

3777/25

1-3969/2025.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AT 727733

01/09/2025

Certified that the Document is admitted to registration. The endorsement Sheet attached with this document are the Part of this document.

GRN-192025260230730188

Ref :- Query No. 8002422367/2025

[Signature]
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

1 6 SEP 2025

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT

OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made this

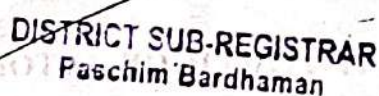
the day of 26th August in the year 2025 by :-

ContdP/2

13/1

1. 6. 28
 2. 6. 28
 3. 6. 28

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01 SEP 2025

-:2:-

KNOW ALL MEN BY THIS PRESENTS We, (i) Mr. Utpal Kumar Ray (PAN-ACKPR5427N) (Aadhaar No- 8657 4184 2232) Son of late Sudhakar Ray, resident of E C T P PII-IV, Flat No.B-7/8, VTC-Haltu, PO- Haltu, PS- Garfa, sub-District-Kolkata, PIN-700078, Dist-Kolkata, State-West Bengal, (ii) Mr. Tapan Kumar Ray (PAN-ACKPR5426P) (Aadhaar No- 6124 9266 1374), (iii) Mr. Sankar Prosad Ray, (PAN-ACRPR6825R) (Aadhaar No- 6389 7823 3244), both sons of late Sudhakar Ray, residing at Khudiram Pally, Andal, P.O.- Andal, P.S.- Andal, PIN-713321, Dist- Paschim Bardhaman; all are by faith Hindu, by Occupation Doctor, by Nationality Indian do hereby appoint, nominate and constitute R.J. DEVELOPERS (PAN-ABKFR0588F), a Partnership Firm, made under the Partnership Act,1932, and executed on 26th day of September, 2024 and having it's principal place of business at- 16/11, Tetikhola, P.O.- Arrah, P.S.-New Town Ship, Durgapur 713212, Dist - Paschim Bardhaman, State-West Bengal; being represented by it's Partner(s) (1) Mr. Raju Gorai (PAN-BHWPG4090C) (Aadhaar No- 6889 9303 1123), Son of late Nemai Gorai, residing at 16/11, Tetikhola, PO- Arrah, PS- New Township, Durgapur 713212, Dist- Paschim Bardhaman, State-West Bengal, (2) Mr. Amarjit Roy (PAN-ASMPR3742G) (Aadhaar No- 9382 2459 0464), son of Mr. Abhijit Roy, residing at Sanhati Nagar, 1 No. Mohishila Colony, P.O. Asansol - 713303, P.S. Asansol (South), Dist- Paschim Bardhaman, State-West Bengal, as our true and lawful Attorney to do and perform and / or cause to be done or performed the following acts, deeds and things for us and on our behalf in respect of the property more fully mentioned in the schedule below.

Contd.....P/3



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2025

-:3:-

WHEREAS the Executants are absolutely seized and possessed the property free from all encumbrances which is more particularly described in schedule herein under written.

AND WHEREAS the Executants seeks to develop said scheduled property in consonance with the general pattern of use of the landed in surrounding area where said scheduled property is situated but the Executants have no ready funds and expertise and therefore the Executants have approached the Developer to develop said scheduled property at its own costs and expenses.

AND WHEREAS the developer on the basis of said approach of the Executants inspected said scheduled property and documents relating to title of said property and agreed to develop said scheduled property at its own costs, expenses and its expertise experience.

AND WHEREAS said scheduled property is under physical possession of the Executants and accordingly the owners i.e. the Executants holds good and absolute title of said schedule property till date.

AND WHEREAS the Executants and the Developer i.e. the Attorney entered into a Regd. Development Agreement Being Deed No 230105456 for the year 2024 of D.S.R. Office, at Paschim Bardhaman,

for construction of a G+7 storied Building in and upon the schedule property and the terms and conditions are specifically mentioned in the said Development Agreement.

Contd.....P/4



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2026

AND WHEREAS with a view to enabling the Developer to develop the said scheduled property, it has become necessary for the Executants to execute this Power of Attorney to exercise the following powers in connection with the schedule mentioned property for the Executants and on their behalf in the matter of developing the schedule property and also for selling or transferring the Developer's allocation, to the intending purchaser/s.

That for the sake of convenience and doing necessary acts for the said development and construction upon the schedule below and also to sell / transfer the Developer's allocation, the Executants are executing this document as General Power of Attorney after Regd. Development Agreement, being Deed No 230105456 for the year 2024 of D.S.R. Office, Paschim Bardhaman, and hereby agreed to entrust, appoint, nominate, constitute and empower "R.J. DEVELOPERS", and authorizing it to exercise the rights, powers, privileges on behalf of the Owners i.e. the Executants as true Constituted Attorney mentioned hereunder and the Attorney holder hereby agreed to acts on behalf of Executants as Constituted Attorney on the following contents written in below:-

NOW THIS DEED WITNESSETH AS FOLLOWS:

- R
(M-7)
- a) To look after, manage and supervise the schedule property and to take all appropriate steps for preserving our right, title and interest.
 - b) To represent us before all officials and departments of the State Govt. and Central Govt. and all other public and private offices and to submit all petitions, returns, plans and statements for us and on our behalf relating to schedule mentioned land.

Contd.....P/5



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2025

- c) To file all type of suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other authority / authorities and tribunals for us and to pursue all such legal proceedings by signing and executing necessary Vakalatnama and other powers for us and on our behalf and to file all judgements, orders and decrees which may be passed by all such court, judicial and quasi-judicial authorities in appropriate higher court or courts and in the Writ court and to defend us in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against us in connection with the schedule mentioned land belonging to us.
- d) To get the master plan / site plan and building plan sanctioned / approved from the authority concern on our behalf by submitting the same before the said authority and to collect and receive the same after its sanction / approval for the purpose of developing and erecting the said G+7 storied Apartment upon the schedule mentioned land and, in this connection, to sign the necessary papers and receipts at the said office for us and on our behalf.
- e) To enter into agreement or contract with any person / persons for selling / transferring the proposed G+7 Storied Building to such party / parties and on such term above named attorney holder be competent person to sign and execute all agreements relating to such transfer having right to receive consideration price and / or advance price from them on our behalf.

Contd.....P/6



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2025

-:6:-

- f) To raise / erect G+7 storied building upon the schedule mentioned land in accordance with and strictly compliance with the said master plan / site plan and building plan to be received and collected by the attorney above named and shall observe and follow all other directions to be issued by the concerned authority from time to time, for us and on our behalf and while performing the said acts, deeds and things the above named attorney shall sign and execute all documents, papers, forms, application etc. as and when required for us and on our behalf. The above named attorney shall also be competent to submit and to take delivery of building plan and to take receipt thereof including right to deposit all fees in this regard for us and on our behalf.**
- g) To sign and execute all forms, applications, documents etc. for us and on our behalf for the purpose of taking water connection and electric connection with meter and lines in the proposed G+7 storied building.**
- h) To sign and swear all affidavits before the court of law for us and on our behalf as and when required in connection with the said schedule land and / or with the constructional matter or in the matter of taking water connection or to get necessary permission for such purpose and electric connection and to submit the same before the appropriate authority for us and on our behalf whenever required.**

Contd.....P/7

E (m)



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2025

- i) To sign and execute Sale Deed/s transferring and selling the G+7 storied building in favour of all intending purchaser/s on receipt of valuable consideration money which shall be mentioned in all such Sale Deeds for us and on our behalf and to present such Deed/s before the appropriate Registering Authority concern for registering the same for us and on our behalf and in this connection the above named attorney shall also be competent to sign all other relevant papers and documents at registration office for us and on our behalf which will be required for the purpose of completing the sale.
- j) To hand over the original sale receipt after signing the same on our behalf to the transferee / purchaser for enabling him / her / them to procure the Title Deed in original from the Registration Office in due course and also to hand over the Original Title Deed to the said purchaser/s.
- k) To sign or execute tripartite agreement or relevant documents in respect of Housing Loan regarding purchase of any unit in the G+7 storied Building by intending purchasers, if required, on our behalf.
- l) To borrow money from any bank or financial institution in respect of construction of the proposed multistore building by creating charge, mortgage on the said premises.
- m) The Attorney shall be entitled to Mortgage the schedule property for taking financial assistance from any bank or financial institution for obtaining Project Loan, Housing Loan etc.

Contd.....P/8



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

✓ 1 SEP 2025

- n) This is not at all a transfer to the above-named attorney holder and no title is created thereby. The above-named attorney holder has merely been engaged to perform specified works of attorney in its truest sense. That the Power of Attorney is revocable in nature. The Attorney will deposit all money received on our behalf into our Bank Account.
- o) And generally, to do everything what we could do for us and on our behalf and we do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by the above-named attorney holder in exercise of powers hereby conferred.
- p) AND we hereby declare that the powers and authorities hereby granted pursuant to the Development Agreement registered before the D.S.R. Office, at Paschim Bardhaman, vide Deed No.230105456 for the year 2024.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

In the District of Paschim Bardhaman, Police Station Andal, A.D.S.R. Office Raniganj, B.L. & L.R.O. Andal, Mouza – Bhadur, J.L. No.42, all that land and immovable property situated in or upon

S.L No.	R.S & L.R Plot No	L.R Kh No.	Area (in deci)	Classification
01	760	1925	5.13(Five point one three)	Baid
02	760	1926	5.13(Five point one three)	Baid
03	760	1927	5(Five)	Baid

Total vacant land measuring area 15.26 (Fifteen point two six) Decimal.

The property is butted and bounded as follows:

On the North: 12'ft. wide Katcha Road.

On the West: 12'ft. wide Katcha Road.

On the South: Drain.

On the East: Drain.

Contd.....P/9



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

9 1 SEP 2025

IN WITNESS WHEREOF the above named parties put their
signature on the day, month, and years above written.

WITNESSES:-

1. Sudeepk Chowdhury
S/o Lt Swapan Chowdhury
No. 3 Mohishila Colony
AS m 801-713303

1. *[Signature]*
2. *[Signature]*
3. Sankar Prasad Ray

Signatures of Executant

2. *[Signature]*
S/o Late Bhut Nath Ray
P.S. ANDAL, VILL-Saibambur
PIN- 713321

R. J. DEVELOPERS
[Signature]

Partner

R. J. DEVELOPERS
[Signature]
Partner

Signatures of Developer /Attorney

Drafted and prepared by me

as per instruction of the parties

& typed in my office

[Signature]

Advocate, Asansol Court.

Enrolment No. F/ 374/2021

Note:-A separate sheet containing

the finger prints of the parties

is attached herewith



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2025

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Sudeepta Chowdhury
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Kate Swapan Chowdhury
3. OCCUPATION (পেশা) Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) 3 No. Mohishik Colony
- VILLAGE / TOWN (গ্রাম)
- POST OFFICE (পোস্ট অফিস) Ushagram
- POLICE STATION (থানা) Asansol PIN 713303
- DISTRICT (জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) UNCLE
6. AADHAR NO. 3796 5874 6783

PAN

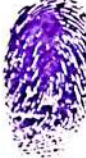
EPIC NO.

আমি (শনাক্তকারী) Sudeepta Chowdhury অত্র দলিলের (Query No.)

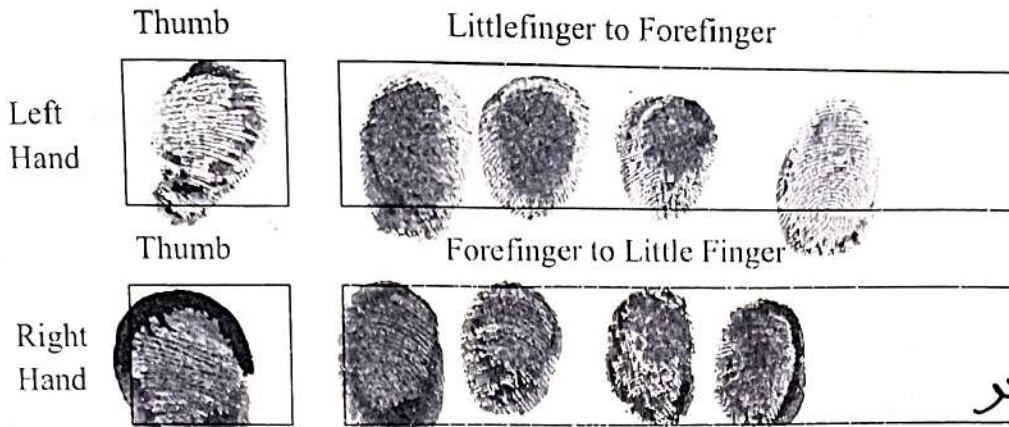
0002422367/25 বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, as identifier identifying the executants of the concerned deed
(Query No.)

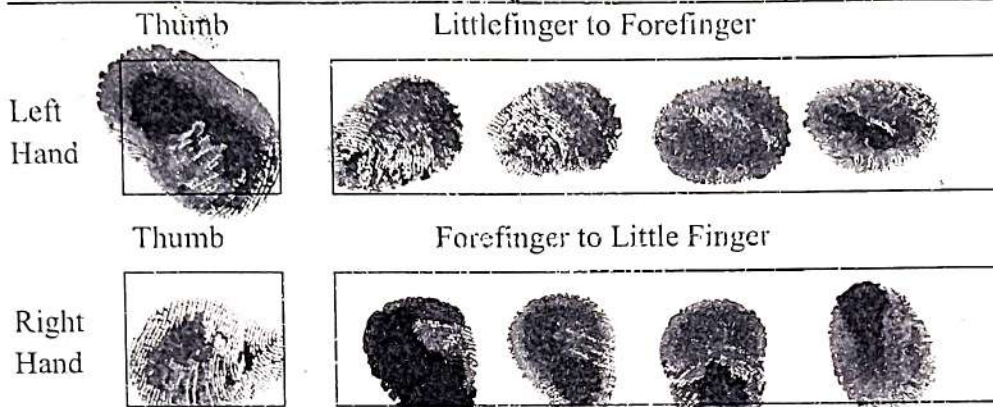
ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

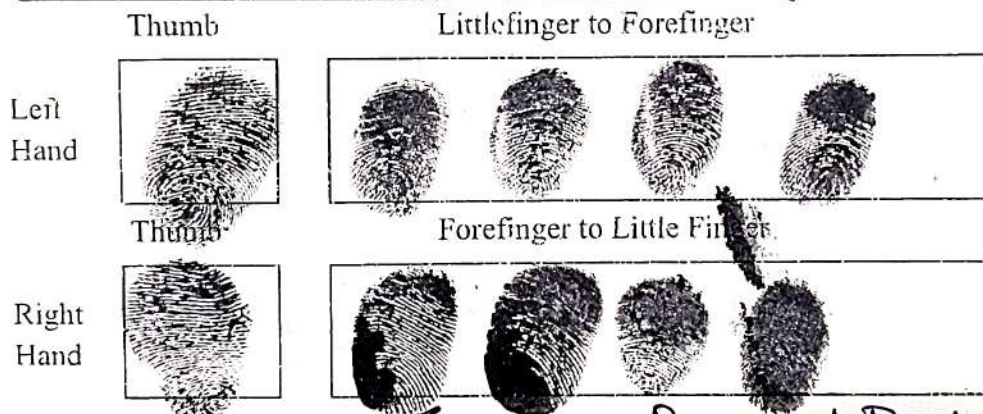
Sudeepta Chowdhury
Identifier Signature
(শনাক্তকারীর স্বাক্ষর)



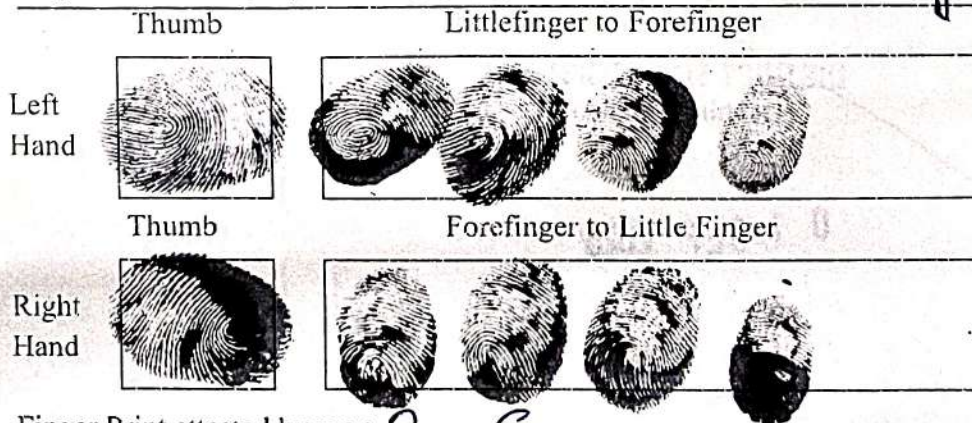
Finger Print attested by me : Nitish Kumar Roy



Finger Print attested by me : Tapan Kumar Roy



Finger Print attested by me : Sanjay Prasad Roy



Finger Print attested by me : Raju Gou

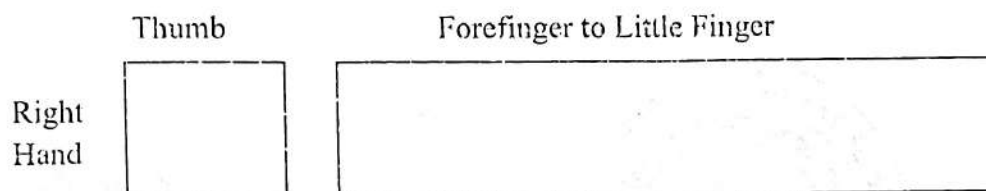
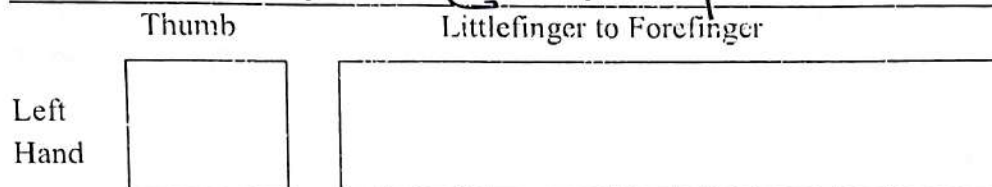


DISTRICT SUB-REGISTRAR
Paschim Bardhaman

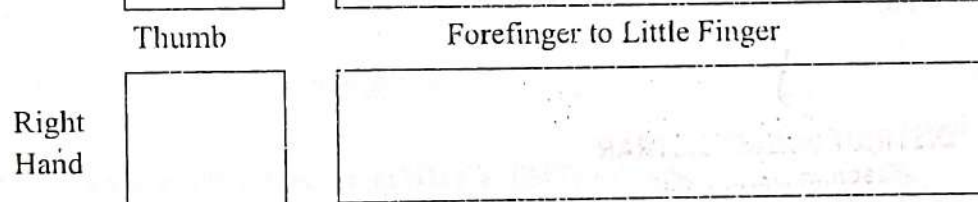
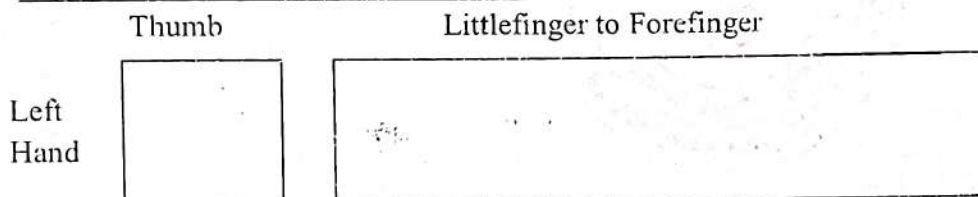
01 SEP 2025



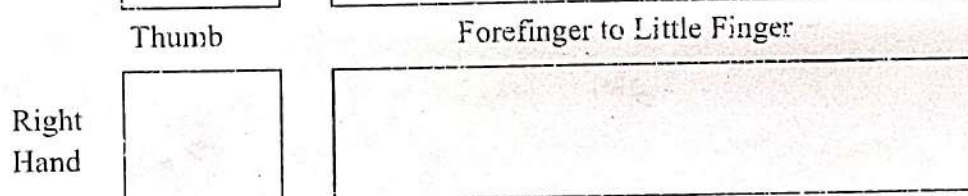
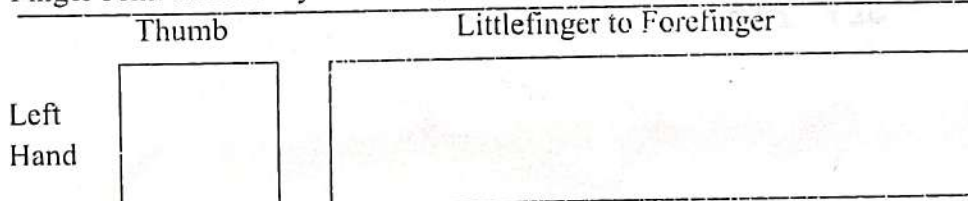
Finger Print attested by me : Amajit Roy



Finger Print attested by me : _____



Finger Print attested by me : _____



Finger Print attested by me : _____



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2025

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260230730188

GRN Details

GRN:	192025260230730188	Payment Mode:	SBI Epay
GRN Date:	25/08/2025 18:20:33	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4559463342039	BRN Date:	25/08/2025 18:20:42
Gateway Ref ID:	505622110677	Method:	State Bank of India UPI
GRIPS Payment ID:	250820252023073016	Payment Init. Date:	25/08/2025 18:20:33
Payment Status:	Successful	Payment Ref. No:	8002422367/3/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr AMARJIT ROY
Address:	ASANSOL
Mobile:	9563383488
Period From (dd/mm/yyyy):	25/08/2025
Period To (dd/mm/yyyy):	25/08/2025
Payment Ref ID:	8002422367/3/2025
Dept Ref ID/DRN:	8002422367/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002422367/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	432
Total				432

IN WORDS: FOUR HUNDRED THIRTY TWO ONLY.



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

01 SEP 2025

Major Information of the Deed

Deed No :	I-2301-03969/2025	Date of Registration	16/09/2025
Query No / Year	2301-8002422367/2025	Office where deed is registered	
Query Date	25/08/2025 12:26:03 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PALAS SAHA ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9563383488, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 43,94,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 432/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230105456/2024		

Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, Pin Code : 713321

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-760	LR-1925	Other Commercial Usage	Baid	5.13 Dec	1/-	14,77,440/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-760	LR-1926	Other Commercial Usage	Baid	5.13 Dec	1/-	14,77,440/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-760	LR-1927	Other Commercial Usage	Baid	5 Dec	1/-	14,40,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			15.26Dec	3 /-	43,94,880 /-	
		Grand Total :			15.26Dec	3 /-	43,94,880 /-	

Major Information of the Lead

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2001-000000000000

20000000 12:00:00 PM

U.S. House of Representatives, District of Columbia

PAUL A. BARR

Assistant, Third Assistant District, Washington, D.C. 20540

Department of Army after registration

U.S. House of Representatives, District of Columbia

U.S. House of Representatives, District of Columbia

U.S. House of Representatives, District of Columbia

U.S. House of Representatives, District of Columbia

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U.S. House of Representatives, District of Columbia

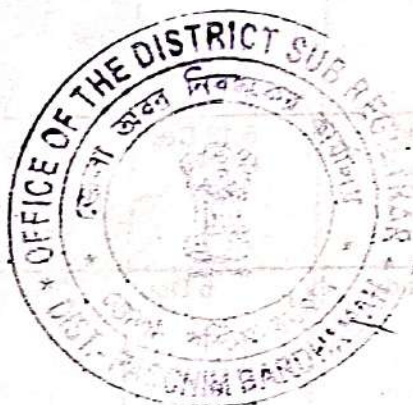
U.S. House of Representatives, District of Columbia

U.S. House of Representatives, District of Columbia

U.S. House of Representatives, District of Columbia

U.S. House of Representatives, District of Columbia

U.S. House of Representatives, District of Columbia



Other

Comment

in usage

Other

Comment

in usage

Other

Comment

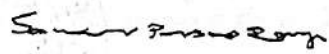
in usage

TOTAL

Grand Total:

01 SEP 2005

Principal Details :

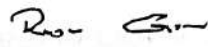
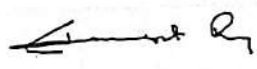
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Utpal Kumar Ray (Presentant) Son of Late Sudhakar Ray Executed by: Self, Date of Execution: 26/08/2025 , Admitted by: Self, Date of Admission: 01/09/2025 ,Place : Office	Photo  01/09/2025	Finger Print  Captured LTI 01/09/2025	Signature  01/09/2025
ECTP PH-IV, Flat No.B-7/8, VTC Haltu, City:- , P.O:- Haltu, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx7N, Aadhaar No: 86xxxxxxxx2232, Status :Individual, Executed by: Self, Date of Execution: 26/08/2025 , Admitted by: Self, Date of Admission: 01/09/2025 ,Place : Office				
2	Name Mr Tapan Kumar Ray Son of Late Sudhakar Ray Executed by: Self, Date of Execution: 26/08/2025 , Admitted by: Self, Date of Admission: 01/09/2025 ,Place : Office	Photo  01/09/2025	Finger Print  Captured LTI 01/09/2025	Signature  01/09/2025
Khudiram Pally, Andal, City:- , P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ACxxxxxx6P, Aadhaar No: 61xxxxxxxx1374, Status :Individual, Executed by: Self, Date of Execution: 26/08/2025 , Admitted by: Self, Date of Admission: 01/09/2025 ,Place : Office				
3	Name Mr Sankar Prosad Ray Son of Late Sudhakar Ray Executed by: Self, Date of Execution: 26/08/2025 , Admitted by: Self, Date of Admission: 01/09/2025 ,Place : Office	Photo  01/09/2025	Finger Print  Captured LTI 01/09/2025	Signature  01/09/2025
Khudiram Pally, Andal, City:- , P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx5R, Aadhaar No: 63xxxxxxxx3244, Status :Individual, Executed by: Self, Date of Execution: 26/08/2025 , Admitted by: Self, Date of Admission: 01/09/2025 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R.J. DEVELOPERS 16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Raju Gorai Son of Late Nemai Gorai Date of Execution - 26/08/2025, , Admitted by: Self, Date of Admission: 01/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 1 2025 1:50PM	LTI 01/09/2025	01/09/2025	
16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: BHxxxxxx0C, Aadhaar No: 68xxxxxxxx1123 Status : Representative, Representative of : R.J. DEVELOPERS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Amarjit Roy Son of Mr Abhijit Roy Date of Execution - 26/08/2025, , Admitted by: Self, Date of Admission: 01/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 1 2025 1:51PM	LTI 01/09/2025	01/09/2025	
Sanhati Nagar, 1 No. Mohishila Colony, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ASxxxxxx2G, Aadhaar No: 93xxxxxxxx0464 Status : Representative, Representative of : R.J. DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
SUDEEPTA CHOWDHURY Son of Late SWAPAN CHOWDHURY NO 3 MOHISHILA COLONY, City:- Not Specified, P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303		 Captured 01/09/2025	 01/09/2025
Identifier Of Mr Utpal Kumar Ray, Mr Tapan Kumar Ray, Mr Sankar Prosad Ray, Mr Raju Gorai, Mr Amarjit Roy			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Prosad Ray	R.J. DEVELOPERS-5.13 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Utpal Kumar Ray	R.J. DEVELOPERS-5.13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Ray	R.J. DEVELOPERS-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 760, LR Khatian No:- 1925	Owner:শঙ্কর প্রসাদ রায়, Gurdian:সুধাকর , Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 760, LR Khatian No:- 1926	Owner:উৎপল কুমার রায়, Gurdian:সুধাকর , Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 760, LR Khatian No:- 1927	Owner:তপন কুমার রায়, Gurdian:সুধাকর , Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 230103969 / 2025

On 01-09-2025

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

Presented for registration at 13:46 hrs on 01-09-2025, at the Office of the D.S.R. Paschim Bardhaman by Mr Utpal Kumar Ray , 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 43,94,880/-

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

Execution is admitted on 01/09/2025 by 1. Mr Utpal Kumar Ray, Son of Late Sudhakar Ray, ECTP PH-IV, Flat No.B-7/8, VTC Haltu, P.O: Haltu, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Mr Tapan Kumar Ray, Son of Late Sudhakar Ray, Khudiram Pally, Andal, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others, 3. Mr Sankar Prosad Ray, Son of Late Sudhakar Ray, Khudiram Pally, Andal, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others

Indetified by SUDEEPTA CHOWDHURY, , , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 01-09-2025 by Mr Raju Gorai, Partner, R.J. DEVELOPERS, 16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by SUDEEPTA CHOWDHURY, , , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 01-09-2025 by Mr Amarjit Roy, Partner, R.J. DEVELOPERS, 16/11, Tetikhola, City:- , P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by SUDEEPTA CHOWDHURY, , , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 432.00/- (E = Rs 400.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 432/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/08/2025 6:20PM with Govt. Ref. No: 192025260230730188 on 25-08-2025, Amount Rs: 432/-, Bank: SBI EPay (SBlePay), Ref. No. 4559463342039 on 25-08-2025, Head of Account 0030-03-104-001-16

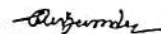
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1091, Amount: Rs.100.00/-, Date of Purchase: 25/08/2025, Vendor name: Bidyut Dawn

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/08/2025 6:20PM with Govt. Ref. No: 192025260230730188 on 25-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4559463342039 on 25-08-2025, Head of Account



**Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal**



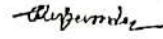
জেমস্‌ নিকাকের কার্যালয়
DISTRICT SUB REGISTRAR

OFFICE OF THE D. S. REGISTRAR
Paschim Bardhaman, West Bengal

On 16-09-2025

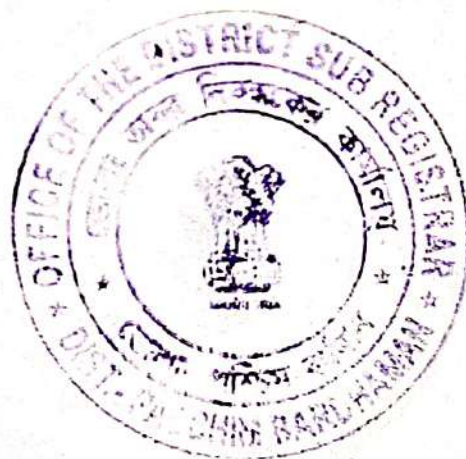
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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



Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

संख्या-१०८/२०१८
२०१८-१९
२०१८-१९
२०१८-१९



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2301-2025, Page from 95511 to 95531
being No 230103969 for the year 2025.



Subodh Kumar Majumder

Digitally signed by SUBODH KUMAR MAJUMDER
Date: 2025.09.18 13:12:11 +05:30
Reason: Digital Signing of Deed.

(Subodh Kumar Majumder) 18/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.

