

10142/2024

D-010048/2024 R-09919/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 396407

08/09/2024  
 800 2377202/2024

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

District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration, 1908  
 Alipore, South 24 Parganas  
 06 SEP 2024  
 11 SEP 2024

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTERED**

**DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** THAT We, **1) SMT KABITA RAY, (PAN - FXAPR5272R)** (Aadhaar Card No. 8033 0336 0076) Daughter of Late Jyotirmoy Ray, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at 90, New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas, **2) SMT KAKULI GHOSH, (PAN - CPJPG1162F)** (Aadhaar Card No. 7881 1477 4731) Wife of Paresh Nath Ghosh and Daughter of Late Jyotirmoy Ray, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at Durgapur Road, Panihati, Ghola Bazar, Pin - 700111, North 24 Parganas, **3) SMT JHUMUR PAL, (PAN - AQSPP0781B)** (Aadhaar Card No. 5827 6775 3454) Wife of Sri Ardhendu Pal, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at 91, New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas, **4) SMT NUPUR ROY CHOWDHURY, (PAN - AYSPC4201B)** (Aadhaar Card No. 2459 8049 3411) Wife of Late Goutam Roy Chowdhury, by Faith - Hindu, by Occupation - Household Work, by Nationality - Indian, residing at 10/1, Naba Basu Lane, K.G. Bose Sarani, Kolkata - 700085, **5) SRI CHINMAY RAY, (PAN - BKYPRI628C)** (Aadhaar Card No. 7379 4566 2385) Son of Late Jyotirmoy Ray, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 90, New Tollygunge, P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, South 24 Parganas, **6) SMT RUPA CHAKRABORTY, (PAN - AOWPC4538D)** (Aadhaar Card No. 8052 3818 1308) Wife of Late Subhankar Chakraborty, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 52/1, Pathak Para Road, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata - 700060, South 24 Parganas, the **OWNERS / EXECUTORS / PRINCIPALS** above named doth hereby make, nominate, constitute retain and appoint and have made nominated, constituted, retained and appointed the said **M/S. SUNSHINE CONSTRUCTION**, a Sole Proprietorship Firm, having its Office at 168, Purba Barisha Satyen Park, P.O. - Joka, P.S. - previously Thakurpukur at present Haridevpur, Kolkata - 700104, District - South 24 Parganas, State - West Bengal, being represented by its Sole Proprietor namely **SRI ANIRBAN SARKAR, (PAN - DWNPS2867H)** (Aadhaar Card No. 4714

9563 7866) Son of Late Ashish Sarkar, by faith - Christian, by occupation – Business, by Nationality – Indian, residing at 168, Purba Barisha Satyen Park, P.O. – Joka, P.S. – previously Thakurpukur at present Haridevpur, Kolkata – 700104, District – South 24 Parganas, State – West Bengal, hereinafter referred to as the **DEVELOPER / ATTORNEY** to act in our names and on our behalf and to do all or any of the Acts, Deeds, matters and things namely :-

**WHEREAS** the Principals herein being the Owners of the Schedule mentioned Land entered into a Registered Development Agreement on 06.09.2024 the said Development Agreement registered at the Office of District Sub – Registrar - IV, Alipore, South 24 Parganas and duly recorded in Book No. I, being Deed No. 1604-10046 for the year 2024 with **M/S. SUNSHINE CONSTRUCTION**, a Sole Proprietorship Firm, having its Office at 168, Purba Barisha Satyen Park, P.O. – Joka, P.S. – previously Thakurpukur at present Haridevpur, Kolkata – 700104, District – South 24 Parganas, State – West Bengal, being represented by its Sole Proprietor namely **SRI ANIRBAN SARKAR, (PAN – DWNPS2867H) (Aadhaar Card No. 4714 9563 7866)** Son of Late Ashish Sarkar, by faith - Christian, by occupation – Business, by Nationality – Indian, residing at 168, Purba Barisha Satyen Park, P.O. – Joka, P.S. – previously Thakurpukur at present Haridevpur, Kolkata – 700104, District – South 24 Parganas, State – West Bengal, for construction and development of the land at the terms, conditions and consideration mentioned therein.

1. To take charge or look after, manage and administer the said Plot of Land or portion thereof as the said attorney shall think proper.
2. To sign and execute all agreement / s and / or documents and all other necessary papers and documents concerning the said property for and on our behalf.
3. To apply for and obtain in our names and on our behalf for connection of water, electricity, sanction plan and also to apply for and obtain in our names and on our

behalf of permanent drainage, sewerage connections to the said property and to sign and execute building plan, forms, papers, documents in connection with and for and on our behalf as our authorized agent.

4. To represent me before all the office / offices concerned including Kolkata Municipal Corporation & B.L. & L.R. Office and to sign all papers, documents on our behalf for mutation of our names in respect of relevant papers and to appear in all hearing before the authorities for such mutation, dealing, objections and / or appeals on our behalf against the excess valuation assessed by the authority concerned and also to prefer before the appropriate authorities and represent us at the time of hearing of such objections or appeal on our behalf.

5. To apply for and obtain all necessary sanction clearances and approval from all competent authorities for doing all allied jobs in respect of the said property on our behalf.

6. To appear for and represent me before any competent Authority, Tribunal, Arbitrator or Revenue, Administer, Civil and Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written to the FIRST SCHEDULE herein above on our behalf.

7. To institute any case or demand any suit, proceedings, appeals, revision, injunction, proceedings, inquiry, claims etc. relating to the said property on our behalf.

8. To appoint and / or engage and legal practitioner, solicitor, auditor, valuer, assessor, arbitrator and / or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnama, Ekranamas, Petitions etc. for the aforesaid purpose on our behalf.

9. To sign, execute, submit or deliver all written objection, or appeals, injunction, petition, plaints and all other appeals and memorandum applications, revisions, papers documents and exhibit for the aforesaid purposes.

10. To visit and represent us before all the West Bengal Government Office or Offices and / or Central Government office or offices for smooth management of our said property as written in the FIRST SCHEDULE hereinabove on our behalf.
11. To pay all rates, taxes, revenue, charges, expenses, outgoings, payable for and on the account of the said property or any part thereof and to receive any such advance money / booking money in respect of Developer's Allocation only and discharge valid receipt receivable for and on account of the said property as mentioned and written in the SCHEDULE herein above.
12. To apply for and obtain for all amenities and facilities such as telephone, water, electricity and other utilities in the said property thereof.
13. To sign and execute all such deed / s instrument / s and assurance / s which will be necessary to enter into and / or agree to such covenants and conditions in respect of the Developer's allocation only as may be required for fully and effectually conveying the said property or part of it on our behalf.
14. To sign and execute any Deed / s or Deed of Sale / Agreement for- Sale, Deed of Conveyance and necessary documents for registration when to be executed by our said Attorney in respect of Developer's Allocation only and to admit, execute and registration thereof before as to the concerned registering authorities like as such registrar of District Sub Registrar Alipore or any other like such registering office or offices concerned in respect of the Developer's Allocation only in our names on our behalf.
15. To enter into an Agreement for Sale or transfer or lease out or let out or grant any other right in respect of various portions of saleable space of Developer's Allocation mentioned in the Agreement on agreed terms and conditions with the intending Purchaser / Purchasers or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

16. To receive consideration money, sale proceeds and/ or any money in connection with the Development Agreement from the prospective buyers and/or persons or person in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt thereof with tax as applicable by the Income tax department, Govt. of India

17. To register and execute necessary documents including the Sale Deed in respect of the Flat/ flats, to present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar or A.R.A, Kolkata having valid jurisdiction and authority for and to have said conveyance registered and to do all acts, deeds, things in respect of proportionate undivided share in the said land along with building consisting several flats or service area in respect of the Developer's Allocation in the proposed building or part thereof as the case maybe.

18. The Developer will bound to make over Owner's Allocation as described in the said Development Agreement and side by side Developer shall be entitled to transfer / dispose of Developer's Allocation to any one he likes by way of Sale, Gift, Lease and/or Mortgage or any other legal means as prescribed in the law of transfer according to the provision of law for the time being in force.

19. That by virtue of this Power of attorney the Developer shall do his job by maintaining and performing all legal formalities and in such case, We, the appointers bound to extend full co-operation.

20. To apply for and obtain electricity, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and or make alterations therein and to close down and/or have disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other things, acts and deeds as may be deemed fit and proper by the said Attorney.

AND GENERALLY to do other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in our absolute discretion and risk which he may deem fit and proper and think necessary to do so on and performs for the aforesaid purposes.

AND We do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which our said Attorney may lawfully do execute and cause to be performed by virtue of this Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO:**

(Property to be Developed)

**ALL THAT** piece and parcel of land measuring more or less **5 Cotthas** together with a Two storied building measuring more or less 1000 Sq. Ft. (Ground Floor measuring more or less 500 Sq. Ft. and First Floor measuring more or less 500 Sq. Ft., each floor having Cemented flooring) standing on the landed property, being Scheme Plot No. 90, lying and situated at Mouza -Bansdroni, J.L. No. 45, comprised in R.S. Dag No. 38, now within the local limits of the Kolkata Municipal Corporation under **Ward No. 114**, being K.M.C. Premises Number **89, Vidyamandir Road, Kolkata - 700093**, under Police Station - Regent Park, within the Jurisdiction of Addl. District Sub - Registry Office and District Sub - Registry Office at Alipore, District - South 24 Parganas, State - West Bengal and the property is butted and bounded as follows:

ON THE NORTH:	By Scheme Plot No. 91.
ON THE EAST :	By 19 Ft. wide K.M.C. Road,
ON THE SOUTH:	By 12 Ft. wide Road.
ON THE WEST :	By Scheme Plot No. 89.

**IN WITNESS WHEREOF** the parties hereto set and subscribed their respective hands on 6th day of September, 2024.

**SIGNED, SEALED & DELIVERED**

by the **PARTIES** at Kolkata in the presence of:

1. Pradeep Roy  
82, New Tollygunge.  
Kol-93.



L.T.I OF  
KABITA RAY  
By the Pen of  
Pradeep Roy

Kakuli Ghosh  
Thumer Pal  
Nupur Roy Chowdhury

Chinmay Ray  
Rupa Chakraborty

**SIGNATURE OF THE LANDOWNERS**










Accept the Power

2. Subhoshish Mazumdar  
120, Bishnupally  
Kol - 93

Sunshine Construction  
Anirban Sarkar  
Proprietor











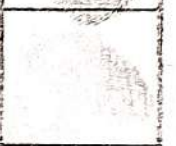
**SIGNATURE OF THE ATTORNEY**

Readover, Explained  
& Drafted by:-  
Swapan Kumar Jena  
Regd. No. WB-496/1994  
Advocate  
Alipore Police Court,  
Kolkata - 700027.

		Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					












Name KABITA RAY.

Signature L. T. I. OF KABITA RAY  
By the Pen of Pradeep Roy

		Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					












Name KAKULI GHOSH.

Signature Kakuli Ghosh

		Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name JHUMUR PAL.

Signature Jhumur Pal

		Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name NUPUR ROY CHOWDHURY.

Signature Nupur Roy Chowdhury



	Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name CHINMAY RAY.

Signature Chinmay Ray



	Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name RUPA CHAKRABORTY.

Signature Rupa chakraborty



	Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name ANIRBAN SARKAR.

Signature Anirban Sarkar

	Thumb.	1 <sup>st</sup> finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_

### Major Information of the Deed

Deed No :	I-1604-10048/2024		Date of Registration	11/09/2024
Query No / Year	1604-8002377202/2024		Office where deed is registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	06/09/2024 1:57:51 PM		Additional Transaction	
Applicant Name, Address & Other Details	Pradeep Roy , Allpore Police Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status :Others			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Rs. 1/-		Market Value	
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))		Rs. 52,31,254/-	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160410046/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			
			Registration Fee Paid	
			Rs. 53/- (Article:E, E, M(b))	

### Land Details :






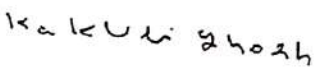


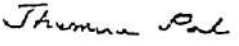
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyamandir Road, , Premises No: 89, , Ward No: 114 Pin Code : 700093



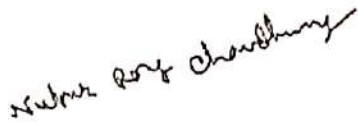


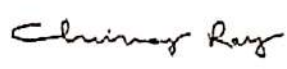



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha	1/-	45,00,004/-	Width of Approach Road: 19 Ft. , Project Name :
<b>Grand Total :</b>				8.25Dec	1 /-	45,00,004 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	7,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	0 /-	7,31,250 /-	

Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt KABITA RAY</b> Daughter of Late JYOTIRMOY RAY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	<b>Photo</b>  06/09/2024	<b>Finger Print</b>  Captured LTI 06/09/2024	<b>Signature</b>  06/09/2024
	90, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: FXxxxxxx2R, Aadhaar No: 80xxxxxxxx0076, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			
2	<b>Name</b> <b>Smt KAKULI GHOSH</b> Wife of PARESH NATH GHOSH Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	<b>Photo</b>  06/09/2024	<b>Finger Print</b>  Captured LTI 06/09/2024	<b>Signature</b>  06/09/2024
	DURGAPUR ROAD, City:- , P.O:- PANIHATI, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: CPxxxxxx2F, Aadhaar No: 78xxxxxxxx4731, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			
3	<b>Name</b> <b>Smt JHUMUR PAL</b> Wife of Shri ARDHENDU PAL Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	<b>Photo</b>  06/09/2024	<b>Finger Print</b>  Captured LTI 06/09/2024	<b>Signature</b>  06/09/2024
	91, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AQxxxxxx1B, Aadhaar No: 58xxxxxxxx3454, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			

4	<b>Name</b> <b>Smt NUPUR ROY CHOWDHURY</b> Wife of Late GOUTAM ROY CHOWDHURY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	<b>Photo</b>  06/09/2024	<b>Finger Print</b>  Captured LTI 06/09/2024	<b>Signature</b>  06/09/2024
	10/1, NABA BASU LANE, City:- , P.O:- K G BOSE SARANI, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AYxxxxxx1B, Aadhaar No: 24xxxxxxxx3411, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			
5	<b>Name</b> <b>Shri CHINMAY RAY (Presentant)</b> Son of Late JYOTIRMOY RAY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	<b>Photo</b>  06/09/2024	<b>Finger Print</b>  Captured LTI 06/09/2024	<b>Signature</b>  06/09/2024
	90, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BKxxxxxx8C, Aadhaar No: 73xxxxxxxx2385, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			
6	<b>Name</b> <b>Smt RUPA CHAKRABORTY</b> Wife of Late SUBHANKAR CHAKRABORTY Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office	<b>Photo</b>  06/09/2024	<b>Finger Print</b>  Captured LTI 06/09/2024	<b>Signature</b>  06/09/2024
	52/1, PATHAK PARA ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx8D, Aadhaar No: 80xxxxxxxx1308, Status :Individual, Executed by: Self, Date of Execution: 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024 ,Place : Office			


**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS SUNSHINE CONSTRUCTION</b> 168, PURBA BARISHA SATYEN PARK, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-1XX2 , PAN No.:: DWxxxxxx7H,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
	<b>Shri ANIRBAN SARKAR</b> Son of Late ASHISH SARKAR Date of Execution - 06/09/2024 , Admitted by: Self, Date of Admission: 06/09/2024, Place of Admision of Execution: Office	 Sep 6 2024 2:55PM	 Captured LTI 06/09/2024	 06/09/2024
168, PURBA BARISHA SATYEN PARK, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: DWxxxxxx7H, Aadhaar No: 47xxxxxxxx7866 Status : Representative, Representative of : MS SUNSHINE CONSTRUCTION (as SOLE PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Pradeep Roy</b> Son of Late Parimal Roy , Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 06/09/2024	 Captured 06/09/2024	 06/09/2024
Identifier Of Smt KABITA RAY, Smt KAKULI GHOSH, Smt JHUMUR PAL, Smt NUPUR ROY CHOWDHURY, Shri CHINMAY RAY, Smt RUPA CHAKRABORTY, Shri ANIRBAN SARKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KABITA RAY	MS SUNSHINE CONSTRUCTION-1.375 Dec
2	Smt KAKULI GHOSH	MS SUNSHINE CONSTRUCTION-1.375 Dec
3	Smt JHUMUR PAL	MS SUNSHINE CONSTRUCTION-1.375 Dec
4	Smt NUPUR ROY CHOWDHURY	MS SUNSHINE CONSTRUCTION-1.375 Dec
5	Shri CHINMAY RAY	MS SUNSHINE CONSTRUCTION-1.375 Dec
6	Smt RUPA CHAKRABORTY	MS SUNSHINE CONSTRUCTION-1.375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt KABITA RAY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
2	Smt KAKULI GHOSH	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
3	Smt JHUMUR PAL	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
4	Smt NUPUR ROY CHOWDHURY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
5	Shri CHINMAY RAY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft
6	Smt RUPA CHAKRABORTY	MS SUNSHINE CONSTRUCTION-166.66666700 Sq Ft

**Endorsement For Deed Number : I - 160410048 / 2024**

**On 06-09-2024**

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

Presented for registration at 14:38 hrs on 06-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri CHINMAY 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 52,31,254/-

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

Execution is admitted on 06/09/2024 by 1. Smt KABITA RAY, Daughter of Late JYOTIRMOY RAY, 90, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 2. Smt KAKULI GHOSH, Wife of PARESH NATH GHOSH, DURGAPUR ROAD, P.O: PANIHATI, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by Profession Others, 3. Smt JHUMUR PAL, Wife of Shri ARDHENDU PAL, 91, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 4. Smt NUPUR ROY CHOWDHURY, Wife of Late GOUTAM ROY CHOWDHURY, 10/1, NABA BASU LANE, P.O: K G BOSE SARANI, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Others, 5. Shri CHINMAY RAY, Son of Late JYOTIRMOY RAY, 90, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Service, 6. Smt RUPA CHAKRABORTY, Wife of Late SUBHANKAR CHAKRABORTY, 52/1, PATHAK PARA ROAD, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service

Identified by Pradeep Roy, , Son of Late Parimal Roy, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-09-2024 by Shri ANIRBAN SARKAR, SOLE PROPRIETOR, MS SUNSHINE CONSTRUCTION, 168, PURBA BARISHA SATYEN PARK, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Pradeep Roy, , Son of Late Parimal Roy, , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2568, Amount: Rs.100.00/-, Date of Purchase: 03/09/2024, Vendor name: Smriti Bikash Das

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 11-09-2024

**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.

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 299600 to 299619  
being No 160410048 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.09.19 16:49:06 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 19/09/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.