

I-00987/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 111353

certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

She
District Sub-Register-III
Alipore, South 24-parganas

20 JAN 2025

20 JAN 2025

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT

AGREEMENT

No: 3045 Date: 14 JAN 2025 Rs 100.00

Name:

Address:

Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

T. Chowdhury
Advocate
Alipore Judge's Court
Kolkata-27

Signature of Vendor



Badmashy Ach
s/o Mr B Dal
Hr lch. Cur
col 22

KNOW ALL THESE MEN BY THESE PRESENTS that We, **(1) DILIP DEY alias DILIP KUMAR DEY (PAN- ADSPD7483P, Aadhaar No. 8192 3784 7125, D.O.B. 17.09.1955)**, son of Late Shama Prosad Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, **(2) PRASENJIT DEY (PAN- AGIPD7299L, Aadhaar No. 5676 3461 4181, D.O.B. 18.10.1984)**, son of Dilip Dey alias Dilip Kumar Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, **(3) AVIJIT DEY (PAN- AJHPD8476F, Aadhaar No. 2954 8831 3264, D.O.B. 15.07.1986)**, son of Dilip Dey alias Dilip Kumar Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, **(4) RANJIT KUMAR DEY (PAN- AOAPD6119D, Aadhaar No. 2369 3886 4777, D.O.B. 01.08.1989)**, son of Dilip Dey alias Dilip Kumar Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, hereinafter called and known as the **OWNERS** send the following greetings :

WHEREAS we are the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian

No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas more fully and particularly described in the Schedule hereunder written.

AND WHEREAS by a Registered Development Agreement dated ..20th day of *January*, 2025 registered at the office of the District Sub-Registrar-III and recorded in its Book No. I, being No. ..00984.... for the year 2025, we the said appointer herein have entrusted the Developer in respect of the said property with **DEY CONSTRUCTION**, a Proprietor Ship Firm, having its registered office at 497, Sahebpara, Sonarpur, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, represented by its proprietor **DILIP DEY alias DILIP KUMAR DEY (PAN-ADSPD7483P, Aadhaar No. 8192 3784 7125, D.O.B. 17.09.1955)**, son of Late Shama Prosad Dey, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas.

NOW KNOW WE ALL MEN BY THESE PRESENTS that we the appointers above named doth hereby make, nominate, constitute retain and appoint and have made nominated, constituted, retained and appointed the said **DEY CONSTRUCTION**, a Proprietor Ship Firm, having its registered office at 497, Sahebpara, Sonarpur, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas,

Handwritten signature
Handwritten text: 1.0000

represented by its proprietor **DILIP DEY alias DILIP KUMAR DEY (PAN- ADSPD7483P, Aadhaar No. 8192 3784 7125, D.O.B. 17.09.1955)**, son of Late Shama Prosad Dey, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata-700150, District-South 24 Parganas, (hereinafter referred to as the said **ATTORNEY**) to act in our name and on our behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, occupy and possess the said land measuring more or less 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. - Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas whereon or whereupon the proposed ground plus four storied residential building would be constructed, more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.

3. To appear and represent the Appointer before the Rajpur Sonarpur Municipality, authorities Police authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban land ceiling

Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.

4. To obtain no objection certificates from the competent authority in respect of the schedule.

5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur Sonarpur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Masons, Durwans, Chowkidars, Labour and other employees and staff for the development of the said property and discharge of release or terminate any of them at his own desire. To pay their salary, wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.

7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Rajpur Sonarpur Municipality, authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as may from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings 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.

8. 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 new building and other structures that may hereafter be created and the same in such more in the name of the said Attorney or he shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.

9. To apply to the Rajpur Sonarpur Municipality or any other equivalent competent authority for sanction for plan/ Plans and/or other allied causes for the development of the said property in the form of buildings, To submit map, drawing, and

design, modification and amendments for the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The Rajpur Sonarpur Municipality fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said property and for construction of residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for electricity, water, sewerage etc. and other necessary connections to the building.

11. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said property as may from time to time be necessary and required.

13. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur Sonarpur Municipality, and

12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said property as may from time to time be necessary and required.

13. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur Sonarpur Municipality, and

for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.

15. To appear and to represent me before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the said property or portions thereof as may from time to time be necessary or required.

16. 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 relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

17. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition 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 on the said Attorney shall think proper.

18. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the

same on such terms and condition and for such consideration as the said Attorney shall think proper.

19. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning or relating to the said premises or the development of the said property and/or construction of the new building apartments flats and other common spaces in or upon the said property or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.

20. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or the development thereof and /or the construction of the new building or other structures in or upon the said property on such terms and conditions as the said **ATTORNEY** shall think fit and proper with the consultation to the land owner.

21. To sign execute affirm and verify all or any plaint, petition, written statement, application, revisions, appeals, affidavits, bonds, declaration indemnities, guarantees and other papers, documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Rajpur Sonarpur Municipality, West Bengal State Electricity Distribution

Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said property by raising the construction of the proposed building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.

22. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.

23. To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.

24. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

25. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajpur Sonarpur Municipality 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.

26. We also empower and authorize our constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Agreement for mutual benefit and completion of deed of registration in favour of each purchaser.

27. Save and except the Owner's Allocation in the proposed building the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

28. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, shops, commercial spaces, car parking spaces, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement, contracts, other deeds, documents and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developer's Allocation as mentioned in Schedule-
'C' of the said Development Agreement.

29. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, shops, commercial spaces, car parking spaces, common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said property in terms of the said Agreement and to give valid discharge hereof. The money so received by our constituted attorney under these presents will belong to him solely and the appointer of these presents shall have no claim whatsoever thereon. The appointer under these presents will have no right on that sale proceeds of Developer's allocation of the proposed building and its flats, apartments, shops, commercial spaces, car parking spaces, spaces etc., whatsoever in nature thereby to be constructed thereon in due course.

30. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, garage, shops, commercial spaces, car parking spaces and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper as per proper agreement with the landlord.

31. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.
32. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.
33. To retain and appoint one or more labour contractor & suppliers 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 the said attorney shall think proper.
34. To select prospective buyers for developer's allocation either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed building more fully described in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND I, the said **APPOINTER** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** as aforesaid lawfully do.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. - Sonarpur at present Narendrapur, within the limits of the Rajpur Sonarpur Municipality, Sonarpur Station Road, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas together with all easement right and privileges and facilities, alongwith right to use the common passages attached with the said land. The said property is butted and bounded as follows:-

ON THE NORTH	:	Land in R.S. Dag no. 262 (P).
ON THE SOUTH	:	40' feet wide Sonarpur Station Road.
ON THE EAST	:	6' feet wide common passage.
ON THE WEST	:	Other's land.

IN WITNESSES WHEREOF we the appointers above named and attorney have hereunto set our hand and seals 20th this day of January, 2025.

SIGNED, SEALED AND DELIVERED

by the Appointer, above named
at Kolkata in presence of :

1. *Dipankar Nayak*
Noapara, P.O. H.B. - Sanarpur.
South 24 Parganas
KOL-700150.

2. *Rupam Mukherjee*
Alipore Judges
Court South 24 Parganas
Kolkata - 700027

1. *Pranab Ch*

2. *Arjun Ch*

3. *Arjun Ch*

4. *Pranab Ch*

**Signature of the Executants/
Appointer**

I accept this power

Drafted by me :

Advocate
Advocate
Alipore Judges Court,
Kolkata-700027

DEY CONSTRUCTION

Proprietor
Proprietor

Signature of the Attorney



Thumb

1st Finger

Middle Finger

Ring finger

Small Finger

Left
handRight
handName DILIP DEYSignature [Signature]

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

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handRight
handName PRASENJIT DEYSignature [Signature]

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1st Finger

Middle Finger

Ring Finger

Small Finger

Left
handRight
handName AVIJIT DEYSignature [Signature]

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

Left
handRight
handName RANJIT DEYSignature [Signature]

Major Information of the Deed

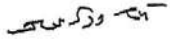
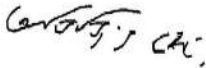
Deed No :	I-1603-00987/2025	Date of Registration	20/01/2025
Query No / Year	1603-8000186808/2025	Office where deed is registered	
Query Date	20/01/2025 1:25:12 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAIDYANATH DOLUI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9064896216, Status :Others		
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. 4/-	Rs. 1,00,00,000/-		
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]:- 160300984/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Teghari, , Holding No:2529 TEGHORI 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-276	LR-4849	Bastu	Danga	1 Katha 4 Chatak	1/-	25,00,000/-	Width of Approach Road: 40 Ft., , Project Name :
L2	LR-276	LR-4848	Bastu	Danga	1 Katha 4 Chatak	1/-	25,00,000/-	Width of Approach Road: 40 Ft., , Project Name :
L3	LR-276	LR-4850	Bastu	Danga	1 Katha 4 Chatak	1/-	25,00,000/-	Width of Approach Road: 40 Ft., , Project Name :
L4	LR-276	LR-4851	Bastu	Danga	1 Katha 4 Chatak	1/-	25,00,000/-	Width of Approach Road: 40 Ft., , Project Name :
		TOTAL :			8.25Dec	4 /-	100,00,000 /-	
		Grand Total :			8.25Dec	4 /-	100,00,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr DILIP DEY, (Alias: Mr DILIP KUMAR DEY) Son of Late SHAMA PROSAD DEY Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	Photo  20/01/2025	Finger Print  Captured LTI 20/01/2025	Signature  20/01/2025
SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ADxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office				
2	Name Mr PRASENJIT DEY Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	Photo  20/01/2025	Finger Print  Captured LTI 20/01/2025	Signature  20/01/2025
SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AGxxxxxx9L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office				
3	Name Mr AVIJIT DEY Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	Photo  20/01/2025	Finger Print  Captured LTI 20/01/2025	Signature  20/01/2025
SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AJxxxxxx6F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr RANJIT KUMAR DEY Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office		 Captured	
20/01/2025	LTI 20/01/2025	20/01/2025	
SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AOxxxxxx9D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEY CONSTRUCTION 497 SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700150 , PAN No.: ADxxxxxx3P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DILIP DEY, (Alias Name: Mr DILIP KUMAR DEY) (Presentant) Son of Late SHAMA PROSAD DEY Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jan 20 2025 2:20PM</td> <td>LTI 20/01/2025</td> <td>20/01/2025</td> <td></td> </tr> </tbody> </table> SONARPUR SAHEBPARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3P,Aadhaar No Not Provided Status : Representative, Representative of : DEY CONSTRUCTION (as SOLE PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr DILIP DEY, (Alias Name: Mr DILIP KUMAR DEY) (Presentant) Son of Late SHAMA PROSAD DEY Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office		 Captured		Jan 20 2025 2:20PM	LTI 20/01/2025	20/01/2025	
Name	Photo	Finger Print	Signature										
Mr DILIP DEY, (Alias Name: Mr DILIP KUMAR DEY) (Presentant) Son of Late SHAMA PROSAD DEY Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office		 Captured											
Jan 20 2025 2:20PM	LTI 20/01/2025	20/01/2025											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAIDYANATH DOLUI Son of Late B DOLUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	

Identifier Of Mr DILIP DEY, Mr PRASENJIT DEY, Mr AVIJIT DEY, Mr RANJIT KUMAR DEY, Mr DILIP DEY

20/01/2025

20/01/2025

20/01/2025

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP DEY	DEY CONSTRUCTION-0.515625 Dec
2	Mr PRASENJIT DEY	DEY CONSTRUCTION-0.515625 Dec
3	Mr AVIJIT DEY	DEY CONSTRUCTION-0.515625 Dec
4	Mr RANJIT KUMAR DEY	DEY CONSTRUCTION-0.515625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP DEY	DEY CONSTRUCTION-0.515625 Dec
2	Mr PRASENJIT DEY	DEY CONSTRUCTION-0.515625 Dec
3	Mr AVIJIT DEY	DEY CONSTRUCTION-0.515625 Dec
4	Mr RANJIT KUMAR DEY	DEY CONSTRUCTION-0.515625 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP DEY	DEY CONSTRUCTION-0.515625 Dec
2	Mr PRASENJIT DEY	DEY CONSTRUCTION-0.515625 Dec
3	Mr AVIJIT DEY	DEY CONSTRUCTION-0.515625 Dec
4	Mr RANJIT KUMAR DEY	DEY CONSTRUCTION-0.515625 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP DEY	DEY CONSTRUCTION-0.515625 Dec
2	Mr PRASENJIT DEY	DEY CONSTRUCTION-0.515625 Dec
3	Mr AVIJIT DEY	DEY CONSTRUCTION-0.515625 Dec
4	Mr RANJIT KUMAR DEY	DEY CONSTRUCTION-0.515625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,
Mouza: Teghari, , Holding No:2529 TEGHORI Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 276, LR Khatian No:- 4849	Owner:দিলীপ দে, Gurdian:শ্যামাপদ , Address:নিজ , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 276, LR Khatian No:- 4848	Owner:প্রসেনজি দে, Gurdian:দিলীপ , Address:নিজ , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 276, LR Khatian No:- 4850	Owner:অভিজিৎ দে, Gurdian:দিলীপ , Address:নিজ , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 276, LR Khatian No:- 4851	Owner:রঞ্জিত কুমার দে, Gurdian:দিলীপ , Address:নিজ , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160300987 / 2025

On 20-01-2025

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

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

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

Presented for registration at 13:28 hrs on 20-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DILIP DEY Alias Mr DILIP KUMAR DEY,.

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 1,00,00,000/-

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

Execution is admitted on 20/01/2025 by 1. Mr DILIP DEY, Alias Mr DILIP KUMAR DEY, Son of Late SHAMA PROSAD DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr PRASENJIT DEY, Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Mr AVIJIT DEY, Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 4. Mr RANJIT KUMAR DEY, Son of Mr DILIP DEY ALIAS DILIP KUMAR DEY, SONARPUR SAHEBPURA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr BAIDYANATH DOLUI, , Son of Late B DOLUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 20-01-2025 by Mr DILIP DEY, , Mr DILIP KUMAR DEY SOLE PROPRIETOR, DEY CONSTRUCTION, 497 SONARPUR SAHEBPURA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr BAIDYANATH DOLUI, , Son of Late B DOLUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 3045, Amount: Rs.100.00/-, Date of Purchase: 14/01/2025, Vendor name: W GAZI



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal