

5461/2021

I-5368/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 466124

Certified that the document is authentic
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar

Chhatra, Dum Dum, 24-Pin (North)

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENTAGREEMENT

05 JUL 2021

1 Date: 05th day of July, 2021

2 Place: Kolkata

3 Parties:

[PAN: AJTPD2380C]

3.1.1 SMT. MONALIA SEN alias MONALIA DEY [PAN: AJTPD2380C] [AADHAR: 5475 7667 7427], wife of Sri Rabi Shankar Sen, daughter of Late Dhilan Dey, by faith Hindu, by Nationality Indian, by occupation Professor in Service, residing at AC-51, Prafulla Kanan, Kestopur, P.O. - Prafulla Kanan, P.S. - Baguiati, Kolkata - 700104.

3.1.2 SMT. DIPALI DEY [PAN: AVXPD2420K] [AADHAR: 6026 5166 8690], wife of Late Dhilan Dey, by occupation Housewife, by Nationality Indian, by faith Hindu, residing at 163, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055.

Handwritten signature
Smt. Monalia Sen

NAME.....
 ADD.....
 Rs.....

22 JUN 2021

S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

22 JUN 2021

22 JUN 2021



Abhishek Bisht
 8/0 L.K. Bisht
 68, Terrace Road,
 P.O. - Bangor Avenue
 P.S. - Dum Dum
 Kolkata - 700 555.

addl. District Sub-Registrar
 Cossipore, Dum Dum

05 JUL 2021

- 3.1.3 **SMT. DEBARATI DEY [PAN: ANAPD2122P] [AADHAR: 3467 9108 6581]**, daughter of Late Dhilan Dey, by occupation Service, by Nationality Indian, by faith Hindu, residing at 163, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata - 700055.
- 3.1.4 **SMT. SULATA DEY [PAN: BMJPD8968A] [AADHAR: 5343 4484 0160]**, wife of Late Milan Dey, by occupation Housewife, by Nationality Indian, by faith Hindu, residing at 163, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055.
- 3.1.5 **SRI AYAN DEY [PAN: AXCPD1808J] [AADHAR: 3180 3742 5061]**, son of Late Milan Dey, by faith Hindu, by Nationality Indian, by occupation Self Employed, residing at 163, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055.

Hereinafter called and referred to as the **"OWNERS/PRINCIPALS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

AND

- 3.2 **M/S. LAXMI CONSTRUCTION [PAN: AAJFL4089P]**, a partnership firm, having its principal place of business at 280, Dakshinpara Road, P.O. – Dum Dum, P.S. – Dum Dum, Kolkata – 700028, represented by its partners namely **(1) SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 168, Dakshinpara Road, P.O. & P.S. – Dum Dum, Kolkata – 700028, AND **(2) SRI JIBAN CHATTERJEE [PAN: ADLPC9272G] [AADHAR: 4388 0298 3523]**, son of Sudhir Chandra Chatterjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 52, Dum Dum Park, P.O. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055.

Hereinafter called and referred to as the **"DEVELOPER/CONSTITUTED ATTORNEY"** (which expression shall unless repugnant to the context be deemed to mean and include its successors-in-office/ interest, administrators, executors, representatives and assigns) of the **OTHER PART**.

NOW THIS POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

4. Subject Matter of the Power of Attorney:

4.1 Development Project & Appurtenances:

- 4.1.1 Project Property:** ALL THAT one piece and parcel of Bastu land measuring more or less 03 (three) Cottahs lying and situated at Mouza - Shyamnagar, J.L. No. 17, Touzi No. 228/229, Re. Su. No. 180, comprising in R. S. Dag No. 2317 under Khatian No. 18 corresponding to L. R. Dag No. 987/1563 under L. R. Khatian No.660, within the local limits of Ward No.27 of South Dum Dum Municipality having Municipal Holding No.339, Gouri Nath Shastri Sarani being Premises No.163, Gouri Nath Shastri Sarani, Kolkata - 700055, within the ambit of Dum Dum Police Station, under the jurisdiction of Additional District Sub-Registrar, Cossipore-Dum Dum, within the District of North 24 Parganas, described in **First Schedule** below.

5. Background and Representation:

5.1 Background of the Power:

- 5.1.1** With desire to Develop the **First Schedule** property the Principals / Owners jointly have entered into one Development Agreement with the Developer, herein the Constituted Attorney and duly registered before the ADSR, Cossipore-Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 05362 for the year 2021 for developing and constructing a new multi storied building upon the **First Schedule** land.

5.2. Representation of the Principals:

- 5.2.1.** In terms of the said Registered Development Agreement mentioned hereinabove the Owners / Principals herein executing this Development Power of Attorney in favour of the Developer above named for Developer's Allocation and this power of attorney constituted for the following purposes:

- (a)** To negotiate on terms for and to agree and to sell the Developer's Allocation mentioned therein the said registered Development Agreement and/or its' part portion to any intending purchaser or purchasers at such price or prices which may said attorney in their absolute discretion thinks fit and proper to agree upon and to enter into any agreement or agreements for such sale or sales for the

Ayan Dey.

Ujjwal Sen.

said Developer's Allocation mentioned therein the said registered Development Agreement.

- (b) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales and to give good valid receipt and discharge for the same.
- (c) Upon such receipt as aforesaid in our name and on our behalf and as our act and deed to sign, execute and deliver deed or deeds of sale, conveyance or conveyances of any one or more of the said Developer's Allocation mentioned therein the said registered Development Agreement in favour of such purchaser or purchasers or their nominee or nominees or assignee or assignees.
- (d) To execute and sign all other deeds, instruments and assurances 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 Developer's Allocation mentioned therein the said registered Development Agreement as we could do ourselves, if personally present.
- (e) To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration when executed by them to admit execution thereof and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have them registered according to law and to do all other acts, deeds and things which our said attorney shall consider necessary for the transferring and/or conveying the said Developer's Allocation mentioned therein the said registered Development Agreement to such purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.

This power of attorney shall not convey or constitute any right or title to enjoy the property to attorney it may not be revoked as per the registered Development Agreement.

- (f) To make sign and verify all the applications or objection to appropriate authorities for all and any license, permission or consent etc. including Deed of Amalgamation required by law in connection with the management of our said Developer's Allocation mentioned therein the said registered Development Agreement property.
- (g) To accept and withdraw on our behalf any compensation payable to me for acquisition or compulsory purchases requisition or hiring of any land or building belonging to me by the Government or any competent body or authority.
- (h) To appear for and represent me before the Board of Revenue, Collector of any District, Sub-Divisional Office and Magistrate, Judge, Munsif and in all Government offices in all matters and things relation to us or its' affairs in respect of **First Schedule** land.
- (i) To appear for and represent to us in all the Courts, Civil, Criminal or Revenue including Labour Tribunals, offices and to sign, execute, verify and file plaints written statement and petitions and also to present appeals in any Court and to accept services of all summons, notices and other process of law in respect of **First Schedule** land.
- (j) To appoint engage on our behalf, pleaders, advocates or solicitors whenever our said attorney shall think proper to do and to discharge and/or terminate his or their appointment in respect of **First Schedule** land.
- (k) To compromise, compound or withdraw cases or to refer them to arbitration all disputes and differences in respect of **First Schedule** land.
- (l) To sign, verify and file applications for execution of decrees or orders of any court and to purchase property at court auction sales in execution of decrees up to the amount of the decree in respect of **First Schedule** land.
- (m) To withdraw and receive documents or money from Court, offices or opposite party either in execution of decrees or otherwise and

to do all the acts that may be necessary in connection with any such cases in respect of **First Schedule** land.

- (n) That our attorney is empowered to receive cheque, Bank Draft, Banker's Cheque, Account Payee or Bearer Cheques or Cash money of any land or unit sale proceed in respect of Developer's Allocation as per Development Agreement.
- (o) To appear and represent us before any Notary, Registrar of Assurance, Dist. Registrar, Addl. Dist. Sub Registrar, Sub Registrar of Assurance and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and registrar or have registered and performed all deeds, instruments and writings executed and signed by the said Attorney in any manner in respect of Developer allocation as per Development Agreement.
- (p) To appear and represent us before all Statutory Authorities including the Authorities of the South Dum Dum Municipality, CESC Limited and to sign all papers / applications in our name and our behalf in respect of the **First Schedule** property.
- (q) That the Attorney has right to construct upon the **First Schedule** land by the dint of the aforesaid registered Development Agreement.

6. Declaration of the Owners/Principals:

AND we do hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do execute or perform or caused to be done, executed or performed in connection with sale or sales of the said property or properties under and by virtue of this **POWER OF ATTORNEY**.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT one piece and parcel of **Bastu** land measuring more or less 03 (three) Cottahs lying and situated at Mouza - Shyamnagar, J.L. No. 17, Touzi No. 228/229, Re. Su. No. 180, comprising in R. S. Dag No. 2317 under Khatian No. 18 corresponding to L. R. Dag No. 987/1563 under L. R. Khatian No. 660, within the local limits of Ward No. 27

+ along with 200 Sq. ft. R.T. Shed structure

Ran Wuhye

of South Dum Dum Municipality having Municipal Holding No.339, Gouri Nath Shastri Sarani being Premises No.163, Gouri Nath Shastri Sarani, Kolkata - 700055, within the ambit of Dum Dum Police Station, under the jurisdiction of Additional District Sub-Registrar, Cossipore-Dum Dum, within the District of North 24 Parganas AND the land is butted and bounded as follows:-

ON THE NORTH	:	30' feet wide Gouri Nath Shastri Sarani;
ON THE SOUTH	:	Shyamnagar Udbastu Colony;
ON THE EAST	:	Land and Building of Amit Banerjee;
ON THE WEST	:	Land and Building of Gadadhar Saha;

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata
In the presence of

1. *Dilip Gullu*
64, Shyamnagar Road
Kolkata - 700055

2. *Rabi Shankar Sen*
AC-54, Keshtopur
Pratfullakoman
Kolkata - 101

Tonali's sen

Debarati De
Dipali De
Sulata De
Ayan De

Principals

For LAXMI CONSTRUCTION

Tibon Chatterjee

Partner

Partner

For LAXMI CONSTRUCTION

Ram Kumar

Cons. Partner Attorney

Partner

Drafted by me:
(As per instruction of the parties concerned)

Abhishek Biswas

Abhishek Biswas

Advocate

District Judges' Court, Alipore

A/662/1805/2018.

SPECIMEN FORM FOR TEN FINGER PRINTS

	LH					
	RH					

ATTESTED:- *V. Lonalisa Sen.*

	LH					
	RH					

ATTESTED:- *Sebarati Sey*

	LH					
	RH					

ATTESTED:- *Depali Sey*

SPECIMEN FORM FOR TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :- *Sulata Dey*

	LH					
	RH					

ATTESTED :- *Aryan Dey*

PHOTO	LH					
	RH					

ATTESTED :-

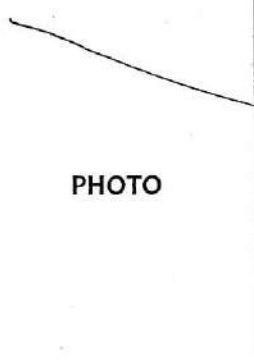
SPECIMEN FORM FOR TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :- *Ram Mulye*

	LH					
	RH					

ATTESTED :- *Jilean Chatterjee*

	LH					
	RH					

ATTESTED :-

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJFL4089P



नाम / Name
LAXMI CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation / Formation
25/03/2021

16042021

For LAXMI CONSTRUCTION

Ram Mulye

Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMEN MUKHERJEE
KAMAL MUKHERJEE
06/02/1974
Permanent Account Number
AMYPM8222G

Signature

1158
13
KOL11600



Ramen Mukherjee



भारत सरकार
GOVERNMENT OF INDIA



Ramen Mukherjee
Ramen Mukherjee

জন্ম সাল / Year of Birth : 1974
পুরুষ / Male



5045 8538 4137

আধার - সাধারণ মানুষের অধিকার

Ramen Mukherjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O Kamal Mukherjee, 168
Dakshin Para Road, Dum Dum,
Dumdum S.O, Kolkata, West
Bengal, 700028

Address:

S/O Kamal Mukherjee, 168
Dakshin Para Road, Dum
Dum, Dumdum S.O, Kolkata,
West Bengal, 700028



1947
1800 180 1947



help@uidai.gov.in



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P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

JIBAN CHATTERJEE

SUDHIR CHATTERJEE

14/08/1957

Permanent Account Number

ADLPC9272G

Jiban Chatterjee

Signature





भारत सरकार

Government of India



JIBAN CHATTERJEE

DOB : 14/08/1957

Male



4388 0298 3523

मेरा आधार, मेरी पहचान



आरक्षित विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O: Sudhir Chandra Chatterjee, 52 KRISHNAPUR
CO-OPERATIVE COLONY, DUMDUM PARK, SOUTH
DUMDUM(M), Bangur Avenue, North 24 Parganas, Bangur
Avenue, West Bengal, 700055

4388 0298 3523



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भारत सरकार
GOVERNMENT OF INDIA



अभिषेक बिस्वास
Abhishek Biswas
DOB: 10-10-1988
Gender: Male



9841 6095 9431

आधार - आम आदमी का अधिकार

Abhishek Biswas



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O स.क. बिस्वास, दिअमोन्ड सिटी
नोर्थ, ब्लॉक-२४, फ्लैट-४बी,
९८, जेसोरे रोड, ओपपोजिट आदित्य
हॉस्पिटल, बांगुर अवेंयु स.ओ,
कोलकाता, वेस्ट बंगाल, 700055

Address:
S/o S.k. Biswas, Diamond City
North, Block-27, Flat-4b, 68,
Jessore Road, Opposite Aditya
Hospital, Bangur Avenue S.o,
Kolkata, West Bengal, 700055



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P.O. Box No.1947,
Bengaluru-560 001



ভারত সরকার
Government of India



সুলতা দে
SULATA DEY
পিতা : শম্ভু নাথ গুপ্তা
Father : SHAMBHU NATH GUPTA
জন্মতারিখ / DOB : 13/03/1963
মহিলা / Female



5343 4484 0160

আধার - সাধারণ মানুষের অধিকার

Sulata Dey



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

১৬৩, শ্যামনগর রোড,
কোলকাতা, সাউথ দমদম (এম),
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,
700055

Address:

163, SHYAMNAGAR ROAD,
KOLKATA, South Dumdum (M),
Bangur Avenue, North 24
Parganas, West Bengal, 700055

5343 4484 0160

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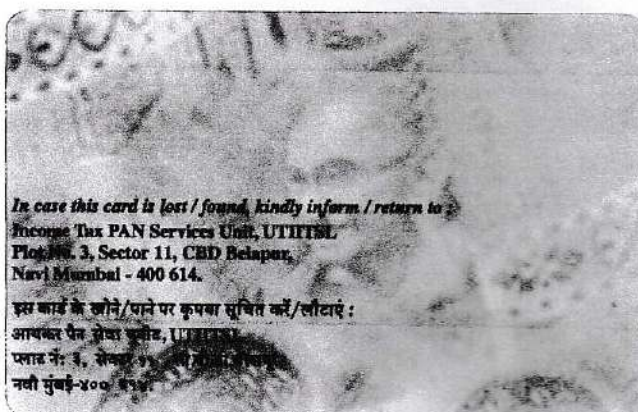
help@uidai.gov.in

www

www.uidai.gov.in



Sulata DeY




ভারত সরকার
Government of India


অয়ন দে
AYAN DEY
পিতা : মিলন দে
Father : MILAN DEY
জন্মতারিখ / DOB : 30/05/1987
পুরুষ / Male



3187 3742 5061

আধার - সাধারণ মানুষের অধিকার

Ayan De


আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
১৬৩, শ্যামনগর রোড,
কোলকাতা, সউথ ডমদুম (এম),
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,
700055

Address:
163, SHYAMNAGAR ROAD,
KOLKATA, South Dumdum (M),
Bangur Avenue, North 24
Parganas, West Bengal, 700055

3187 3742 5061

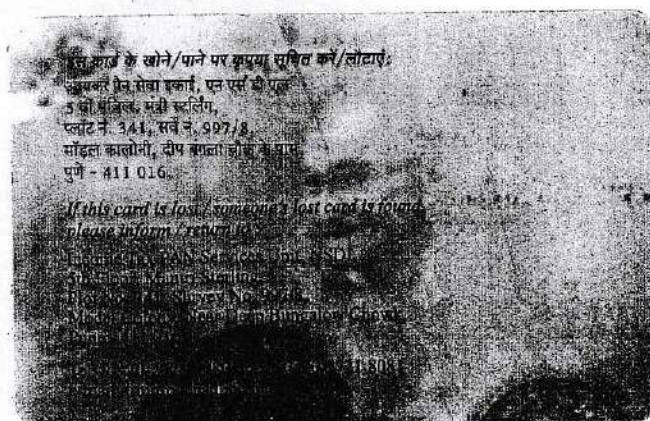

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Ayan Dey





Shipali Day

Shipali Day



ভারত সরকার
Government of India



দিপালী দে
DIPALI DEY
পিতা : হীরা লাল রায়
Father : HIRA LAL ROY
জন্মতারিখ / DOB : 02/08/1956
মহিলা / Female



6026 5166 8690

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য পরিচয় প্রদর্শক
Unique Identification Authority of India

ঠিকানা:
১৬৩, শ্যামনগর রোড, কলকাতা,
সাউথ ডুমদুম (এম), উত্তর ২৪
পরগনা, পশ্চিমবঙ্গ, ৭০০০৫৫

Address:
163, SHYAMNAGAR ROAD,
KOLKATA, South Dumdum (M),
Bangur Avenue, North 24
Parganas, West Bengal, 700055

6026 5166 8690

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0933 285 1347

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18-04-2018
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Dipali Dey


আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
 ১৬৩, শ্যামনগর রোড, সাউথ
 দমদম (এম), উত্তর ২৪ পরগনা
 পশ্চিমবঙ্গ, ৭০০০৫৫

Address:
 163, SHYAMNAGAR ROAD,
 South Dumdum (M), Bangur
 Avenue, North 24 Parganas, West
 Bengal, 700055

3467 9108 6581

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 1800 300 1947

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ভারত সরকার
Government of India


দেবারতি দে
 DEBARATI DEY
 পিতা : ধীলন দে
 Father : Dhilan Dey
 জন্মতারিখ / DOB : 02/01/1988
 মহিলা / Female

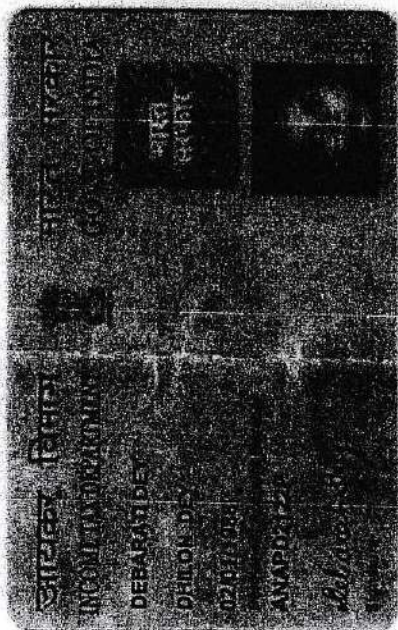


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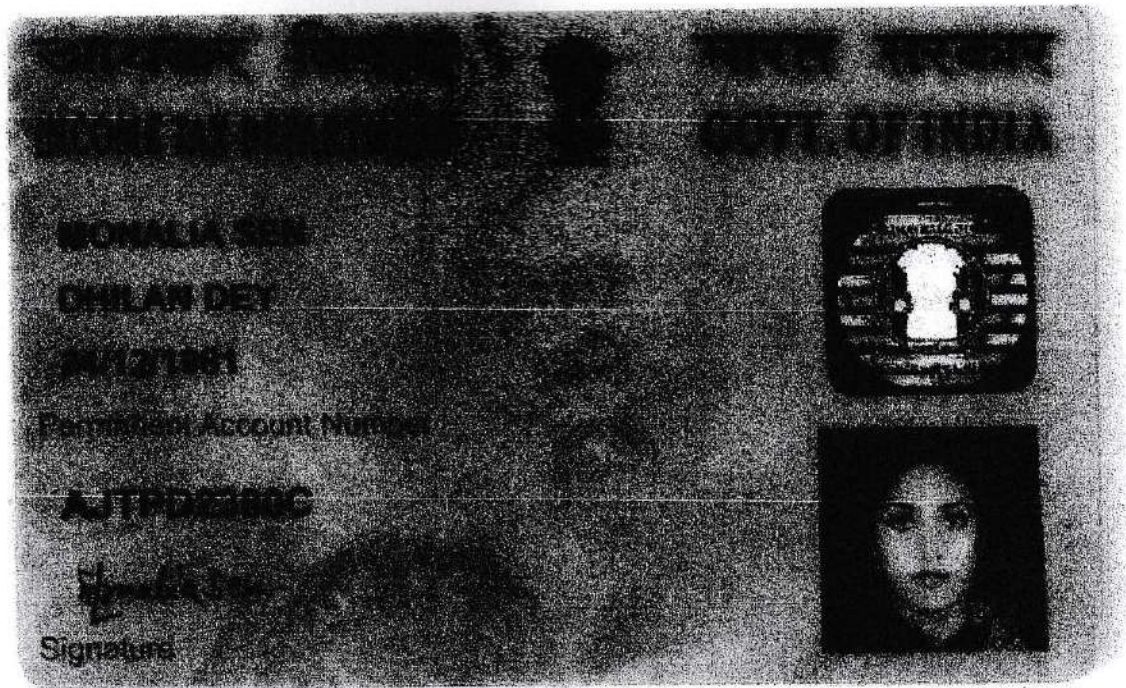
আধার - সাধারণ মানুষের অধিকার

Debarati De
 Debarati Dey

Chavak Day



Chavak Day



Jonalia sen



ভারত সরকার

Government of India



মোনালীয়া সেন

Monalia Sen

পিতা : ধীলন দে

Father : Dhilan Dey

জন্মতারিখ / DOB : 24/12/1981

মহিলা / Female



5475 7667 7427

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

এসি 51, প্রফুল্ল কানন, কেস্টপুর্ন,
রাজারহাট গোপালপুর (এম),
প্রফুল্লা কানন, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700101

Address:

AC 51, PRAFULLA KANAN,
KESTOPUR, Rajarhat
Gopalpur(M), Prafulla Kanan,
North 24 Parganas, West Bengal,
700101

5475 7667 7427



1800 300 1947



help@uidai.gov.in



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Monalia sen.

Major Information of the Deed

Deed No :	I-1506-05368/2021	Date of Registration	05/07/2021
Query No / Year	1506-8001109318/2021	Office where deed is registered	
Query Date	05/07/2021 5:09:38 PM	1506-8001109318/2021	
Applicant Name, Address & Other Details	Abhishek Biswas Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 7003340813, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 83,10,002/-		
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]:- 150605362/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Shyamnagar, Premises No: 163, , Holding No:339 Pin Code : 700055

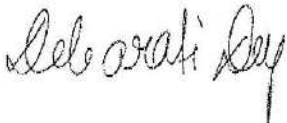
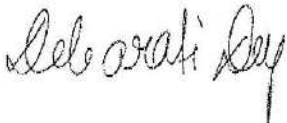
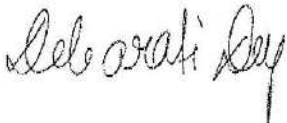
Shyamnagar, Premises No: 163, , Holding No:339 Pin Code : 700055

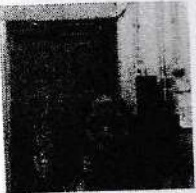
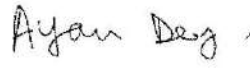
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-987/1563	LR-660	Bastu	Bastu	3 Katha	1/-	82,50,002/-	Property is on Road , Project Name :
Grand Total :					4.95Dec	1 /-	82,50,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Principal Details :

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> Mrs Monalia Sen Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>05/07/2021</td> <td>LTI 05/07/2021</td> <td>05/07/2021</td> <td></td> </tr> </tbody> </table> AC-51, Prafulla Kanan, Kestopur, City:- Rajarhat-gopalpore, , P.O:- Prafulla Kanan, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJxxxxxx0C, Aadhaar No: 54xxxxxxxx7427, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Monalia Sen Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office				05/07/2021	LTI 05/07/2021	05/07/2021	
Name	Photo	Finger Print	Signature										
Mrs Monalia Sen Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office													
05/07/2021	LTI 05/07/2021	05/07/2021											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Dipali Dey Wife of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>05/07/2021</td> <td>LTI 05/07/2021</td> <td>05/07/2021</td> <td></td> </tr> </tbody> </table> 163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx0K, Aadhaar No: 60xxxxxxxx8690, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Dipali Dey Wife of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office				05/07/2021	LTI 05/07/2021	05/07/2021	
Name	Photo	Finger Print	Signature										
Mrs Dipali Dey Wife of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office													
05/07/2021	LTI 05/07/2021	05/07/2021											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Ms Debarati Dey Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>05/07/2021</td> <td>LTI 05/07/2021</td> <td>05/07/2021</td> <td></td> </tr> </tbody> </table> 163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ANxxxxxx2P, Aadhaar No: 34xxxxxxxx6581, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Ms Debarati Dey Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office				05/07/2021	LTI 05/07/2021	05/07/2021	
Name	Photo	Finger Print	Signature										
Ms Debarati Dey Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office													
05/07/2021	LTI 05/07/2021	05/07/2021											

Name	Photo	Finger Print	Signature
Mrs Sulata Dey Wife of Late Milan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			
05/07/2021	LTI 05/07/2021	05/07/2021	
163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMxxxxxx8A, Aadhaar No: 53xxxxxxxx0160, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Ayan Dey Son of Late Milan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			
05/07/2021	LTI 05/07/2021	05/07/2021	
163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AXxxxxxx8J, Aadhaar No: 31xxxxxxxx5061, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			

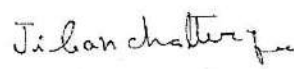
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LAXMI CONSTRUCTION 280, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, 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 Ramen Mukherjee (Presentant) Son of Mr Kamal Mukherjee Date of Execution - 05/07/2021, , Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 5 2021 6:06PM</td> <td>LTI 05/07/2021</td> <td>05/07/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Ramen Mukherjee (Presentant) Son of Mr Kamal Mukherjee Date of Execution - 05/07/2021, , Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office				Jul 5 2021 6:06PM	LTI 05/07/2021	05/07/2021	
Name	Photo	Finger Print	Signature										
Mr Ramen Mukherjee (Presentant) Son of Mr Kamal Mukherjee Date of Execution - 05/07/2021, , Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office													
Jul 5 2021 6:06PM	LTI 05/07/2021	05/07/2021											

68, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-
Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, , PAN No.:: AMxxxxxx2G, Aadhaar No: 50xxxxxxxx4137 Status : Representative,
Representative of : LAXMI CONSTRUCTION (as Partner)

2	Name	Photo	Finger Print	Signature
	Mr Jiban Chatterjee Son of Late Sudhir Chandra Chatterjee Date of Execution - 05/07/2021, , Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office	 Jul 5 2021 6:06PM	 LTI 05/07/2021	 05/07/2021
	52, Dum Dum Park, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2G, Aadhaar No: 43xxxxxxxx3523 Status : Representative, Representative of : LAXMI CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Abhishek Biswas Son of S K Biswas 68 Jessore Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24- -Parganas, West Bengal, India, PIN:- 700055	 05/07/2021	 05/07/2021	 05/07/2021
Identifier Of Mrs Monalia Sen, Mrs Dipali Dey, Ms Debarati Dey, Mrs Sulata Dey, Mr Ayan Dey, Mr Ramen Mukherjee, Mr Jiban Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Monalia Sen	LAXMI CONSTRUCTION-0.825165 Dec
2	Mrs Dipali Dey	LAXMI CONSTRUCTION-0.825165 Dec
3	Ms Debarati Dey	LAXMI CONSTRUCTION-0.82467 Dec
4	Mrs Sulata Dey	LAXMI CONSTRUCTION-1.2375 Dec
5	Mr Ayan Dey	LAXMI CONSTRUCTION-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Monalia Sen	LAXMI CONSTRUCTION-40.00000000 Sq Ft
2	Mrs Dipali Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft
3	Ms Debarati Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft
4	Mrs Sulata Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft
5	Mr Ayan Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft

and Details as per Land Record

istrict: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Shyamnagar, Premises No: 163, , Holding No:339 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 987/1563, LR Khatian No:- 660	Owner:সুকুমার সেন গুপ্ত, Gurdian:তড়িত্ত মোহন, Address:লিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.

05-07-2021

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 16:00 hrs on 05-07-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ramen Mukherjee .

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 83,10,002/-

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

Execution is admitted on 05/07/2021 by 1. Mrs Monalia Sen, Daughter of Late Dhilan Dey, AC-51, Prafulla Kanan, Kestopur, P.O: Prafulla Kanan, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Service, 2. Mrs Dipali Dey, Wife of Late Dhilan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 3. Ms Debarati Dey, Daughter of Late Dhilan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 4. Mrs Sulata Dey, Wife of Late Milan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 5. Mr Ayan Dey, Son of Late Milan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others

Indetified by Abhishek Biswas, , , Son of S K Biswas, 68 Jessore Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-07-2021 by Mr Ramen Mukherjee, Partner, LAXMI CONSTRUCTION, 280, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Abhishek Biswas, , , Son of S K Biswas, 68 Jessore Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Execution is admitted on 05-07-2021 by Mr Jiban Chatterjee, Partner, LAXMI CONSTRUCTION, 280, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Abhishek Biswas, , , Son of S K Biswas, 68 Jessore Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
escription of Stamp
Stamp: Type: Impressed, Serial no 41822, Amount: Rs.100/-, Date of Purchase: 22/06/2021, Vendor name: S
Chatterjee



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2021, Page from 224226 to 224260
being No 150605368 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.07.07 12:19:58 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/07/07 12:19:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)