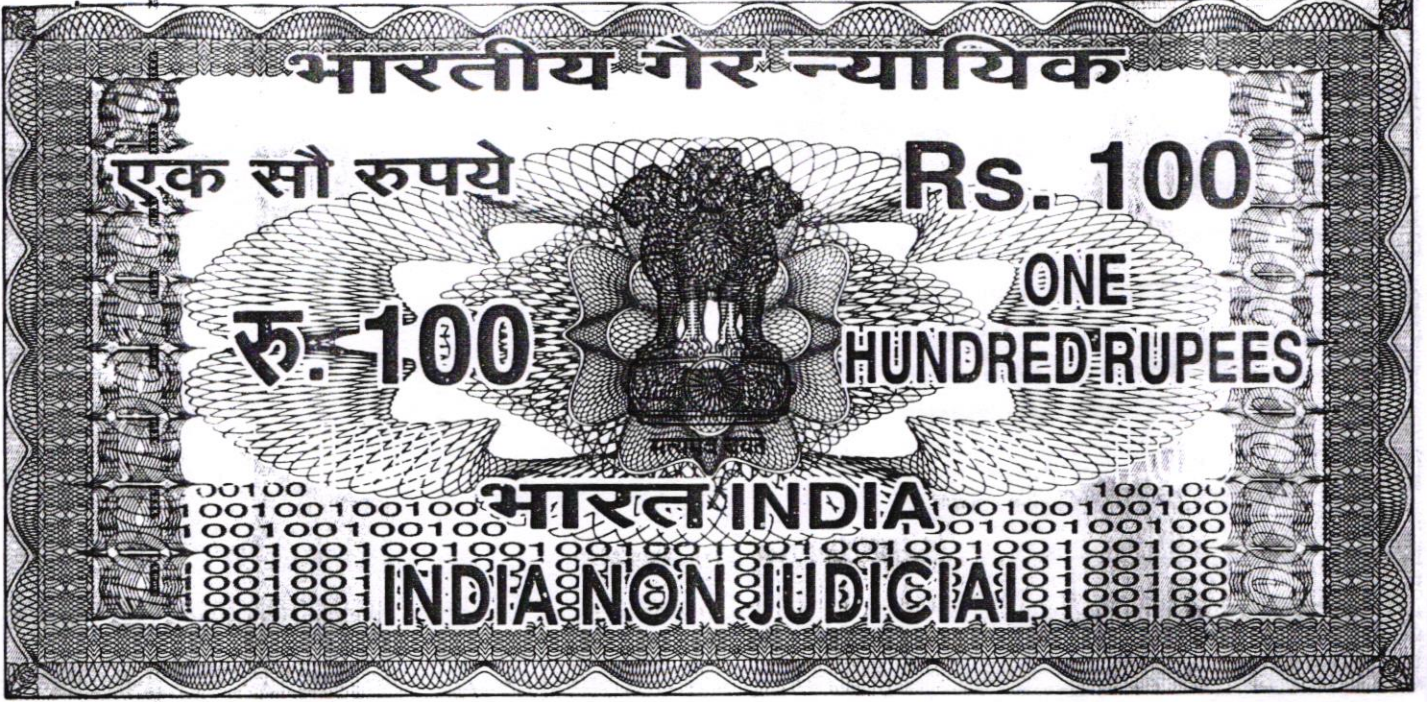


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T-6185/2023
Page 1



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 236573

✓
 2/5
 8-8/11/2594
 VC-1669/23

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

District Sub-Register-II
 Alipore, South 24-Parganas

04 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY made this the

3rd day of May, 2023

(Two Thousand Twenty Three).

B E T W E E N

নং- 2108 তাং- 28-04-23 মূল্য 100/-

খরিদদার-

সাং-

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনারপুর এ্যা. ডি. এস. আর. অফিস
দক্ষিণ ২৪ পরগণা

SANTANU ADHIKARY

(Advocate)
Alipore Judge's Court
& Police Court
Cm-27

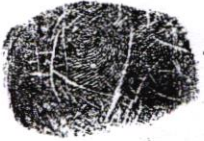
✓ Sanjay Singh

3/5/23



5112

✓ Sanjay Singh



5113

✓ Chhaya Mukherjee



5114

✓ Subhans Mukherjee



5115

✓ Soma Mukherjee



5116

Identified by me,

S/o. Balini Adhikary.
S/o. Balini Adhikary.

District Sub Registrar-II
Alipore, South 24 Parganas
- 3 MAY 2023

(1) **SMT. CHHAYA MUKHERJEE**, (having PAN No. **AFPPM5184D**, Aadhaar No. **6180-6360-5397** & having Phone No. **9038289310**) wife of Late Dipak Kumar Mukherjee, (2) **SRI. SUBHASIS MUKHERJEE**, (having PAN No. **BFQPM4385A**, Aadhaar No. **5640-7675-4367** & having Phone No. **9831927870**) son of Late Dipak Kumar Mukherjee and (3) **SMT. SOMA MUKHERJEE**, (having PAN No. **DHKPM3028J**, Aadhaar No. **3816-7356-6820** & having Phone No. **9875319204**) both are by faith - Hindu, by Nationality - Indian, by Occupation - House-Wife & Service & Unemployed, all residing at 275, Rajapur East, Khalpar, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, hereinafter called and referred to as the "**OWNERS**" (which expression shall mean and include his and each of their heirs, executors, administrators, representatives and/or assigns) **SEND GREETINGS.**

WHEREAS We are the sole and absolute joint owners of **ALL THAT** the homestead land in aggregated measuring about **05 Katha 12 Chittacks 00 Sq.Ft.** more or less land which I am handing over to the Developer **M/S. RIA CONSTRUCTION** for building construction purpose by the developer and the land is situated in Mouza - Rajapur, corresponding to R.S. Dag No. 1031, corresponding to R.S. Khatian No. 323 & 518, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist: South 24 Parganas, being **K.M.C. Premises No. 275, Rajapur East at Present Premises No. 1566, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075), under Ward No. 103 at present Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide old Assessee No. 311033702752 and at present **Assessee No. 31-109-13-6725-0**, in the Dist. South 24 Parganas,

more fully and particularly described in the Schedule hereunder written.

AND WHEREAS We, **SMT. CHHAYA MUKHERJEE** along with my one son **SRI. SUBHASIS MUKHERJEE** and one daughter **SMT. SOMA MUKHERJEE** sufficiently entitled to the said landed property as mentioned in the Schedule hereunder written as we are the owner and as such have got absolute right, title and interest in the said property and also has absolute authority to appoint my Constituted Attorney to act on my behalf for development as aforesaid in respect of under mentioned Schedule property.

AND WHEREAS due to various unavoidable circumstances it is not possible for us to take necessary steps for the betterment of the said property and as such it becomes necessary for us to appoint **M/S. RIA CONSTRUCTION**, having **PAN - ALXPS1254N**, and its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata-700099, represented by its Sole Proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, bearing **PAN - ALXPS1254N**, **AADHAAR NO. 2799-5664-6180**, and **PHONE NO. 9831742572**, by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at 1133, Green Park, 1st Floor, P.O. - Mukundapur, P.S. - Purba Jadavpur, Kolkata - 700 099, as us Constituted Attorney to act on our behalf and to look after and to control all affairs in respect of development of the Schedule property in terms and conditions of the Development Agreement.

NOW BY THESE PRESENTS We, (1) **SMT. CHHAYA MUKHERJEE**, wife of Late Dipak Kumar Mukherjee, (2) **SRI. SUBHASIS MUKHERJEE**, son of Late Dipak Kumar Mukherjee and (3) **SMT.**

SOMA MUKHERJEE, daughter of Late Dipak Kumar Mukherjee , both are by faith – Hindu, by Nationality – Indian, by Occupation – House-Wife & Service & Unemployed, all residing at 275, Rajapur East, Khalpar, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, represented by its proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, by faith Hindu, by occupation Business, residing at 1133, Green Park, Mukundapur, Netai Nagar, 1st Floor, Kolkata 700099, as our Constituted Attorney to act for us in our names and on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as per the development agreement which was registered on dated 02/05/2023 in the Office of DSR-II, Alipore on South 24 Parganas and recorded as **being No. 1602.06.01.7** for the Year 2023, and do the things hereafter as follows:

1. To enter into, hold and defend possession of the said property and every part thereof and also to manage, maintain and administer the said property and every Part thereof. To look after and to control all the areas for the development and construction of a multi storied building thereon as per sanction Plan of the Kolkata Municipal Corporation.
2. To sign, execute and submit all building plan/s, revised /modified development Plans, documents, statements, papers, undertakings, declarations and/or any other papers, documents, deeds etc., as may be required for necessary sanction, modification and/or alteration of Development plans by the Kolkata Municipal Corporation and other appropriate authorities.

Subhas Mukherjee

Sanjay Singh

3. To appear and represent me before any Authorities such as Government Semi Government or Government undertaking Authorities, and also Kolkata Municipal Corporation, Block Land and Land Reforms Office, CESC or State Electricity Board, Police, Pollution Department, Urban Development authority etc in connection with this development proceeding, as because our property is fully unassessed.
4. That the developer can appear on our behalf for mutation of the property at B.L.R.O. or K.M.C. and convert the property in our names, pay khaznas and also sanctioned plan of the construction of intending building from the K.M.C. on our behalf.
5. To sign, pay fees, obtain building plan/s or modification plan/s and such other orders and permissions from the necessary Authorities and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
6. To pay the amount of fees, if any, paid for the purpose of modification and/or alteration of the Development plans to any Authority or authorities.
7. To develop the said premises by raising construction of multi storied building thereon as the said Attorney may deem fit and proper as per sanction plan.

8. To apply for and to obtain electricity, water, sewerage drainage, or other connections or any other utility to the said premises and/or to make alteration therein and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. To apply for and to obtain building materials from the concerned Authorities for construction of the new building by demolishing the existing structure as aforesaid.
10. To utilise or shift or to have connected the existing electricity connection, if any in the said structure in such manner as the said Attorney may deem fit and proper.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for the said structure or any part thereof and similarly to receive all incoming receivable for on account of the said structure or any part thereof.
12. To appear and represent me before all authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with intending purchasers for sale of the Flat /Flats, Floors, car parking and other spaces out of Developers allocation only in the proposed new building along with proportionate share of land and the common areas and facilities

on the terms and conditions as the said Attorney shall think fit and proper.

14. To take advance or part payment or full consideration money from the intending Purchasers out of Developer allocation except the portions which will be kept reserved for me as per Development Agreement and the said Attorney shall appropriate the sale-proceeds out of Developer's allocation only and in this regard also sign in the original state deed of the intending purchaser on behalf of us.
15. To advertise in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of flat or flats along with the proportionate share of land as the said Attorney shall think fit and proper.
16. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
17. To transfer flats in the proposed buildings along with the proportionate share of land, out of Developer's allocated portion or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
18. To take steps for Registration of Flat or Flats car parking space or other space out of the allocated portions of the Developer along with the proportionate share of land and the common areas and facilities in favour of the intending purchasers.

19. To present any Agreement for Sale or Deeds of, sale, Conveyance, or conveyances or other documents for registration and when executed by or in my names and on my behalf before the Additional District Sub-Registrar, District Sub- Registrar and the Registrar of Assurances, Kolkata, having authority for and to have registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider necessary for transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as we could have been done by ourselves, except my allocated portions. Both the owner and the Developers allocation as have been agreed between the parties are as follows:

OWNERS' ALLOCATION

ALL THAT piece and parcel of 50% of constructed area as per sanctioned plan by K.M.C. of the Construction, i.e. 1 (one) 3 BHK flat on the First Floor on South-West facing, 1 (one) 3 BHK flat on the Second Floor on South-West facing, 1 (one) 3 BHK flat on the Third Floor on South-East facing & 1 (one) 3 BHK flat on the Fourth Floor on South-East facing along with 50% of the garage space & shops on the Ground Floor of the said building, together with undivided proportionate share in the land and common areas and facilities. Along with the forfeitable amount **Rs. 15,00,000/- (Rupees Fifteen Lacs) only** to be paid by the Developer as herein under written:-

Sr. No.	Time/Period	Amount
1.	On the day of Executing Registered Development Agreement and P.O.A	Rs. 6,00,000/-

2.	After Sanction Plan from K.M.C.	Rs. 3,00,000/-
3.	On or before giving the possession	Rs. 6,00,000/-

DEVELOPER'S ALLOCATION

ALL THAT and parcel of 50% of constructed area as per sanctioned plan by K.M.C. of the Construction, i.e. 1 (one) 3 BHK flat on the First Floor on South-East facing, 1 (one) 3 BHK flat on the Second Floor on South-East facing, 1 (one) 3 BHK flat on the Third Floor on South-West facing & 1 (one) 3 BHK flat on the Fourth Floor on South-West facing along with 50% garage space & shops on the Ground Floor upon the land at the said property building, together with undivided proportionate share of the land.

- 20.** To present, enforce, defend, answer and oppose all actions and other legal proceedings in connection with the said property or any part thereof including acquisition and/or requisition.
- 21.** To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
- 22.** To compromise all suits appeals or other legal proceedings in any Civil or Criminal Courts, Tribunals or other Authority whatsoever and to sign and verify applications thereof.
- 23.** To sign, declare and/or affirm any plaint, written statements, petition, Affidavit, Verification, Vakalatnama, Warrant appeal or any other documents or papers in any

proceedings or in any way connected therewith and to appoint Advocates or Solicitors in respect of the same.

24. To deposit and withdraw fees, documents from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge thereof.
25. To appear and represent me before all Authorities having jurisdiction and to sign, execute and submits papers and documents and obtain the revised building plan/site plan and to obtain the Completion Certificate from the Competent Authority.
26. Be it expressly stated that this power of attorney does not create, constitute or assure any kind of transfer, enjoyment or making profit in favour of the attorney.
27. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and the said Attorney be hereby obtain or have power to make construction and development work on the said property.

AND GENERALLY to act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, matters deeds and things as fully and effectually as if done by me personally.

AND I, the undersigned Executant doth hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever other act or acts, deed or deeds my said Attorney shall do on my behalf and in

my names by virtue of this Power of Attorney shall be binding on me and be of full force and effect.

THE SCHEDULE 'A' ABOVE REFERRED TO
DESCRIPTION OF PREMISES

ALL THAT the homestead land in aggregated measuring about **05 Katha 12 Chittacks 00 Sq.Ft.** more or less, along with an old one storied building measuring 720 Sq.Ft. more or less, comprised in Mouza - Rajapur, corresponding to R.S. Dag No. 1031, corresponding to R.S. Khatian No. 323 & 518, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, Dist: South 24 Parganas, being K.M.C. **old Premises No. 275, Rajapur East at present Premises No. 1655, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075), under Ward No. 103 at present Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide old Assessee No. 311033702752 and at **present Assessee No. 31-109-13-6725-0**, Kolkata - 700075, in the Dist. South 24 Parganas, butted and bounded as follows:

On the North By : By C.S. Plot No. 981
 On the South By : By 12 Ft. wide K.M.C. Road
 On the East By : By Plot No. A-83, Sammilani Park
 On the West By : By 9.250 M. Wide Black Top Road

(ROAD ZONE : Bengal Ambuja and Other Co.Op ----

M.I.G, and G+4 and Below)

IN WITNESS WHEREOF both the parties hereto set and subscribed their respective hands and seals on the 3rd day of May, 2023.

SIGNES SEALED AND DELIVERED BY THE OWNER AT KOLKATA in the

presence of :

1. Adhikary (Adv)
Sonanpur, Kol-700150

2. Sangeev Pd. Singh
Uopul Nagar
KOL-700150

Chhaya Mukherjee
Subhans Mukherjee
Soma Mukherjee

SIGNATURE OF THE OWNER

SIGNES SEALED AND DELIVERED BY THE ATTORNEYS AT KOLKATA in the

presence of :

1. Adhikary (Adv)

2. sangeev Pd. Singh
Uopul Nagar
KOL-700150

RIA Construction
Sanjay Singh
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & Prepared at my office,



(SANTANU ADHIKARY)

Advocate

High Court, Calcutta,

Kolkata - 700001,

Enr No. F/2420/2341/2018

Phone No. 8910024498



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name CHHAYA MUKHERJEE

Signature Chhaya Mukherjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBHASIS MUKHERJEE

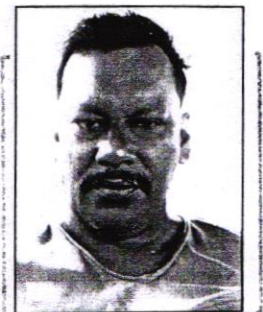
Signature Subhasis Mukherjee



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left hand					
right hand					

Name SOMA MUKHERJEE

Signature Soma Mukherjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Sanjay Kumar Singh

Signature Sanjay Singh







Government of West Bengal






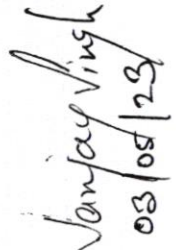



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16028001117594/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Chhaya Mukherjee 275 Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			Chhaya Mukherjee 03/05/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Subhasis Mukherjee 275, Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			Subhasis Mukherjee 03/05/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt Soma Mukherjee 275, Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			 03.05.23
4	Mr Sanjay Kumar Singh City:- Not Specified, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099	Represent ative of Attorney [MS. RIA CONSTR UCTION]			 03/05/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANTANU ADHIKARY Son of Mr BALAI ADHIKARY City:- , P.O:- R K PALLY, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Smt Chhaya Mukherjee, Mr Subhasis Mukherjee, Smt Soma Mukherjee, Mr Sanjay Kumar Singh			 03/05/2023

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-06185/2023	Date of Registration	04/05/2023
Query No / Year	1602-8001117594/2023	Office where deed is registered	
Query Date	03/05/2023 1:32:36 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTANU ADHIKARY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910024498, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,56,04,775/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160206017/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Bengal Ambuja and Other Co.Op -- M.I.G, and G+4 and Below) , , Premises No: 1566, , Ward No: 109 Pin Code : 700075

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 12 Chatak	2/-	2,52,28,125/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				9.4875Dec	2 /-	252,28,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft.	1/-	3,76,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 720 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		720 sq ft	1 /-	3,76,650 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Chhaya Mukherjee Wife of Late Dipak Kumar Mukherjee 275 Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxx4d, Aadhaar No: 61xxxxxxxx5397, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence</p>
2	<p>Mr Subhasis Mukherjee Son of Late Dipak Kumar Mukherjee 275, Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bfxxxxx5a, Aadhaar No: 56xxxxxxxx4367, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence</p>
3	<p>Smt Soma Mukherjee Daughter of Late Dipak Kumar Mukherjee 275, Rajapur East, Khalpar, Block - E, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: dhxxxxx8j, Aadhaar No: 38xxxxxxxx6820, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MS. RIA CONSTRUCTION 1133, Green Park , 1st Floor,, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: ALxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Sanjay Kumar Singh (Presentant) Son of Mr Lal Deo Singh City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx4N, Aadhaar No: 27xxxxxxxx6180 Status : Representative, Representative of : MS. RIA CONSTRUCTION (as Sole Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SANTANU ADHIKARY Son of Mr BALAI ADHIKARY City:- , P.O:- R K PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150</p>			

Identifier Of Smt Chhaya Mukherjee, Mr Subhasis Mukherjee, Smt Soma Mukherjee, Mr Sanjay Kumar Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Chhaya Mukherjee	MS. RIA CONSTRUCTION-3.1625 Dec
2	Mr Subhasis Mukherjee	MS. RIA CONSTRUCTION-3.1625 Dec
3	Smt Soma Mukherjee	MS. RIA CONSTRUCTION-3.1625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Chhaya Mukherjee	MS. RIA CONSTRUCTION-240.00000000 Sq Ft
2	Mr Subhasis Mukherjee	MS. RIA CONSTRUCTION-240.00000000 Sq Ft
3	Smt Soma Mukherjee	MS. RIA CONSTRUCTION-240.00000000 Sq Ft

Endorsement For Deed Number : I - 160206185 / 2023

On 03-05-2023

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

Presented for registration at 17:30 hrs on 03-05-2023, at the Private residence by Mr Sanjay Kumar Singh .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,56,04,775/-

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

Execution is admitted on 03/05/2023 by 1. Smt Chhaya Mukherjee, Wife of Late Dipak Kumar Mukherjee, 275 Rajapur East, Khalpar, Block - E, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Mr Subhasis Mukherjee, Son of Late Dipak Kumar Mukherjee, 275, Rajapur East, Khalpar, Block - E, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 3. Smt Soma Mukherjee, Daughter of Late Dipak Kumar Mukherjee, 275, Rajapur East, Khalpar, Block - E, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others

Indetified by Mr SANTANU ADHIKARY, , , Son of Mr BALAI ADHIKARY, P.O: R K PALLY, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2023 by Mr Sanjay Kumar Singh, Sole Proprietor, MS. RIA CONSTRUCTION, 1133, Green Park, 1st Floor, , City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr SANTANU ADHIKARY, , , Son of Mr BALAI ADHIKARY, P.O: R K PALLY, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

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

On 04-05-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 236573, Amount: Rs.100.00/-, Date of Purchase: 25/04/2023, Vendor name: Sankar Kumar Sarkar



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 208278 to 208300
being No 160206185 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.05.11 11:42:28 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/05/11 11:42:28 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)