

2-9859

2-9826/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 345074

30/12/23
AR 345074

Notarised that the document is admitted to
Registration the Signature sheet and the
Development sheet attached with this
document is the part of this document
A
Madk, District Sub-Registra,
Purandar, South 24 Parganas

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

1. Date: 7th day of December, 2023 (TWO THOUSAND TWENTY THREE).
2. Nature of document: Development Power of Attorney.

Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury

07 DEC 2023

S.L. No. 1212 Date

Name

Address

Value 1000

Sammick Dask
Sonajhi, Sonu
20150

Govt. Stamp Vender
SUBHOJIT DEB

Sonapur, D.S.R.O., Kailash



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১০০০ টকা-১০০০ টকা
০৭ ডিসেম্বর
২৪ পার্শ্ব

07 DEC 2023

Aloke Dask
H. Panchar, Sopal Sarda
Kebikaym
Sonajhi
Bundul.

3. Parties:

3.1 Grantor/Principal : MR. SAUMICK BASU, PAN - CAVPB0493F, AADHAAR NO. - 7111 8184 8812, son of Mr. Prabir Basu, by Nationality Indian, by faith Hindu, by occupation- Service, residing at SONAJHIL, Rajpur Sonarpur (M), South 24 Parganas. P.S. Sonarpur, West Bengal- 700 150, West Bengal

3.2 Attorney: ALLIED PROPERTIES, PAN-ABUFA1762C, a partnership firm, having its office at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, represented by its Partners, namely **(1) MR.SUBRATA NARAYAN**

CHOWDHURY, PAN:ADXPC3637K & Aadhaar No. 3609 5815 6659, son of Late Prafulla Narayan Chowdhury, by Nationality Indian, by faith-Hindu, by occupation Business, residing at 201, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata- 700 084. District- South 24-Parganas,

(2)MR.PRADEEP KUMAR JHAWAR, PAN: ACVPJ5458J & Aadhaar No. 4319 9555 9298, son of Late Om Prakash Jhawar, by Nationality Indian, by faith Hindu, by occupation Business, residing at 783, Anandapur Road, Tower-7, Flat No. 3002, 30th floor, Kolkata-700107, District:

South 24-Parganas and **(3) MR. ACHINTYA NARAYAN CHOWDHURY, PAN - ATLP4775C & Aadhaar No.4475 2213 4347**, son of Sri Subrata Narayan Chowdhury, by Nationality

Indian, by faith-Hindu, by occupation Business, residing at 201, Kanungo Park, P.O. Garia, P.S. Jadavpur now Patuli, Kolkata- 700 084.District- South 24-Parganas, West Bengal. The Partner No. **2) MR.PRADEEP KUMAR JHAWAR, & (3) MR. ACHINTYA NARAYAN CHOWDHURY** are executing this power on behalf of the partnership firm.

Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury

4. Subject Matter: ("Said Property")

ALL THAT piece and parcel of Bastu Land measuring **10.021 Decimal equivalent to 6 Cottahs 1 Chattaks** be the same a little more less, lying and situated in **Mouza - GHASIARA**, J.L. No. 23, the land given hereunder below within the limits of Rajpur - Sonarpur Municipality, Ward No. 11, HOLDING NO. - 120, Additional District Sub Registrar - Sonarpur, Naranpur Road, Police Station - Sonarpur, West Bengal - 700 150, District - South 24 Parganas, West Bengal, the split up of land given hereunder below :

R.S. DAG	L.R. DAG	R.S. KHATIAN NOS.	L.R. KHATIAN NOS.	NATURE OF LAND	AREA (DEC.)
423	432	192	655	BASTU	4.5
424	433	352	651	BASTU	5.521
TOTAL LAND AREA					10.021

within the limits of the Rajpur-Sonarpur Municipality, Ward No. 11, Naranpur Road, HOLDING NO. - 120, Police Station - Sonarpur, A.D.S.R. - Sonarpur, Post Office - Sonarpur, West Bengal - 700150, District - South-24 Parganas, West Bengal, together with all easements rights and appurtenances thereto attached more fully described in the **SCHEDULE** hereto and hereafter called the "**Said Property**".

Name - ACHINTYA NARAYAN CHOWDHURY Signature Achintya Narayan Chowdhury




Sub-District Registrar
Sonarpur
South 24 Parganas

07 DEC 2023

5. Background:

5.1. WHEREAS MR. SAUMICK BASU; the principal hereto, is the absolute Owner of **ALL THAT** piece and parcel of Land measuring **10.021 Decimal** equivalent to Land measuring **6 Cottahs 1 Chittaks** be the same a little more less, comprised in **Mouza - GHASIARA** , J.L. No. 23, the split up of land given hereunder below :

R.S. DAG	L.R. DAG	R.S. KHATIAN NOS.	L.R. KHATIAN NOS.	NATURE OF LAND	AREA (DEC.)
423	432	192	655	BASTU	4.5
424	433	352	651	BASTU	5.521
TOTAL LAND AREA					10.021

within the limits of Rajpur -Sonarpur Municipality, Ward No. 11, Additional District Sub Registrar - Sonarpur, Naranpur Road, Police Station - Sonarpur, West Bengal - 700 150, District - South 24 Parganas, West Bengal, together with all easements rights, benefits, facilities and appurtenances attached thereto and has been possessing and enjoying the same on payment of rents and taxes hereof to the authority concerned.

5.2. AND WHEREAS in order to construct a multi-storeyed building on the aforesaid land more fully mentioned in the **SCHEDULE** hereunder written and hereinafter referred to as the "**Said Property**" the Principal herein has entered into a Registered Development Agreement registered on 30/11/2023 which was registered in the office of the A.D.S.R. Sonarpur, and recorded in

Name - ACHINTYA NARAYAN CHOWDHURY Signature

Achintya Narayan Chowdhury



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Dist. Sub Registrar
Sonarpur
South 24 Parganas

07 DEC 2023

Being no. 9616/2023 for the year 2023 as original with the Developer, **ALLIED PROPERTIES, PAN-ABUFA1762C**, a partnership firm, having its office at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, represented by its Partners, on certain terms and conditions inter alia stated therein and in terms of the said Development Agreement

Being no. 9616/2023 for the year 2023 in original the Developer will construct building as per the building plan to be sanctioned by the Rajpur-Sonarapur Municipality and after completion of construction of the said building the Developer herein and therein will hand over and deliver Owner's Allocation as per terms of the said Development Agreement registered on 30/11/2023 the Developer will be entitled to sale, transfer and convey the Developer's Allocation including the undivided share of land in the said Property and along with various common areas in the said Property to the intending purchaser/s after obey in accordance with the terms of the said Development Agreement registered on 30/11/2023 **Being no. 9616/2023** for

the year 2023 upon receiving the consideration thereof and for the purpose of the said construction and to sale the Developer's Allocation, We do hereby appoint the said Developer as our Attorney to do all acts, deeds matters and things in our name and on our behalf mentioned hereafter in respect of our property mentioned in the **SCHEDULE** hereunder written.

6. Now Know You All By These Presents:

6.1 Grant: The Grantor/Principal do and doth hereby nominate, constitute and appoint the Attorney to do, execute and perform all or any of the deeds, matters and things mentioned in Clause 6.2 relating to the Said Property.

Name - **ACHINTYA NARAYAN CHOWDHURY** Signature - *Achintya Narayan Chowdhury*




Additional District Sub-Range
Sonarpur
South 24 Parganas

07 DEC 2023

6.2 Powers:

The Attorney shall have the power:

6.2.1 To enter into the Said Property and to hold and possess the said property and take all actions, for commercially exploiting and developing the Said Property, soil testing, making the boundary walls etc.

6.2.2 To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the property mentioned in the Schedule hereto.

6.2.3 To make various deposits of all necessary fees, charges, levies or other charges into various concerned Government Department/s and/or Authority/s and /or Office/s including Rajpur-Sonarpur Municipality, WBSEDCL etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6.2.4 To approach and/or make applications before the Rajpur-Sonarpur Municipality, and others concerned Government Department/s and/or Authority/s and /or Office/s (including signing on the required papers and/or documents) for getting necessary permission, and connections like water, electric supply etc. in the name of the Principal and/or on his behalf and to take delivery of the said permission from the Concerned Departments and/or Authorities of the Rajpur-Sonarpur Municipality and others. The Attorney is hereby authorized to sign on the Completion Plan and / or any deviation / addition / alteration of the same for submitting the same before the Rajpur-Sonarpur Municipality or any other concerned Authority/s (including Layout Plan for water supply and drainage also) in respect of the property mentioned in the Schedule hereto and to receive all approved and sanctioned

Name - ACHINTYA NARAYAN CHOWDHURY Signature

Achintya Narayan Chowdhury




Additional District Sub-Registrar
South 24 Parganas

07 DEC 2023

Plans, Specifications, Drawings and other related documents also the completion and other certificates from the Rajpur-Sonarpur Municipality and/or other authorities. And the Developer shall develop/construct at their cost and also shall be entitled to appoint labour/contractor/any other skilled or unskilled person to complete the construction work as per the plan duly sanctioned by Rajpur-Sonarpur Municipality.

6.2.5 To take all actions and proceeding so that the Plans and Drawings that may be sanctioned and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as my said Attorney may deem fit, appropriate, expedient and proper.

6.2.6 To appear before the Rajpur-Sonarpur Municipality and all of its departments, Urban Land Ceiling Authorities, any other Authority or Authorities or Tribunal or otherwise relating to and/or arising out of any permission, no objection, clearance or otherwise, clearances or otherwise as may be required so as to obtain sanctions and approvals relating thereto and to make, sign, execute, verify affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verifications.

6.2.7 To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings in respect of the property mentioned in the Schedule hereto and to represent the Principal before and correspond with the concerned Authority/s for any of the matters relating to the Property mentioned in the Schedule hereunder.

6.2.8 To do and/or perform any necessary and required acts, and giving declaration, and executing deeds matters for the purpose of development and enjoyment of the said Property mentioned in the Schedule hereunder.

Name - ACHINTYA NARAYAN CHOWDHURY

Signature - Achintya Narayan Chowdhury



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Asst. Dist. Sub-Registrar
Sonarpur
South 24 Parganas

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6.2.9 To execute any necessary declaration and/or documents in relation to the Developer's Allocation in the Schedule property herein (including Agreement for Sale, Deed of Conveyance and Lease) and if required make the same registered with the concerned Authority/s only.

6.2.10 To represent the Principal before the Registrar, sub-registrar and/or other such Authorities in all connections in respect of execution and registration of the required Declaration, Rectification or any other documents and/or any other related Document/s (including Sale Deed or any other type of Deed of Transfer) only in respect of the Developer's Allocation mentioned herein above comprised in the Scheduled property below, and to receive from such intending purchaser or purchasers any earnest money and/or advances and also the balance consideration money including the entire consideration money and give valid receipts and discharge for the same and deposit the same in their account, as the occasion may require.

6.2.11 The Developer herein shall be entitled to mortgage the Developer's Allocation only as per the terms of Development Agreement for obtaining Financial Accommodation and release the same.

6.2.12 To accept for the Principal and in his name or on his behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney deem fit and proper.

6.2.13 To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such

Name -

ACHINTYA NARAYAN CHOWDHURY

Signature

Achintya Narayan Chowdhury



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Additional District Sub-Registrar
South 24 Parganas

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appointment and to substitute any other in their place and stead in relation to the Schedule mentioned property.

6.2.14 To sign, verify and execute Vakalatnamas, Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s and Document/s of every description that may be necessary to be signed, verified and executed for the purpose of suit/s, Action/s, Appeal/s and proceeding/s of any kind whatsoever in any Court of Law or Equity, whether or Original, Appellate, Testamentary or Provisional Jurisdiction or Judicial Authority and to appear and/or to make Petitions and/or Applications in any such Court Or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

6.2.15 To negotiate for sale, lease and transfer with the intending purchaser or purchasers various Flats and car parking spaces of undivided share in the new building of the Developer's Allocation only written in the said Development Agreement registered on 30/11/2023 only, lying and situate on the said property morefully described in the schedule hereunder written and also to sign, execute and enter into agreement for sale with such intending purchasers and to receive earnest money and deposit the same in their account.

6.2.16 To appear before the BLRO, DLRO office or before the LD. Additional District Magistrate, or District Magistrate or Urban land Ceiling Authorities or before any other Central or State Government officers or before any Judicial Authority or Quasi Judicial Authority or Otherwise before any Government or Semi Government

Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury




Sub-Registrar
South 24 Parganas

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Authorities or Private bodies or any company or otherwise as required in connection with Mutation, Conversion of Land, Permission from Urban Land Ceiling Authorities, KMDA, Additional Land Acquisition Offices etc. and sign and present all forms documents, affidavits, make submissions oral or written and present himself before any or all authorities.

6.2.17 To receive and pay and/or deposit all moneys, including Court Fees and receive refunds from any Court or any Officer thereof or from any person, firm or body/corporate any amounts due and payable to the Principal on any account whatsoever if the amount was paid by the Developer and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

6.2.18 To accept notices and service of papers from the Municipality, Postal and/or other authorities and/or persons, Government, semi-Government, Public body or body corporate/ private organizations in relation to the said land.

6.2.19 To apply for and obtain electricity, water, sewerage, drainage and other connection of any other utility in the said property and/or to make alteration therein and to close down and/ or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by my said Attorney.

6.2.20 To appear before any Government offices and to take all steps in connection with conversion of Land or for any other purpose deemed fit by the said Attorney.

6.2.21 To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual, with all intents and purposes according to the Laws and customs of India and particularly of West Bengal.

Name - ACHINTYA NARAYAN CHOWDHURY Signature... Achintya Narayan Chowdhury




Registrar
South 24 Parganas

6.2.22 To sign and submit all papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons, including, the Municipal Authority and if necessary, to deal with such authority and authorities in any manner, to have such mutation effected.

6.2.23 To pay all outgoings or dues of Municipal Tax, Urban Land Tax, Land Revenue and other charges whatsoever, payable for and on account of the Scheduled Property.

6.2.24 To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid.

6.2.25 To look after control manages and supervises the administration of the said property.

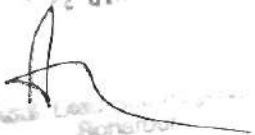
6.2.26 To employ and/or appoint architects, Surveyor or Surveyors, solicitors, advocates chartered accountants, income tax practitioners and/or agents or any Professional/Skilled/Unskilled labour and/or other men for the aforesaid purpose and also pay salaries, wages, charges and remuneration to them.

6.2.27 To execute Deed of Conveyance/ Deed of Exchange/ Deed of Gift for Amalgamation of adjacent land of the other landowners and also execute Gift deed in favour of Rajpur - Sonarpur Municipality or any other Government or Semi Government authorities/ bodies or local body or authorities for any purpose in respect of the development of the said property as per the discretion of the Developer.

6.2.28 To execute Indenture of easement to give all easementary rights to the Developer herein or adjacent land owners from the schedule mentioned property for development of the adjoining plots as per plan duly sanctioned by the competent authority.

Name - ACHINTYA NARAYAN CHOWDHURY Signature Achintya Narayan Chowdhury




Sonarpur
South 24 Parganas

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6.2.29 AND GENERALLY to do all acts, deeds and things as may be required to be done, executed and performed for the purpose of erection, construction and completion of the building at the said Land in accordance with law on my behalf.

7. THE PRINCIPAL DO HEREBY DECLARE that this Development Power of Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development work.

8. THE PRINCIPAL DO doth HEREBY DECLARE to ratify and confirm whatsoever that the said Attorney shall do for the betterment of the Property by virtue of these presents till the power is valid and till the successful completion of the instant project as also till the disposal of the entire Allocation of the Developer and the same is revocable in nature as per the terms and conditions of the development Agreement.

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Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury



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07 DEC 2023

SCHEDULE
(Said Property)

ALL THAT piece and parcel of Bastu Land measuring **10.021 Decimal equivalent to 6 Cottahs 1 Chattaks** be the same a little more less, lying and situated in **Mouza – GHASIARA**, J.L. No. 23, the land given hereunder below within the limits of Rajpur – Sonarpur Municipality, Ward No. 11, HOLDING NO. - 120, Additional District Sub Registrar - Sonarpur, Naranpur Road, Police Station - Sonarpur, West Bengal – 700 150, District - South 24 Parganas, West Bengal, the split up of land given hereunder below :

R.S. DAG	L.R. DAG	R.S. KHATIAN NOS.	L.R. KHATIAN NOS.	NATURE OF LAND	AREA (DEC.)
423	432	192	655	BASTU	4.5
424	433	352	651	BASTU	5.521
TOTAL LAND AREA					10.021

within the limits of the Rajpur-Sonarpur Municipality, Ward No. 11, Naranpur Road, HOLDING NO. - 120, Police Station – Sonarpur, A.D.S.R. – Sonarpur, Post Office – Sonarpur, West Bengal – 700150, District – South-24 Parganas, West Bengal,

Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury



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Sub-Registrar
South 24 Parganas

07 DEC 2023

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

SIGNED, SEALED & DELIVERED

In presence of Witnesses:-

1. Aloke Ghosh
Kolkata

2. Goutam Das
Sonarpur
Naten Pally
Kali 150

Sauwick Banerjee

**SIGNATURE OF GRANTOR/
PRINCIPAL**

ALLIED PROPERTIES

Achintya Narayan Chowdhury
Partner

ALLIED PROPERTIES

Pradip Kumar
Partner

SIGNATURE OF THE ATTORNEY

Drafted by - Prabir Kumar Roy
Advocate, W.B. 828/81
Ahipore criminal court.
Kolkata 27.



Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury



[Handwritten signature]

Additional District Sub-Register
Bonairpur
South 24 Parganas

07 DEC 2023

Major Information of the Deed

Deed No :	I-1608-09626/2023	Date of Registration	07/12/2023
Query No / Year	1608-8003014348/2023	Office where deed is registered	
Query Date	07/12/2023 1:04:41 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 85,55,625/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160809616/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Naranpur Road, Mouza: Ghasiyara-(023), Pin Code : 700150

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-432	LR-655	Bastu	Bastu	2 Katha 12 Chatak	1/-	40,83,750/-	Width of Approach Road: 40 Ft., , Project Name :
L2	LR-433	LR-655	Bastu	Bastu	3 Katha 5 Chatak	1/-	44,71,875/-	Width of Approach Road: 40 Ft., , Project Name :
TOTAL :					10.0031Dec	2 /-	85,55,625 /-	
Grand Total :					10.0031Dec	2 /-	85,55,625 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAUMICK BASU (Presentant) Son of Mr PRABIR BASU Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office		 Captured	
		07/12/2023	LTI 07/12/2023	07/12/2023

13/12/2023 ,Query No:-16088003014348 / 2023 Deed No :I-09626/2023.
Document is digitally signed.

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Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury

Sonajhil, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CAXxxxxx3F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023
 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALLIED PROPERTIES 201A Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ABxxxxxx2C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

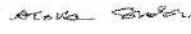
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRADEEP KUMAR JHAWAR Son of Late OM PRAKASH JHAWAR Date of Execution - 07/12/2023, , Admitted by: Self, Date of Admission: 07/12/2023, Place of Admission of Execution: Office	Photo  Dec 7 2023 1:23PM	Finger Print  Captured LTI 07/12/2023	Signature  07/12/2023
783 Anandapur Road Tower 7, City:- Not Specified, P.O:- Anandapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : ALLIED PROPERTIES (as partners)				
2	Name Mr ACHINTYA NARAYAN CHOWDHURY Son of Mr SUBRATA NARAYAN CHOWDHURY Date of Execution - 07/12/2023, , Admitted by: Self, Date of Admission: 07/12/2023, Place of Admission of Execution: Office	Photo  Dec 7 2023 1:23PM	Finger Print  Captured LTI 07/12/2023	Signature  07/12/2023
201 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx5C,Aadhaar No Not Provided Status : Representative, Representative of : ALLIED PROPERTIES (as partners)				



Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Ghosh Son of Late Panchu Gopal Ghosh Kalikapur, City:- , P.O:- Kalikapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 743330			
	07/12/2023	07/12/2023	07/12/2023
Identifier Of Mr SAUMICK BASU, Mr PRADEEP KUMAR JHAWAR, Mr ACHINTYA NARAYAN CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAUMICK BASU	ALLIED PROPERTIES-4.5375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SAUMICK BASU	ALLIED PROPERTIES-5.46562 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Naranpur Road, Mouza: Ghasiyara-(023), Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 432, LR Khatian No:- 655	Owner:জলী গাঙ্গুলী, Gurdian:মুন্সারী , Address:মির্জা , Classification:সাগি, Area:0.16000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 433, LR Khatian No:- 655	Owner:জলী গাঙ্গুলী, Gurdian:মুন্সারী , Address:মির্জা , Classification:বগু, Area:0.06000000 Acre,	Owner Name not selected by applicant.

13/12/2023 ,Query No:-16088003014348 / 2023 Deed No :I-09626/2023.
Document is digitally signed.

Page 19 of 20 Page 19 of 21

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Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury

On 07-12-2023

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

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

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

Presented for registration at 13:14 hrs on 07-12-2023, at the Office of the A.D.S.R. SONARPUR by Mr SAUMICK BASU ,Executant.

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 85,55,625/-

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

Execution is admitted on 07/12/2023 by Mr SAUMICK BASU, Son of Mr PRABIR BASU, Sonajhil, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service

Identified by Mr Aloke Ghosh, . . Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2023 by Mr PRADEEP KUMAR JHAWAR, partners, ALLIED PROPERTIES, 201A Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Aloke Ghosh, . . Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Execution is admitted on 07-12-2023 by Mr ACHINTYA NARAYAN CHOWDHURY, partners, ALLIED PROPERTIES, 201A Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Aloke Ghosh, . . Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1212, Amount: Rs.100.00/-, Date of Purchase: 07/12/2023, Vendor name: Subhojit Deb

Ar

Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal



hand

Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1608-2023, Page from 196907 to 196927
being No 160809626 for the year 2023.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2023.12.13 15:52:13 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 13/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name Subrata Narayan Chowdhury Signature Subrata Narayan Chowdhury

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name SAUMICK BASU Signature Saumick Basu

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name PRADEEP KUMAR THAWAR Signature Pradeep Thawar

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name ACHINTYA NARAYAN CHOWDHURY Signature Achintya Narayan Chowdhury



[Handwritten Signature]

Sub-Registrar
South 24 Parganas

07 DEC 2023