

F263/23

I 7477/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

v/c No = 768/23

AH 543197

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

KNOWN ALL MEN BY THESE PERSENTS [1] SRI KANCHAN ROY, (PAN. ATKPR3998P, Voter Card No. CDK0678631, AADHAAR NO. 5360 9236 6840), [2] SRI PRADIP ROY, ((PAN. AUDPR4682A, Voter Card No. CDK0678615, AADHAAR NO. 7131 5777 3286), both are S/o. Late Panchanan Roy, by occupation- Business, by Faith- Hindu, by Nationality- Indian, residing at 120, A.J.C Bose Road, P.O. & P.S.- New Barrackpore, District North 24 Parganas, Kolkata - 700 131, under the State West Bengal within the territory of India, hereinafter referred to as the **PRINCIPAL SEND GREETINGS.**

Witness that the document is admitted to register for the purpose stated in sheet 1 sheet's attached with this document's are the user of the document

[Handwritten Signature]

Adl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

22 SEP 2023
05 OCT 2023

[Handwritten Signature]
22/09/23
03:55 P.M.
8-2422871/23

Adl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

22 SEP 2023

নং : 668
তারিখ : 20/09/23
কর্তার নাম : Subodip Sen Ray,
বিক্রয় : New Bazar,
মূল্য : 10000/-
কর্তার : [Signature]

বারাসাত কোর্ট
জেলা : উত্তর ২৪ পরগণা
সরকারি নং : 3 JUL 20 23
স্ট্যাম্প ট্যাক্স : Rs1 00000
কর্তার : শ্রী শ্রীমতি সোম

Kanchan Ray

[Fingerprint] NR
3109

Kanchan Ray

[Fingerprint] NR
3110

Pradip Ray

[Fingerprint] NR
3111

Pradip Ray's Mother,

[Fingerprint] NR
3112

Pradip Ray's Son,

[Fingerprint] NR
3113

Somnath Sen
S/O - Late Anil K. Sen
Barasat Judge court
P.O + P.S - Barasat
North 24 Pgs.
MOL-700124
Occ. Advocate clerk



[Handwritten signature]

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

22 SEP 2023

WHEREAS the Govt. of West Bengal acquired by making one notification U/s. 4 of the West Bengal Land Development and Planning act, 1948 by making a declaration being no. 23878-L-Dev. dated 24th November, 1953 U/s. 9 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazette, dated 3rd December, 1953, C.S. Plot Nos. as set out in schedule "A" hereinafter, in Mouza- Masunda, J.L. No- 34, Touzi No. 194, Re-Su No. 94, Malek Khatian No. 310, Adhin Khatian No. 220, Sabek Dag No. 352/715, land measuring about 05 katha more or less alongwith others land for public purpose viz. for the settlement of immigrants who had migrated into the state of West Bengal on account of circumstances for creation of better living conditions.

AND WHEREAS the **NEW BARRACKPORE CO-OPERATIVE COLONY SOCIETY LIMITED**, Aharampur, Masunda, North 24 parganas was conveyed and/or have changed in its name into the New Barrackpore Co-operative Homes Limited.


AND WHEREAS piece and parcel of Bastu Land measuring about 8¼ satak equivalent to 05 kathas more or less in connection of Malek Khatian No. 310, Adhin Khatian No. 220, Sabek Dag No. 352/715, Re-Su No.- 94, Touzi No.- 194, J.L. No.- 34, under Mouza- Masunda, together with all easement rights thereon under police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, was allotted in favour of **Panchanan Roy** by the **NEW BARRACKPORE CO-OPERATIVE HOMES LIMITED**, by virtue of one registered deed of sale, which was registered in the A.D.S.R. Barrackpore, North 24 Parganas, recorded in Book No.- 1, Volume No.- 43, pages from 189 to 196, being No.- 2394 on 26.04.1990. Which is within jurisdiction of New Barrackpore Municipality under Ward No. 5, Holding No.- 120, A.J.C. Bose Road.



AND WHEREAS during the peaceful possession said Panchanan Roy died on 13.04.2006 leaving behind his wife Smt. Renuka Roy, two daughter namely Monika Saha, Mukta Kundu Chowdhury and two son namely Kanchan Roy and Pradip Roy as his legal heirs and successors and accordingly all the legal heirs are became the absolute owners over the aforesaid plot of land as 1/5th share equally each by way of inheritance according to Hindu Successoion Act.

AND WHEREAS thereafter said Smt. Renuka Roy and two daughter namely Monika Saha, Mukta Kundu Chowdhury jointly transferred their undivided 3/5th share of the land and property equivalent to 03 katha land more or less alongwith residential construction thereon in favour of Kanchan Roy and Pradip Roy by virtue of one registered deed of gift. which was registered in the D.S.R.-I North 24 Parganas at Barasat, recorded in Book No.- 1, C.D. Volume No.- 1, pages from 1990 to 2004, being No.- 00121 on 06.01.2012. Thereafter by virtue of aforesaid deed of gift as well as by way of inheritance said Kanchan Roy and Pradip Roy became the absolute owners over the aforesaid land measuring about 05 kathas more or less togetherwith all easement rights thereon without any interruption.

AND WHEREAS being the owners said Kanchan Roy and Pradip Roy enjoying the aforesaid land by recorded their names in the L.R. & R.O.R. under Khatian No.- 3138, Dag No.- 2129 and 3137, Dag No. 2129 respectively and also mutata their names in the New Barrackpore Municipality, under Ward No. 5, Holding No.- 120 A.J.C. Bose Road, and other competent authority and also paying the relavent taxes to the authority concern. Accordingly the present owners have absolute right title and interest thereon without any interruption.



AND WHEREAS since possessed the Owner/Owners herein jointly decided to develop the said landed property by erecting multi-storied and/or G+4 storied building consisting of different self-content individual residential Flats, Shops, Garages and/or Spaces over and above of the said landed property duly demolished the existing structure and with a view to effectuat that all of the Owner/Owners started to take proper steps with regard to but due to lack of technical conception about the construction as well as insufficient time and/or other hazards all of the Owner/Owners approached to the developer of the second part herein with a view to effectuate said multi storied building by developing the said landed property at developer's own cost and expenses and considering such approach the Developer herein accepted the proposal of the Owner/ Owners with a view to develop the said landed property by erecting multi-storied building at its own costs and expenses as per sanctioned building plan to be obtained from the competent local authority of New Barrackpore Municipality subject to the condition that the scheduled landed property must be free from all sorts of encumbrances including free from each and every occupancy either tenancy or not and with such condition agreed to develop the said landed property by demolishing existing structure and now, the Owner/Owners herein agreed to develop the said property, so referred in the FIRST SCHEDULE hereunder through the developer of the second part herein and the developer also agreed to develop the same duly coconstructed said proposed multi- storied building at its own cost and expenses with several terms and conditions and to that effect after long bi-lateral talks between the land owner/owners and the developer they executed one development agreement with the developer **M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm represented by its partners namely [1] **SRI TUSHAR KANTI GHOSH, (PAN BDMPG4414J), AADHAAR CARD NO. 9549 9898 4886**, S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing



at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, **[2] SRI RUDRADEEP SAHA ROY, (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, VOTER CARD NO. CDK2522951, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality- Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131. The development agreement also execute and registered in the office of A.D.S.R.O. Sodepur, North 24 Parganas at recorded in Book No.- I, being No.- I- 152406971 , dated 22.09.2023 on the following terms and conditions stipulated therein.**

Kanchan Ray

AND WHEREAS after long bi-lateral talks between them, the land owners for the purpose of such construction are agreed to execute a registered Power of Attorney in favour of **M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm represented by its partners namely **[1] SRI TUSHAR KANTI GHOSH, AADHAAR CARD NO. 9549 9898 4886, S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, [2] SRI RUDRADEEP SAHA ROY, AADHAAR CARD NO. 7505 8337 5011, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131.**

AND WHEREAS that we the executant herein entered in to one joint venture agreement with the developers **M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm represented by its partners namely **[1] SRI TUSHAR KANTI GHOSH, AADHAAR CARD NO. 9549 9898 4886, S/o. Late Tarapada Ghosh,**

by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, **[2] SRI RUDRADEEP SAHA ROY, AADHAAR CARD NO. 7505 8337 5011**, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, by faith- Hindu, by Nationality - Indian, by occupation- Business, with a view to develop the land which is mentioned in the schedule written hereunder by constructing a multi-storied building thereon and due to avoide some litigation and also frequently attented to verious offices and to smooth work for construction over the said land and to all works deals for day by day and also deal the developer's allocation of the Multi storied building and for which I do hereby appoint **M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm represented by its partners namely **[1] SRI TUSHAR KANTI GHOSH, AADHAAR CARD NO. 9549 9898 4886**, S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, **[2] SRI RUDRADEEP SAHA ROY, AADHAAR CARD NO. 7505 8337 5011**, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131.

AND WHEREAS in the above circumstances it is necessary and also expedient for us to appoint as well as our well wishers and agents and the developer to look after all our affairs during our absance and on behalf of us **NOW KNOWN** by these presents we, the said executant herein, do hereby nominate appoint and constitute our well



wisher and developer the said **M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm represented by its partners namely **[1] SRI TUSHAR KANTI GHOSH, AADHAAR CARD NO. 9549 9898 4886**, S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, **[2] SRI RUDRADEEP SAHA ROY, AADHAAR CARD NO. 7505 8337 5011**, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality- Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, our true and lawful Attornies for us and our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the property given in the Schedule below that is to say:-

1. To submit the building plan for multi-storied building before the New Barrackpore Municipality Authority and/or any other authority concern and also sign in the said plan on behalf of us and to receipt the same from the said Authority concern of New Barrackpore Municipal Authority by our attorney.
2. To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect of the developer's allocation of the proposed multi-storied building over the land which is fully described in the schedule herein below with any intending purchaser/purchasers as such price or prices as may be agreed by the attorney and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt issue by our attorney.
3. To receive by our attorney from intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money after or



before executing or signing the such sale deed or deeds to give good valid receipt by our attorney and discharge for the same with all protect the intending purchaser or purchasers in our name and on our behalf, in respect of Developer's allocation of the proposed multi storied building.

4. Upon such receipt as aforesaid in our name and as act deed or deeds to sign execute and to deliver any deed or deeds of conveyance and conveyances of any one or more in respect of the Developer's allocation of the said property and building or any portion of it in favour of such intending purchaser or purchasers or his/her/their nominee or nominees of assignee by our attorney.

5. To present any such Deed or Deeds of Conveyance or Conveyances or other documents for registration when executed by them in our name and on our behalf before the Addl. District Sub-Registry Office and District Registry Office and R.A. Calcutta, having authority for and to have them registered according to law and to do all other acts and deeds in respect of developer's allocation of the aforesaid property and proposed building of it which our said Attorney shall consider necessary for the transferring and/ or conveying the said property of it to such purchaser or purchasers as fully effectually in all respect as we could do the same ourself.

6. To effect mutation of holding and also amalgamate the holdings in the office of the local New Barrackpore Municipality and sign all applications or objection for obtaining sanction building plan from the Local authority in our name and on our behalf in respect of our aforesaid property.

7. To appear for and represent us in all the Courts, Civil Criminals or Appellate



authority and to sign execute verify and file plaint, written statement and withdraw and compromise petitions and also to present appeals and to accept services of all summons notices and other process of law in respect of our aforesaid property.

8. To appoint engage on our behalf pleaders, Advocates or Solicitors, whenever me said Attorney shall think proper to do so and to disturb and/or terminate his/her/ their appointment in relating our aforesaid property.

9. To do all acts, deed and to obtain all necessary permission or clearance from the appropriate authority for sale of the said property or portion of it at our own cost and do all acts and things which are necessary and which will deem fit by our aforesaid attorney.

10. To appear and/or sign and/or proceed before the Airport Authority and concern electric office for necessary permission in respect of the proposed multi storied building on behalf of us by our Attorney.

11. The attorney shall changes the nature and character in respect of the schedule mentioned property by makeing multi storied building.

Be, it noted that the Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney are created on the property which is the subject matter of this power of attorney and that further the said attorney shall hereby obtain or have power to make any constructuion development work on the said property.

AND, We do hereby this General Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform



-:: 10 ::-

of cause to be done executed or performed in connection with the sale of the aforesaid property or portion of it and other acts under and by virtue of this General Power of Attorney shall be valid till completion of the work and building and transfer the developer's allocation of the proposed multi storied building on us to all intents and purposes as if done by are personally.

SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

ALL THAT piece and parcel of Bastu Land measuring about 8 ¼ satak equivalent to 05 kathas more or less in connection of Adhin Khatian No. 220, Malek Khatian No. 310 L.R. Khatian No. 3138 (in the name of Kanchan Roy) and L.R. Khatian No. 3137 (in the name of Pradip Roy), Sebak Dag No.- 352/2129, L.R. Dag No.- 2129, Re-Su no.- 94, Touzi No.- 194, J.L. No.- 34, under Mouza-Masunda, together with all easement rights thereon under police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, within the local limits New Barrackpore Municipality, under Ward No.- 5, Holding No.- 120 A.J.C.Bose Road, which is butted and bounded by :-

On the North	:	Land and house of Reba Biswas
On the South	:	18 feet wide A.J.C.Bose Road
On the East	:	Land and house of Kakali Sarkar, Kingshuk Sarkar and Ajit Sarkar
On the West	:	Land and house of Radhakanta Roy and Radha Binod Roy

IN WITNESS WHEREOF We, the **EXECUTANTS**, doth hereby on this **POWER OF ATTORNEY** the 22nd day of September Two Thousand Twenty Three **SIGNED, SEALED & DELIVERED**

in the presence :

1. Krishna Gopal Saha Roy
Sp. 4. Jagendra Lal Saha Roy,
11, Old Sabara Road
New Barrackpore.
KOL-700131

Kanchan Ray

Pradip Roy

Signature of the Executants

2. Somnath Sen
Barasat Judges Court
P.O + F.S - Barasat
North 24 Pgs.
KOL-700124

M/S. ARADHYA CONSTRUCTION

Tulshar Kanti Dha Sh.
Partner

M/S. ARADHYA CONSTRUCTION

Rudrup Saha Roy,
Partner

Signature of the Attorney/

Developers

Drafted by :

Chiradip Dha

Chiradip Dhar
Reg No - WB 1237/95
Advocate

Barasat Judges' Court













Printed by:

S. Bhattacharjee
S. Bhattacharjee

Kanchan Ray

SECTION 44A OF THE I.R. ACT 1908

Name :













LITTLE	RING	MIDDLE	FORE	THUMB	বাস হাত  Kanchar Ray
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত  Kanchar Ray
					

Kanchar Ray

Signature of the Presentant

Executant/Clerk/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাস হাত  Pradip Roy
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত  Pradip Roy
					












All the above fingerprints are of the above named person and attested by the said person.

Pradip Roy

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.


SECTION 44A OF THE I.R. ACT 1908

	RING	MIDDLE	FORE	THUMB	 ডান হাত	
LE						
THUMB	FORE	MIDDLE	RING	LITTLE		
						

Tushar Kant Ghosh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : RUDRANATH SANYAL

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত	
						
THUMB	FORE	MIDDLE	RING	LITTLE		
						

All the above fingerprints are of the above named person and attested by the said person.

Rudranath Sanyal
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name : North 24-Parganas

Signature / LTI Sheet of Query No/Year 15248002422891/2023

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	Kanchan Ray 120, A J C Bose Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Principal	 Kanchan Ray	 3109	Kanchan Ray 22-09-2023
2	Pradip Ray 120 A J C Bose Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Principal	 Pradip Ray	 3110	Pradip Ray 22-09-2023
3	Tushar Kanti Ghosh 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Representative of Attorney [Aradhya Construction]	 Tushar Kanti Ghosh	 3111	Tushar Kanti Ghosh 22/9/2023



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

Name of the Executant	Category	Photo	Finger Print	Signature with date	
4 Rudradeep Saha Roy 32, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700131	Representative of Attorney [Aradhya Construction]			Rudradeep Saha Roy. 22.09.2023	
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somnath Sen Son of Late A K Sen Barasat, City:- , P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Kanchan Ray, Pradip Ray, Tushar Kanti Ghosh, Rudradeep Saha Roy			Somnath Sen 22/9/2023



(Debjani Halder)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SODEPUR
North 24-Parganas, West
Bengal

**Add. Dist. Sub-Registrar
Sodepur, North 24 Parganas**

Major Information of the Deed

Deed No :	I-1524-07477/2023	Date of Registration	05/10/2023
Query No / Year	1524-8002422891/2023	Office where deed is registered	
Query Date	22/09/2023 2:13:28 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	C Dhar Barasat,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9051796447, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 54,98,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 152406971/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: J. C. Bose Road, Mouza: Masunda, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2129	LR-3138	Bastu	Bastu	4 Dec		27,49,090/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2129	LR-3137	Bastu	Bastu	4 Dec		27,49,090/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					8Dec	0/-	54,98,180/-	
Grand Total :					8Dec	0/-	54,98,180/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kanchan Ray (Presentant) Son of Late Panchanan Ray 120, A J C Bose Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Abxxxxx8p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Pvt. Residence

2 **Pradip Ray**
 Son of Late Panchanan Ray 120 A J C Bose Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Auxxxxx2a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023
 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/09/2023
 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aradhya Construction 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: Acxxxxx6c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tushar Kanti Ghosh Son of Late Tarapada Ghosh 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxx4J,Aadhaar No Not Provided Status : Representative, Representative of : Aradhya Construction (as Partner)
2	Rudradeep Saha Roy Son of Krishna Gopal Saha Roy 32, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : Aradhya Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somnath Sen Son of Late A K Sen Barasat, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			

Identifier Of Kanchan Ray, Pradip Ray, Tushar Kanti Ghosh, Rudradeep Saha Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Kanchan Ray	Aradhya Construction-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Pradip Ray	Aradhya Construction-4 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: J. C. Bose Road, Mouza: Masunda, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2129, LR Khatian No:- 3138	Owner: কামরুজ্জামান রায়, Gurdian: কামরুজ্জামান রায় , Address: সিলেট , Classification: কামরুজ্জামান রায়, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2129, LR Khatian No:- 3137	Owner: কামরুজ্জামান রায়, Gurdian: কামরুজ্জামান রায় , Address: সিলেট , Classification: কামরুজ্জামান রায়, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152407477 / 2023

On 22-09-2023

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

Presented for registration at 15:57 hrs on 22-09-2023, at the Private residence by Kanchan 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 54,98,180/-

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

Execution is admitted on 22/09/2023 by 1. Kanchan Ray, Son of Late Panchanan Ray, 120, A J C Bose Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 2. Pradip Ray, Son of Late Panchanan Ray, 120 A J C Bose Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business Indetified by Mr Somnath Sen, . . Son of Late A K Sen, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

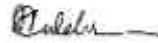
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-09-2023 by Tushar Kanti Ghosh, Partner, Aradhya Construction, 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Mr Somnath Sen, . . Son of Late A K Sen, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-09-2023 by Rudradeep Saha Roy, Partner, Aradhya Construction, 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Mr Somnath Sen, . . Son of Late A K Sen, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 05-10-2023

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 21,00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 6667, Amount: Rs.100.00/-, Date of Purchase: 20/09/2023, Vendor name: S Bose



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 246217 to 246240
being No 152407477 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.10.12 13:36:49 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 12/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.