

11491/22

T-11480/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 062572

Certified that the document is admitted in
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

Dist. Sub-Register-II
Alipore, South 24-Parganas

DEVELOPMENT POWER OF ATTORNEY

[26 AUG 2022]

KNOW ALL MEN BY THESE PRESENTS that we, (1) **SRI SOUMENDRA NATH ROY (PAN: ADPPR3064D)** (Aadhaar No. 7188 2591 4756), **son of** Late Samarendra Nath Roy Chowdhury, by occupation - Self-employed, by faith - Hindu, by nationality Indian and residing at 40, Mahanirban Road, Kolkata 700029 under Police Station Gariahat, (2) **SMT. SREELEKHA ROY CHOUDHURY ALIAS SUKLA ROY (PAN: ADMPR3848N)** (Aadhaar No. 6776 2551 6374), **wife of** Sri Prodip Roy Choudhury and **daughter of** Late Samarendra Nath Roy Chowdhury, by occupation - Housewife, by faith - Hindu, by nationality Indian and residing at

For J. G. DEVELOPMENT PVT. LTD.

Director

✓ Soumendra Nath Roy

Sreelekha Roy Chowdhury.

Smt. Sreelekha Roy Chowdhury


5/2A, Beltala Road, Kolkata 700026 under Police Station Bhawanipore, (3) **SMT. RINA BASU ROY** (PAN: CBHPR6487E) (O.C.I. No. A 1733741), wife of Shantanu Basu and daughter of Late Narendra Nath Roy Chowdhury, by occupation Retired Dean of Science, by faith - Hindu, by nationality American, residing at 9858 Penbridge Drive, Granite Bay, CA 95746, USA and having correspondence address at 40, Mahanirban Road, Kolkata 700029 under Police Station Gariahat, AND (4) **SMT. RUPA GHOSH** (PAN: AEMPG2610J) (O.C.I. No. A 1745616), daughter of Late Narendra Nath Roy Chowdhury, by occupation Teacher, by faith - Hindu, by nationality American, residing at 241 Maidenbrook Lane, Sacramento, CA 95823, USA and having correspondence address at 40, Mahanirban Road, Kolkata 700029 under Police Station Gariahat, hereinafter referred to as the "**APPOINTERS**", **SEND GREETINGS:**

WHEREAS:-

A. We, Soumendra Nath Roy, Sreelekha Roy Choudhury alias Sukla Roy, Rina Basu Roy and Rupa Ghosh, the Appointers herein, are the recorded owner in respect of **ALL THAT** the piece and parcel of land measuring about 5 Cottah 11 Chitak 39 Sq.ft be the same a little more or less TOGETHER WITH a dilapidated multi storeyed brick built residential building standing thereon, situate lying at and being Premises No 40, Mahanirban Road, having Assessee Nos. 110851300569 within the limits of Ward No 85 of Kolkata Municipal Corporation, Kolkata-700029 under Police Station Gariahat in the District of South 24-Parganas, Sub-Registration Office Alipore more fully described in the **SCHEDULE** hereunder written (hereinafter referred to as the "**SAID PREMISES**").

B. By and under a Development Agreement dated 26th August 2022, registered with the Office of the District Sub-Registrar-II, Alipore and recorded in Book No. I, CD Volume No. 1602-2022, Pages 397236 to 397293, being Deed No. 160211476

 Rupa Ghosh


Sreelekha Roy Choudhury.

For J. G. DEVELOPMENT PVT. LTD.

Director

for the year 2022, made between Soumendra Nath Roy, Sreelekha Roy Choudhury alias Sukla Roy, Rina Basu Roy and Rupa Ghosh the Appointers herein therein jointly referred to as the Owners of the One Part and J. G. Development Private Limited therein referred to as the Developer of the Other Part (hereinafter referred to as the "Development Agreement") the Appointers herein have appointed J. G. Development Private Limited as the developer and have further entrusted the development of the "said Premises" by erecting multi storeyed building(s) consisting of independent residential and commercial unit and parking spaces in accordance with the Plan(s) to be sanctioned by the Kolkata Municipal Corporation in or upon the land comprised in the "said Premises" as per the terms therein recorded.

- C. Pursuant to and in terms of the said Development Agreement, we, the Appointers abovenamed, have agreed and decided to appoint and constitute the said **J.G. DEVELOPMENT PRIVATE LIMITED** (PAN AAACJ6837F), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 176B, Rash Behari Avenue, Gariahat, Post Office Sarat Bose, Police Station Gariahat, Kolkata-700 029 herein represented by its Director **MR. JAYANTA MAZUMDAR** (PAN: CCCPM5612G) son of Mr. Jyotirmoy Mazumdar, residing at Apartment No, 207, Darpan Complex, 50A, Purna Das Road, Post Office Sarat Bose Road, Police Station Gariahat, Kolkata 700029 as our true and lawful attorney to act in our name and on our behalf and to do all or any of the acts, deeds, matters and things through its office bearers hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that We, the **APPOINTERS** abovenamed do hereby make nominate constitute and appoint and have made nominated constituted and appointed the said **J.G. DEVELOPMENT PRIVATE LIMITED** (PAN AAACJ6837F), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 176B, Rash Behari Avenue, Gariahat, Post Office Sarat Bose, Police Station Gariahat, Kolkata-700 029 herein represented by its Director **MR. JAYANTA MAZUMDAR** (PAN: CCCPM5612G) son




of Mr. Jyotirmoy Mazumdar, residing at Apartment No, 207, Darpan Complex, 50A, Purna Das Road, Post Office Sarat Bose Road, Police Station Gariahat, Kolkata 700029, (hereinafter referred to as the said "**ATTORNEY**") as our true and lawful Attorney to act in our name, on our behalf and to do all or any of the acts deeds matters and things relating to the said Premises, namely:

- a) To appear and represent the Appointers before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Police Authorities, West Bengal Fire and Emergency Services, Urban Land Ceiling Authorities, Land Acquisition Collector, Director General of Civil Aviation, Irrigation Department, Public Works Department, Electricity Authorities, Chief Electrical Inspector Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Department of Micro Wave (BSNL), Regulatory Authority appointed under the Real Estate (Regulation and Development) Act, 2016, Income Tax Department, GST Authority, Revenue Department, Housing Department and/or any other relevant Office(s) or before any authority or authorities and/or Departments both state and central or Society or Body Corporate or other person(s) in connection with the development of the "said Premises" and/or construction of the proposed multi storeyed building and to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think fit and proper;
- b) To enter upon the "said Premises" with men and material and to demolish or cause to be demolished the existing structures of the "said Premises" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney shall think proper;
- c) To bear and pay property taxes and other rates, taxes and outgoings on account and in respect of the "said Premises" at the office of the Kolkata Municipal Corporation and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;




- d) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Premises" as our said Attorney shall think proper;
- e) To apply for and obtain all necessary No Objections, approvals, clearances, permissions, sanctions, along with modifications and/or revisions thereof regarding the said Project from the appropriate authorities including all the departments of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Police Department, CESC, Block Land and Land Reforms Office, Competent Authority under the Urban Land (Ceiling & Regulation) Act, Land Acquisition Collector, West Bengal Fire and Emergency Services, Director General of Civil Aviation, Irrigation Department, Public Works Department, Chief Electrical Inspector Government of West Bengal, West Bengal Pollution Control Board, Environment Department, Department of Micro Wave (BSNL), Regulatory Authority appointed under the Real Estate (Regulation and Development) Act, 2016, Income Tax Department, GST Authority, Revenue Department, Housing Department and/or any other relevant Office(s) or from any other authority or authorities both state and central or other person(s) for any purpose relating to and in connection with the said Land and the said Project.
- f) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation for development of the "said Premises" and/or construction of proposed multi storeyed building in or upon the land comprised in the "said Premises" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- g) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Kolkata Municipal Corporation, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Premises" and/or construction of proposed multi storeyed building or other structures in or upon the land comprised in the "said Premises" and for the said




purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;

- h) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Premises" and/or the multi storeyed building and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and/or to make alterations therein and to close down and/or have disconnected the same and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations and undertakings as also to do all acts deeds matters and things as the said Attorney shall think proper;
- i) To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the said development related work and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same and to receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities;
- j) To undertake and carry out the construction of the proposed multi storeyed building as per the plan(s) as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as our said Attorney shall think proper;
- k) To appear and represent the Appointers herein before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper and to make necessary representations including filing of complaints and appeals before the Assessor & Collector, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of value of buildings proposed to be constructed on the said Premises by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, Forum or Tribunal;



To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said Premises or any part thereof including relating to acquisition and/or requisition and/or vesting in respect of the said Premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue and/or any Government and Statutory Authority and/or any quasi judicial authority;

- m) To institute and/or prosecute all or any suits, appeals, revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Premises" and/or construction of the proposed multi storeyed building in or upon the land comprised in the "said Premises" as per the plan(s) to be sanctioned by the Kolkata Municipal Corporation and for the said purpose, to do all acts deeds matters and things as our said Attorney shall think proper;
- n) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Premises" and/or construction of the proposed multi storeyed building and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- o) To sign execute affirm and verify all complaints, written statements, affidavits, petitions, applications, verification, warrant of Attorney, memo of Appeal, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations concerning or relating to the "said Premises" and/or construction and/or development of the proposed multi storeyed building as our said Attorney shall think proper;
- p) To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or authority and give valid receipts and discharges therefor;
- q) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Premises" and/or construction of the proposed multi storeyed building



thereat and the same on such terms and conditions as our said Attorney shall think proper;

- r) To pay the fees and other costs charges and expenses for obtaining all required sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan(s) as also obtaining of public utility services and further to do all acts deeds matters and things as our said Attorney shall think proper;
- s) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations concerning or relating to the "said Premises" and/or construction and/or development of the proposed multi storeyed building and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorney shall think proper;
- t) To retain and appoint Architects, Engineers, Surveyors, Contractors, Sub-Contractors, Masons, Mistries, Electricians, Plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Premises" and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorney shall think proper;
- u) To obtain loans, project loans and finance from Banks, Financial Institutions and other parties by mortgaging any and all Unit except the ones earmarked for the Owners' Allocation for carrying out development of the "said Premises" and construction of the proposed multi storeyed building thereat and to execute Deed(s) of Mortgage on behalf of the Appointers for the purpose thereof in respect of such Unit(s) and present the same before the concerned registering authority and admit execution thereof and further to secure the repayment thereof and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things as our said Attorney shall think proper without in any way incurring or exposing the Appointers to any liability;
- v) From time to time to apply for and have the sanctioned plan modified, renewed, varied, alter, revalidate and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper;

To negotiate for sale/transfer in respect of saleable areas except the ones earmarked for the Owners' Allocation of the proposed multi storeyed building.

- x) To sell, transfer or otherwise dispose of the residential and non-residential Units, Parking Spaces and other unit/spaces except the ones earmarked for the Owners' Allocation of the proposed multi storeyed Building to be erected at the "said Premises" and for the said purposes, to sign execute and deliver the Agreement for Sale, Sale Deeds, Conveyances, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as our said Attorney shall think proper;
- y) To hand over and deliver possession of the saleable areas/ units/apartments except the ones earmarked for the Owners' Allocation of the said multi storeyed building to the allottees/purchasers and/or such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper;
- z) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorney shall think proper;
- aa) To receive realise and recover the amounts of earnest moneys, deposits, part payments and consideration moneys for and on account of sale and/or transfer of residential and non-residential Units, Parking Spaces and other unit/spaces except the ones earmarked for the Owners' Allocation of the proposed multi storeyed building and also to issue valid and effective receipts and discharges for the same and also on non-payment thereof to cancel the booking of such defaulting allottees/purchasers and/or to enter upon cancellation agreement and /or take legal steps for the recovery thereof and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- bb) To transfer by way of gift a strip of land and/or corner splay in favour of the Kolkata Municipal Corporation (the Sanctioning Authority) for enhancement of the Floor Area Ratio (FAR) and height of the building in the building plan

to be sanctioned and for the said purpose to sign, execute and register appropriate Deed, documents and papers in favour of the Kolkata Municipal Corporation and also to do all acts, deeds and matters and things as our said Attorney shall think proper;

- cc) To insure the New Building(s) and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Attorney may think sufficient to protect the interests of all concerned therein;
- dd) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorney shall think proper;
- ee) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Premises" and/or construction of the proposed multi storeyed building complex thereat and as our said Attorney shall think proper;

A N D To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Appointers could do in person.

A N D it is clarified that this Development Power of Attorney shall form an integral part of the said Development Agreement and notwithstanding anything contrary contained herein shall at all times be co-existent and co-terminus with the said Development Agreement.

A N D it is expressly made clear that the Appointers shall neither have any financial liability to any person or entity by virtue of any power exercised by the said Attorney pursuant to this Development Power of Attorney save and except only the obligation towards transfer of title of Units of the said multi storeyed building and that the Appointers shall not be required to pay, incur and/or reimburse any costs, charges, fees, recurring and expenses whatsoever relating to powers


Rupen Ghosh

authorities exercised by the said Attorney and the same shall be paid and borne exclusively by J. G. Development Private Limited.

A N D it be noted and declared that this Development Power of Attorney is being executed in favour of the above named Attorney, without any consideration.

A N D we, the Appointers abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney acting as aforesaid, lawfully do

AND WE DECLARE THAT this Development Power of Attorney shall at all times be revocable for all purposes.

A stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.A handwritten signature in black ink, appearing to read 'Rupa Ghosh' with a decorative flourish at the end.

THE SCHEDULE ABOVE REFERRED TO

(SAID PREMISES)

ALL THAT the piece and parcel of land measuring about 5 Cottah 11 Chitak 39 Sq.ft be the same a little more or less **TOGETHER WITH** a dilapidated Ground + II storeyed brick built residential building standing thereon having total built up area admeasuring 2100 Sq.ft, situate lying at and being Premises No 40, Mahanirban Road, having Assessee Nos. 110851300569 within the limits of Ward No 85 of Kolkata Municipal Corporation, Kolkata-700029 under Police Station Gariahat in the District of South 24-Parganas, Sub-Registration Office Alipore **AND** delineated in the map or plan annexed herewith thereon bordered "**RED**" and the land butted and bounded in the manner following, that is to say:-

On the **NORTH** : By Premises No. 39, Mahanirban Road;

On the **EAST** : By Premises No. 29A & 29B, Hindusthan Road and common passage of 29A & 29B, Hindusthan Road;

On the **SOUTH** : By Premises No. 139A & 139B, Rashbehari Avenue;

On the **WEST** : By Mahanirban Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated called, known, numbered, described or distinguished

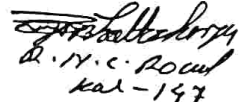




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WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our seal and signature on the 26th day of August, 2022.

SIGNED EXECUTED AND DELIVERED by the
APPOINTERS abovenamed at Kolkata in the
presence of:

1. 
D. N. C. Paul
KOL-197
2. Suddipto Ghosh
Rajpur, Kol. 700149.

✓ Sumanta Nath
✓ Sreelakha Roy Choudhury.

✓ 
APPOINTERS

1. 
2. Suddipto Ghosh

Accepted as per the powers and
authorities conferred herein


For J. G. DEVELOPMENT PVT. LTD.



Director

ATTORNEY

Prepared and Drafted by

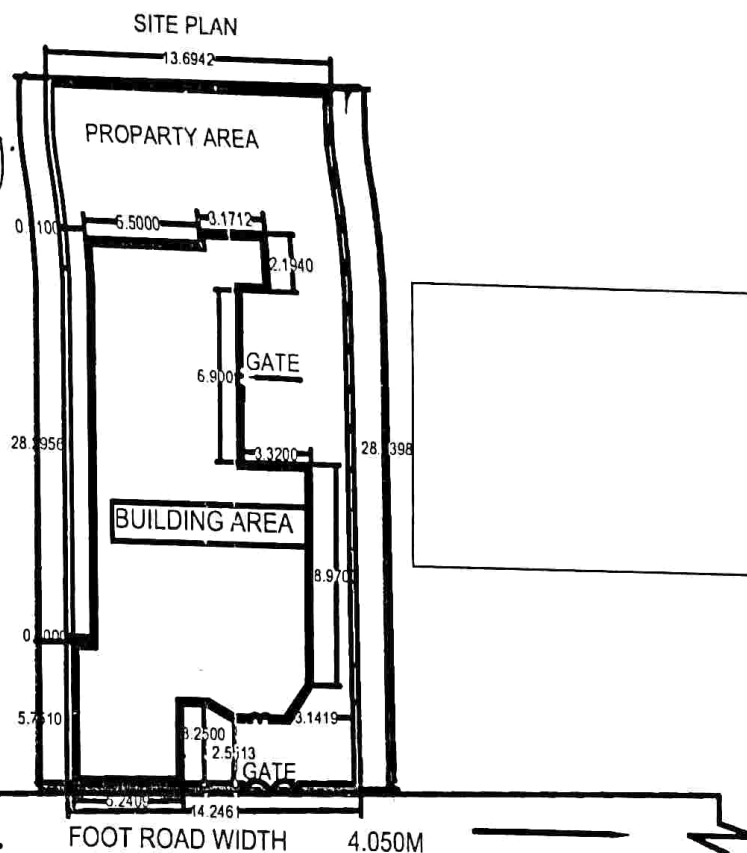

SANJAY BHATTACHARYA F/712/913/2026

Advocate

High Court Calcutta

✓ Sumudra Wani Reg
Breechda Reg chandury.

✓ Super Abash



AREA OF LAND: 5 K 11 CH 39 Sqft

PRES NO 40.
MAHANIRBAN ROAD
KOL-70029

For J. G. DEVELOPMENT PVT. LTD.

Mazumdar

Director

Signature

Signature of the Parties



Signature of the Parties

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Little	Ring	Middle	Fore	Thumb

(Right Hand)				
Thumb	Fore	Middle	Ring	Little



Signature of the Parties

(Left Hand)				
Little	Ring	Middle	Fore	Thumb

(Right Hand)				
Thumb	Fore	Middle	Ring	Little



Signature of the Parties

(Left Hand)				
Little	Ring	Middle	Fore	Thumb

(Right Hand)				
Thumb	Fore	Middle	Ring	Little

Signature

Signature of the Parties

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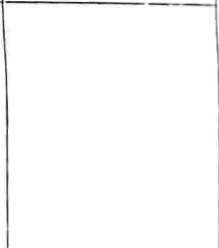
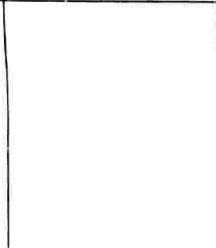
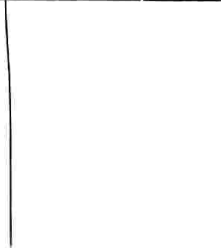
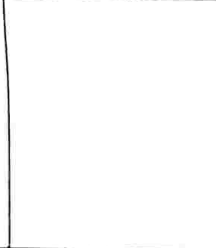
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(Right Hand)

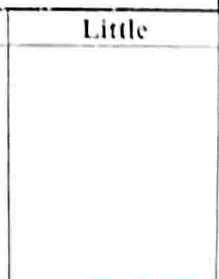
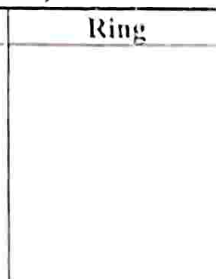
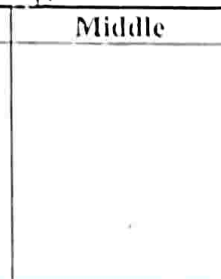
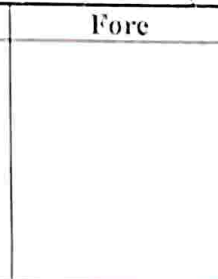
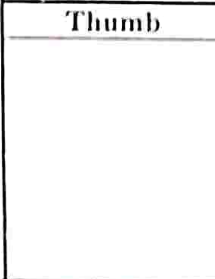
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sanjb240576@gmail.com

Major Information of the Dood

No / Year	I-1602-11480/2022	Date of Registration	20/08/2022
Date	1602-8002578442/2022	Office where dood is registered	
	26/08/2022 1:16:15 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Bhattacharya Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobilo No. : 9903856156, 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. 2,85,69,743/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160211476/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahanirban Road, , Premises No: 40, , Ward No: 085 Pin Code : 700029



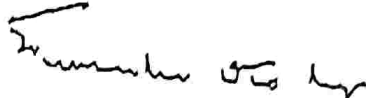
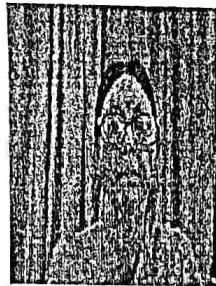

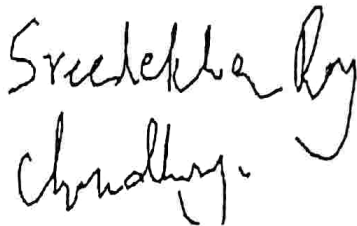



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 11 Chatak 39 Sq Ft	1/-	2,77,19,243/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				9.4738Dec	1 /-	277,19,243 /-	



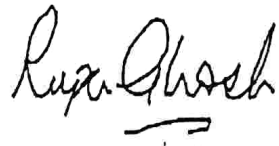
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	1/-	8,50,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 58 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 58 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 58 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2100 sq ft	1 /-	8,50,500 /-	

Pal Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SOUMENDRA NATH ROY Son of Late SAMARENDRA NATH ROY Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office	 26/08/2022	 LTI 26/08/2022	 26/08/2022
40, Mahanirban Road, City:- Not Specified, P.O:- GARIAHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx4D, Aadhaar No: 71xxxxxxxx4756, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office			
Smt SREELEKHA ROY CHOUDHURY Wife of Mr PRODIP ROY CHOUDHURY Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office	 26/08/2022	 LTI 26/08/2022	 26/08/2022
5/2A, Beltala Road, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN-No.: ADxxxxxx8N, Aadhaar No: 67xxxxxxxx6374, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office			
Smt RINA BASU ROY Daughter of Late NARENDRA NATH ROY CHOUDHURY Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office	 26/08/2022	 LTI 26/08/2022	 26/08/2022
PENBRIDGE DRIVE, Flat No: OCI NO A1733741, 9858, City:- , P.O:- Sacramento, California, United States, PIN:- 95823 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United States, PAN No.: CBxxxxxx7E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office			



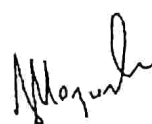
Daughter of Late AMARENDRA NATH ROY CHAUDHURY Executed by: Self, Date of Execution: 26/08/2022 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office			
26/08/2022	LTI 26/08/2022	26/08/2022	

MAIDINBROOK LANE, Flat No: OCI NO A1745616, 241, City:- , P.O:- SACRAMENTO, California,
 United States, PIN:- 95823 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
 American Samoa, PAN No.: AExxxxxx0J, Aadhaar No Not Provided by UIDAI, Status :Individual,
 Executed by: Self, Date of Execution: 26/08/2022
 , Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J G DEVELOPMENT PVT LTD 176B, Rash Behari Avenue, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 , PAN No.: AAxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr JAYANTA MAZUMDAR (Presentant) Son of Mr JYOTIRMOY MAZUMDAR Date of Execution - 26/08/2022, , Admitted by: Self, Date of Admission: 26/08/2022, Place of Admission of Execution: Office				
Aug 26 2022 1:57PM		LTI 26/08/2022	26/08/2022	
E1 BISHAKHA, NEELACHAL ABASAN, 98, Rajdanga Main Road, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occypation: Business, Citizen of: India, , PAN No.: CCxxxxxx2G, Aadhaar No: 33xxxxxxxx4246 Status : Representative, Representative of : J G DEVELOPMENT PVT LTD (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudipta Ghosh Son of Mr Sukumar Ghosh Rajpur, City:- , P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149			

26/08/2022

26/08/2022

26/08/2022

Of Mr.
H. Mr JAYOf Mr SOUMENDRA NATH ROY, Smt SREELEKHA ROY CHOUDHURY, Smt RINA BASU ROY, Smt RUPA
Mr JAYANTA MAZUMDARfer of
Fr

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMENDRA NATH ROY	J G DEVELOPMENT PVT LTD-2.36844 Dec
2	Smt SREELEKHA ROY CHOUDHURY	J G DEVELOPMENT PVT LTD-2.36844 Dec
3	Smt RINA BASU ROY	J G DEVELOPMENT PVT LTD-2.36844 Dec
4	Smt RUPA GHOSH	J G DEVELOPMENT PVT LTD-2.36844 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMENDRA NATH ROY	J G DEVELOPMENT PVT LTD-525.00000000 Sq Ft
2	Smt SREELEKHA ROY CHOUDHURY	J G DEVELOPMENT PVT LTD-525.00000000 Sq Ft
3	Smt RINA BASU ROY	J G DEVELOPMENT PVT LTD-525.00000000 Sq Ft
4	Smt RUPA GHOSH	J G DEVELOPMENT PVT LTD-525.00000000 Sq Ft

08-2022
Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
of Indian Stamp Act 1899.

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

Presented for registration at 12:53 hrs on 26-08-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr JAYANTA MAZUMDAR .

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 2,85,69,743/-

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

Execution is admitted on 26/08/2022 by 1. Mr SOUMENDRA NATH ROY, Son of Late SAMARENDRA NATH ROY, 40, Road: Mahanirban Road, , P.O: GARIAHAT, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Smt SREELEKHA ROY CHOUDHURY, Wife of Mr PRODIP ROY CHOUDHURY, 5/2A, Road: Beltala Road, , P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Smt RINA BASU ROY, Daughter of Late NARENDRA NATH ROY CHOUDHURY, PENBRIDGE DRIVE, Flat No: OCI NO A1733741, 9858, P.O: Sacramento, California, United States, PIN - 95823, by caste Hindu, by Profession House wife, 4. Smt RUPA GHOSH, Daughter of Late AMARENDRA NATH ROY CHOUDHURY, MAIDINBROOK LANE, Flat No: OCI NO A1745616, 241, P.O: SACRAMENTO, California, United States, PIN - 95823, by caste Hindu, by Profession House wife

Indetified by Mr Sudipta Ghosh, , , Son of Mr Sukumar Ghosh, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 26-08-2022 by Mr JAYANTA MAZUMDAR, DIRECTOR, J G DEVELOPMENT PVT LTD, 176B, Rash Behari Avenue, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Sudipta Ghosh, , , Son of Mr Sukumar Ghosh, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 062572, Amount: Rs.100/-, Date of Purchase: 27/06/2022, Vendor name: Jaydeep Chatterjee



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

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me number 1602-2022, Page from 397579 to 397603

ing No 160211480 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.08.26 16:58:18 +05:30
Reason: Digital Signing of Deed.

Suman Basu) 2022/08/26 04:58:18 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal.