHMI ENTERPRISE-1 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 444, LR Khatian No:- 5309	Owner:মৈত্রেয়ী ভট্টাচার্য, Gurdian:পাল্লাল চট্টোপাধ্যায়, Address:নিজ , Classification:বাস্ত, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 444, LR Khatian No:- 5310	Owner:আত্রেয় ভট্টাচার্য, Gurdian:অপরেশ ভট্টাচার্য, Address:নিজ , Classification:বাস্ত, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 445, LR Khatian No:- 5309	Owner:মৈত্রেয়ী ভট্টাচার্য, Gurdian:পাল্লাল চট্টোপাধ্যায়, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 445, LR Khatian No:- 5310	Owner:আব্দুল হক চৌধুরী, Gurdian:অপর্ণা চৌধুরী, Address:নিজ , Classification:বাড়ি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
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On 27-07-2023

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 17:09 hrs on 27-07-2023, at the Office of the A.D.S.R. RAJARHAT by Shri BISWAJIT ROY ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,50,000/-

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

Execution is admitted on 27/07/2023 by 1. Smt MAITREYI BHATTACHARYA, Wife of Late PANNALAL CHATTOPADHYAY, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2. Shri ATREYA BHATTACHARYA, Son of Late APARASH BHATTACHARYA, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service

Indetified by Shri SAMIR KUMAR DEY, , , Son of Late B G DEY, , 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 27-07-2023 by Shri SUBRATA NEOGI, REPRESENTATIVE, ROSHMI ENTERPRISE, BHATENDA RAJARHAT, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri SAMIR KUMAR DEY, , , Son of Late B G DEY, , 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 27-07-2023 by Shri PULAK CHATTERJEE, REPRESENTATIVE, ROSHMI ENTERPRISE, BHATENDA RAJARHAT, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri SAMIR KUMAR DEY, , , Son of Late B G DEY, , 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 27-07-2023 by Shri BISWAJIT ROY, REPRESENTATIVE, ROSHMI ENTERPRISE, BHATENDA RAJARHAT, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri SAMIR KUMAR DEY, , , Son of Late B G DEY, , 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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 4041, Amount: Rs.100.00/-, Date of Purchase: 06/07/2023, Vendor name: SUBHANKAR DAS



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 373755 to 373776

being No 152311234 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.08.01 17:37:10 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/08/01 05:37:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)