

WHEREAS one Butto Kristo Paul who was a Hindu governed by the Dayabhaga School of Hindu Law was seized and possessed of considerable properties both moveable and immoveable in and outside the town of Calcutta.

AND WHEREAS on the 30th August, 1910 the said Butto Kristo Paul executed a Deed of Trust whereby he conveyed some of his Immoveable properties unto his three sons Bhut Nath Paul, Hari Sankar Paul Kt.(as he then was) both since deceased and Hari Mohan Paul in trust for himself for life and after his death in trust as to one fourth share thereof for the said Bhut Nath Paul absolutely as to another one fourth share thereof for the said Hari Sankar- Paul. Kt. (as he then was) absolutely as to another one fourth share .thereof for the said Hari Mohan Paul absolutely and as to the remaining one fourth share thereof for the sons of the said Bhut Nath Paul then living absolutely in. equal shares.

AND WHEREAS on the 30th January 1914 the said Butto Kristo Paul made a will whereof he appointed his said three sons Executors and Trustees and whereby after providing for payment of certain legacies and making certain, provisions for his daughter Smt. Jhanada Dasi, since deceased and his daughter-in-law Smt. Subasini Dasi (widow of Hari Pada Paul a predeceased son of the said Butto Kristo Paul) as therein mentioned he directed that the

rest and residue of his estate should be divided equally amongst his said three sons.

AND WHEREAS the said Butto Kristo Paul died on the 12th June 1914 leaving behind him surviving his said three sons who as such Executors as aforesaid proved the said will on or about the 4th October 1915 and obtained Probate from the Alipore Court.

AND WHEREAS the said Bhut Nath Paul died intestate on the 31st May 1920 leaving him surviving his widow Smt. Sushila Bala Dasi since deceased, and five sons namely Purna Chandra Paul since deceased, Gour Hari Paul, Netai Charan Paul, Kanai Lal Paul and Pashupati Nath Paul.

AND WHEREAS the said Smt. Sushila Bala Dasi, Gour Hari Paul, Netai Charan Paul and Kanai Lal Paul applied for and on the 4th October 1923 obtained from the Hon'ble High Court in its Testamentary and Intestate jurisdiction- Letters of Administration to the estate and effects of the said Bhut Nath Paul.

AND WHEREAS Tarak Nath Paul and others members of the family of the said Purna Chandra Paul filed, a suit being Suit No..917 of 1941 against the said Hari Sankar, Paul Kt. and others in the Hon'ble High Court Calcutta in which a preliminary decree was passed on 2nd January 1943.

AND WHEREAS on the 14th July 1941 the said, Gour Hari Paul, Netai Charan Paul, Kanai Lal Paul and Pashupati Nath Paul filed the suit No.1186 of 1941 In the Hon'ble High Court at Calcutta against the said Purna Chandra Paul and others for a declaration of the rights of the parties, for partition and administration of the estate of the said Butto Kristo Paul and Bhut Nath Paul and for other reliefs.

AND WHEREAS on the 19th February 1944 a preliminary decree was passed In the said suit No.1126 of 1941 whereby the shares of the parties' referred to therein were interalla declared as therein specified.

AND WHEREAS on the 15th September 1951 a consent decree was made In the said suit No.1126 of 1941 and the said Suit No. 917 of 1941 whereby the said two suits were consolidated and Sri Sisir Kumar Das and Sri Dharendra Krishna Ghose were appointed the Commissioners of Partition and divide the trust and residuary states of the said, Butto Kristo Paul.

AND WHEREAS the Trust and Residuary estates of the said Butto Kristo Paul respectively include the undivided one fourth and one third shares therein of the said Bhut Nath Paul.

AND WHEREAS by an order made in the said suit No. 1126 of 1941 and dated 20th November 1951 Mr. J.N. Das Gupta was appointed as surveyor and valuer to survey and value the properties belonging to the trust and residuary estates of the said Butta Kristo Paul deceased.

AND WHEREAS the parties agreed that all the other immoveable properties belonging to the Trust and Residuary estates of the said Butto Kriato Paul excepting those lying in Pakisthan which have been agreed to remain Joint but including the premises no.58 Netaji Subhas Road and No.18/2/3A Synagogue Street and also all other immoveable properties which has been subsequently acquired should be partitioned and divided amongst them in the manner indicated in the scheme of partition which was by a consent order made in the abovementioned suits and dated the 30th July 1953 sanctioned by the court with the consent and approval of all the parties and was certified to be for the benefit of the infant parties and leave was granted to the official Trustee of West Bengal and also to the guardian-ad-item of the infant parties to accept the said partition and division for the benefit of the minors and others in suit and the Commissioners of partition were directed to make a return in accordance therewith.

AND WHEREAS by virtue of the said decree dated respectively the 15th February 1944 and 15th September 1951 and also by virtue of the subsequent agreement between the parties the shares of the parties were determined whereby in the Trust Estate of Butto Kristo Paul deceased the share of Netai Charan Paul was determined as one tenth share and in the Residuary Estate of Butto Kristo Paul deceased the share of Netai Charan Paul was determined as one fifteenth share and in the Estate of Bhut Nath Paul deceased who had one fourth share in the Trust Estate and one third share in the residuary Estate of Butto Kristo Paul the A share of Netai Charan Paul was determined as one fifth share.

AND WHEREAS the said Mr. J.N.Das Gupta surveyed the said Immoveable properties to be partitioned and valued the same.

AND WHEREAS the lists of immoveable properties allotted to the respective parties in lieu of their respective shares in the Trust and Residuary Estates of Butto Kristo Paul including therein the estate of the said Bhut Nath Paul are set out in the Second to Eighth Schedule to the return of the Commissioner dated 28th day of June 1954 and those allotted to Sri Netai Charan Paul are mentioned in Sixth Schedule to the said Return.

AND WHEREAS in the Final decree dated 9th day of August 1954 made in the said two suits namely Suit No.917 of 1941 and suit No.1126 of 1941 the Return of the Commissioner of partition was made a part of the said decree.

AND WHEREAS allotment made by the said Return included some paddy lands measuring 3 Bighas 4 Cottahs 10 chittak which was shown as lot F and bordered red on the plan "K" annexed to the said Return of the Commissioner of partition.

AND WHEREAS the said Netai Charan Paul was seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to all right, titles and interest of the said paddy land and mutated his name in the records of the Khasmohal Department of the Collectorate of 24-Parganas and obtained and permission from the said Khasmohal Department of the Collectorate of 24-Parganas to use the said paddy land as dwelling land. After that the said paddy land was renumbered as No.34A, South Sinthee Road, within the Municipal limit of Calcutta.

AND WHEREAS the said Netai Charan Paul has developed and divided the said land and make a Scheme Plan of the said land.

AND WHEREAS by a registered Deed of Conveyance dated 18th March, 1975 the said Netai Charan Paul sold, transferred and

conveyed to Supratul Nandy, Suprasanna Nandy, Sri Bishnu Pada Nandy and Smt. Manju Nandy, by a registered Deed registered in the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No.I, Volume No.450, Pages 68 to 79, Being No.13536 for the year 1975, **ALL THAT** piece and parcel of land hereditaments and premises measuring 2 Cottahs 10 Chittacks 14 Sq. Ft. contained in Scheme Plot No.21 being Municipal Premises No.34A, South Sinthee Road, Police Station – Cossipore, (Now known as 4U Gour Sundar Seth Lane, Police Station – Sinthee) Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No.1298/2833, Dihi 55 Gram Grand Division – I Sub-Division 14.

AND WHEREAS the by virtue of a Deed of Conveyance dated 18th March, 1975 Supratul Nandy, Suprasanna Nandy, Sri Bishnu Pada Nandy and Smt. Manju Nandy became the absolute owners's of **ALL THAT** piece and parcel of land hereditaments and premises measuring 2 Cottahs 10 Chittacks 14 Sq. Ft. contained in Scheme Plot No.21 being Municipal Premises No.34A, South Sinthee Road, (Now known as 4U Gour Sundar Seth Lane, Police Station – Sinthee), Police Station – Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No.1298/2833, Dihi 55 Gram Grand Division – I Sub-Division 14.

AND WHEREAS by a registered Deed of Gift dated 3rd June, 1987 Sri Suprasanna Nandy made and bequeath his undivided 1/4th share of the aforesaid land to Manju Nandy and the said Deed of Gift was registered at the office of the Registrar of Assurances, Kolkata registered in Book No.I, Volume No.138, Pages 315 to 322, Deed No.5820 of 1987.

AND WHEREAS Sri Supratul Nandy and Smt. Manju Nandy by a registered Deed of Gift dated 16th April, 1992 made and bequeath their undivided 1/4th share and 1/2 share respectively to Sm. Bidya Roy and Landowners No.1 herein of the aforesaid land and the said Deed of Gift was registered at the office of the Registrar of Assurances, Kolkata registered in Book No.I, Volume No.450, Pages 68 to 79, Deed No.13536 of 1992.

AND WHEREAS by virtue of a Deed of Gift dated 16th April, 1992 Sm. Bidya Roy became the owners of 3/4th share of aforesaid land and by a registered Deed of Conveyance dated 18th March, 1975 Sri Bishnupada Nandy became the owners of 1/4th share of aforesaid land, morefully and particularly described in the Schedule "A" hereunder written.

AND WHEREAS the owner of the said premises/the parties of the first part is desirous of raising construction of multistoried building

on the land belonged to him in the Premises No. 4U, Gour Sundar Sett Lane, Police Station - Sinthee, Kolkata - 700050, be the same or little more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the land as mentioned above is seized and possessed by the present executants being the absolute owners of the same.

AND WHEREAS we the executant have entered into a Development Agreement dated _____ for construction of building with **M.R. CONSTRUCTIONS, (PAN - AGEPR9777M)**, a proprietorship firm having its principal place of business at 14C/1D, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030, represented by its sole proprietor **SRI MANOJ ROY, (PAN - AGEPR9777M), (Aadhar No. 4190 9947 7650), (Mobile No.9830081166)** son of Sri Indrajit Roy, residing at 14F/1T, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030, hereinafter called the **DEVELOPER** for the purpose of construction of the proposed building consisting of several flats/ shops/garages/ godowns in my land (hereinafter called "the land") morefully described in the schedule herein below.

AND WHEREAS the terms and conditions for construction of the proposed multistoried building and to sell out the said flats/shops/garages/godowns of proposed multistoried building on the aforesaid land has been setout in the said Development Agreement dated 04/12/19 duly registered at Additional District Sub-Registrar of Dum Dum recorded in Deed No. 11010 - for the year 2019.

AND WHEREAS to enable the said developer carry on the said construction and other allied ancillary works on the said land, I am desirous of appointing the above named Developer as my true and lawful attorney to do all such acts deeds or things necessary for making construction works on the said land.

NOW KNOW ALL BY THESE PRESENTS that we hereby nominate, constitute and appoint **M.R. CONSTRUCTIONS, (PAN - AGEPR9777M)**, a proprietorship firm having its principal place of business at 14C/1D, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030, represented by its sole proprietor **SRI MANOJ ROY, (PAN - AGEPR9777M), (Aadhar No. 4190 9947 7650), (Mobile No.9830081166)** son of Sri Indrajit Roy, residing at 14F/1T, Dum Dum Road, Police Station: Chitpore, Post Office: Ghugudanga, Kolkata - 700 030, to be my true and lawful constituted attorney for me to do and act in my name to

perform execute all or any of the several acts, deeds, powers, authorities, matters and things, that is to say.

1. To enter into the said land for taking necessary measurement for making site plan and to demolish the existing structure for construction of the proposed new building thereon.
2. To prepare necessary plan or plans of the proposed building to be constructed thereon and to appear before the office of the Kolkata Municipal Corporation and submit the proposed building plan for sanction in my name and on my behalf and to get the said sanctioned building plan.
3. To appear and sign any paper before the Municipal Authority or any other Government office or statutory body or any other authorities or any other organisation or office and to do all things necessary for said sanction and for the proper construction of the said building at our aforesaid land.
4. To appear on our behalf before the K.M.C., Municipal Authority, Urban Land Ceiling Authority, and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps including amalgamation of adjoining plots of land for commencing and completing the said

construction work of the multistoried building on the aforesaid land.

5. To pay the arrear and current Municipal rates and taxes, of the said property in the office of Kolkata Municipal Corporation and property rates of our landed property to the authority concerned.
6. To apply for electric, gas, telephone, water, drainage, sewerage connection in respect of the proposed building on the said land.
7. To appoint engineer, contractor and labour for construction of the said flats/shops/garages/godowns of the proposed multistoried building and to make payments to them.
8. To look after, manage, supervise and control of the construction for the new proposed building.
9. To commence, prosecute, enforce, defend, appear, and oppose all actions and other legal proceedings and demand touching any matter in connection with the said land.
10. To appoint, nominate advocate, solicitors, pleaders and revenue agents and to revoke such appointments.

11. To make, sign, affirm, present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorneys to be made, signed, executed, affirmed, presented or filed and to receive back such documents.
12. To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the aforesaid land.
13. To negotiate on terms for and to agree and sell, agreement for sale, mortgage, lease out in part or in full of the properties unregistered & registered deed allotted in favour of the developer to any intending purchaser or purchasers at such price or prices which our said Attorney in his absolute discretion thinks fit and proper.

To agree upon and to enter into any agreement or agreements for such Sale or Sales and receive earnest money thereof and said Attorney after realisation of the consideration money from the intending purchaser/ purchasers for developer's allocation. On receipt of earnest money the attorney is entitled to execute agreement and to issue receipt in favour of intending purchaser for their part except the owners' allocation.

14. To represent us and to execute or sign all other document or documents, agreement for sale, deed of conveyance or deeds of conveyance on our behalf and to present the same for registration before any competent Registering Officer of the Registry Office and thereto, admit and do all necessary acts and deeds in such connection on receipt of consideration money. The attorney is entitled to complete the registration of the deed or deeds of conveyance in favour of the intending purchasers in respect of the allocation of the developer.

And we hereby agree to ratify and confirm all and whatever our said attorney shall lawfully do or cause to be done by virtue of these indenture. *and this power of Attorney only restricted in schedule mentioned property*

*Bidya Roy
Bishnupada Sanjay*

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT one storied old dilapidated building messuage or dwelling house measuring about 720 sq. ft. together with the piece or parcel of land thereto belonging and/or part whereof the same is erected and built containing by and a measurement an area of 2 Cottahs 10 Chittacks 14 Sq. Ft. together with one storied building more or less lying and situated at Premises No. 4U, Gour Sundar Sett Lane, Police Station – Sinthee, Kolkata – 700050, within the local limits of Kolkata Municipal Corporation, under Ward No.2, and butted and bounded as follows:-

- ON THE NORTH BY** :- By Corporation drain;
ON THE SOUTH BY :- 10 Metre width Road;
ON THE EAST BY :- 4T, Gour Sundar Sett Lane;
ON THE WEST BY :- 4V, Gour Sundar Sett Lane;

IN WITNESS WHEREOF we the Executants, hereto do hereby set and subscribed respective signature on 4th day of December, 2019.

SIGNED AND DELIVERED

by the Parties at Kolkata
in the presence of :

1) *Bishumpada Roy*
SD/1B, Raj Parka Roy Lane,
Kolkata-700050

Bidyaa Roy
Bishumpada Roy

(SIGNATURE OF THE EXECUTANT)

I ACCEPT THE POWER

2) *Tapas Kumar Mishra*
19B, Sush Ch Chowdhry
Lane - WB-700002

Shamug Ray
Proprietor

**(SIGNATURE OF THE
CONSTITUTED ATTORNEY)**

Drafted by :

Suparna Saha

SUPARNA SAHA)

Advocate

City Civil Court, Calcutta

2 & 3 K.S. Roy Road.

Kolkata- 700 001.

Regd. no. WB/221/2001

**THE CALCUTTA CITY COURTS
BAR ASSOCIATION, CALCUTTA**

2 & 3, KIRAN SHANKAR ROY ROAD, KOLKATA - 700 001
PHONE : 2248 1442, 2248 1664



IDENTITY CARD



K. Saha
Secretary

Full Name : SUPARNA SAHA
Father's Name : Gour Chandra Saha
Date of Birth : 16.02.1976
Enrollment No. & Year : WB/221/2001, Dt. 18.01.2001
Address : Sonar Tari Apartment, L.M.C
Sarani, Baksara, Howrah - 711 110
Contact No. 98305 06890

Suparna Saha



भारत सरकार
GOVERNMENT OF INDIA



Manoj Roy
Year of Birth : 1971
Male



4190 9947 7650

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Indrajit Roy, 14F/1T, DUM DUM
ROAD, KOLKATA, Ghugudanga, West
Bengal, 700030

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1800 180 1947

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P.O. Box No. 1947,
Bengaluru-560 001

Manoj Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONOJ ROY

INDRAJIT ROY

26/04/1971

Permanent Account Number

AGEPR9777M

Monoj Roy

Signature

In case this card is lost/ found, kindly inform/ return to:

Income Tax PAN Services Unit, UTRIL,

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/ लौटाने

आयकर पैन सेवा यूनिट, UTRIL,

प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,

नवी मुंबई-400 614.

Monoj Roy



ভাৰতীয় নিৰ্বাচন কমিশ্বন
পৰিচয় পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UKN5697377



নিৰ্বাচকের নাম : মনোজ রায়

Elector's Name : Manoj Roy

পিতার নাম : ইন্দ্ৰজিৎ রায়

Father's Name : Indrajit Roy

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : 26/04/1974

UKN5397377

ঠিকানা:

১৪৫/১১ ডুম ডুম রোড, ওয়ার্ড নং ৩
চিটপুর কলকাতা ৭০০০৩০

Address:

145/11 Dum Dum Road, Ward No 3
CHITPUR KOLKATA 700030

Date: 23/02/2008

১৩৯-বেলগাছিয়া পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিযুক্ত
কর্মসিদ্ধির প্রাপ্তির স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for
139-Belgachia East Constituency

নিবেশ পরিবর্তন হলে মতন ঠিকানায় ভোটার বিটে নাম
বদলাও ও একই নামের মতন নতুন পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের সাথে উক্ত ঠিকানায়
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Manoj Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABRPN1304J



नाम /NAME
BISHNUPADA NANDY

पिता का नाम /FATHER'S NAME
MANMATHA NATH NANDY

जन्म तिथि /DATE OF BIRTH
01-05-1952

हस्ताक्षर /SIGNATURE

Bishnupada Nandy

B. Das

आयकर अधिकारी, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. XI

Bishnupada Nandy



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1528/66951/43866

To
12/02/2013

বিশ্বুপদ নন্দী
Bishnupada Nandy
125 SATHI NAGAR BAGPOTA ROAD
Sarsuna
South Twenty Four Parganas
West Bengal 700061
9903745711

76095916



MD760959160FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

9969 7982 6107

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বিশ্বুপদ নন্দী
Bishnupada Nandy
পিতা : মনমথ নাথ নন্দী
Father : MANMATHA NATH NANDY
জন্মতারিখ / DOB : 01/05/1952
পুরুষ / Male



9969 7982 6107

আমার আধার, আমার পরিচয়

Bishnupada Nandy



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

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- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
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- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
১২৫ সঠী নগর, বাগপোতা রোড,
সরসুনা, দক্ষিণ ২৪ পরগনা,
পশ্চিমবঙ্গ, ৭০০০৬১

Address:
125 SATHI NAGAR, BAGPOTA
ROAD, Sarsuna, South Twenty
Four Parganas, West Bengal,
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भारतीय निर्वाचन आयोग
विशेष पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD



निर्वाचक नाम : बिष्णु पद नन्दी
Elector's Name : Bishnu Pada Nandy
पिता का नाम : मन्मथ नाथ नन्दी
Father's Name : Manmatha Nath Nandy
लिंग/Sex : पुरुष M
जन्म तिथि
Date of Birth : 01/09/1952

Bishnu pada nandy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

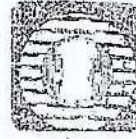
BIDYA ROY
DHIRENDRA NATH NANDY
17/11/1957

Permanent Account Number

AVZPR6023N

Bidya Roy

Signature



Bidya Roy No 4



भारत सरकार

GOVERNMENT OF INDIA



বিদ্যা রায়
BIDYA ROY
জন্মতারিখ/DOB: 17/11/1957
মহিলা/ FEMALE



3990 5998 8921

আমার আধার, আমার পরিচয়

Bidya Roy



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

D/O ধীরেন্দ্র নাথ নন্দী, ৪ডি/১বি, রায়
পাড়া বাই লেন, সিনথী, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০৫০

Address :

D/O Dhirendra Nath
Nandy, 8D/1B, ROY PARA
BYE LANE. Sinthee,
Kolkata,
West Bengal - 700050

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1800 300 1947

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P.O. Box No. 1947,
Bengaluru-560 001

SPECIMEN FORM FOR TEN FINGERPRINTS



Bidya Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Bishampada Mondal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Manoj Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No.:	I-1506-11018/2019	Date of Registration	04/12/2019
Deed No / Year	1506-1000254394/2019	Office where deed is registered	
Deed Date	04/12/2019 3:23:34 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suparna Saha Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697106109, Status : Advocate		
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. 2/-	Rs. 56,30,557/-		
Stamp duty 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]:- 150611010/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gour Sunder Sett Lane, , Premises No: 4U, , Ward No: 002 Pin Code : 700050

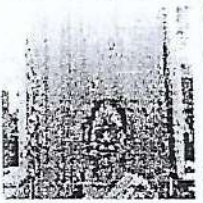

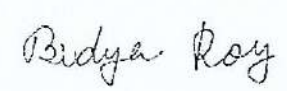
Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 10 Chatak 14 Sq Ft	1/-	50,90,557/-	Width of Approach Road: 33 Ft., , Project Name :
Grand Total :				4.3633Dec	1 /-	50,90,557 /-	

Structure Details :



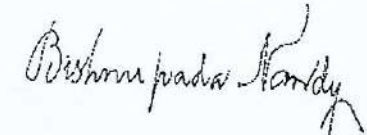
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 720 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		720 sq ft	1 /-	5,40,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs Bidya Roy Wife of Bishnupada Roy Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office			
04/12/2019	LTI 04/12/2019	04/12/2019	

4U, Gour Sundar Sett Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVZPR6023N, Aadhaar No: 39xxxxxxxx8921, Status :Individual, Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Bishnupada Nandy Son of Late Manmotho Nath Nandy Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office			
	04/12/2019	LTI 04/12/2019	04/12/2019	




4U, Gour Sundar Sett Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABRPN1304J, Aadhaar No: 99xxxxxxxx6107, Status :Individual, Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office

Attorney Details :



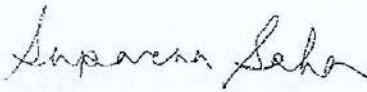
SI No	Name,Address,Photo,Finger print and Signature
1	M. R. CONSTRUCTION 14C/1D, Dum Dum Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: AGEPR9777M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Monoj Roy (Presentant) Son of Mr Indrajit Roy Date of Execution - 04/12/2019, , Admitted by: Self, Date of Admission: 04/12/2019, Place of Admission of Execution: Office			
	Dec 4 2019 4:25PM	LTI 04/12/2019	04/12/2019
14F/1T, Dum Dum Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGEPR9777M, Aadhaar No: 41xxxxxxxx7650 Status : Representative, Representative of : M. R. CONSTRUCTION (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Suparna Saha Wife of Sanjay Dutta City Civil Court, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
	04/12/2019	04/12/2019	04/12/2019
Identifier Of Mrs Bidya Roy, Mr Bishnupada Nandy, Mr Monoj Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bidya Roy	M. R. CONSTRUCTION-2.18167 Dec
2	Mr Bishnupada Nandy	M. R. CONSTRUCTION-2.18167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bidya Roy	M. R. CONSTRUCTION-350.00000000 Sq Ft
2	Mr Bishnupada Nandy	M. R. CONSTRUCTION-350.00000000 Sq Ft

Endorsement For Deed Number : I - 150611018 / 2019

On 04-12-2019

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.

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

for registration at 13:58 hrs on 04-12-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr

Rate of Market Value (WB PUVI rules of 2001)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,557/-

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

Execution is admitted on 04/12/2019 by 1. Mrs Bidya Roy, Wife of Bishnupada Roy, 4U, Gour Sundar Sett Lane, P.O: Sinthee, Thana: Sinthi, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 2. Mr Bishnupada Nandy, Son of Late Manmotho Nath Nandy, 4U, Gour Sundar Sett Lane, P.O: Sinthee, Thana: Sinthi, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service Indentified by Suparna Saha, , Wife of Sanjay Dutta, City Civil Court, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-12-2019 by Mr Monoj Roy, Proprietor, M. R. CONSTRUCTION, 14C/1D, Dum Dum Road, P.O:- Ghughudanga, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indentified by Suparna Saha, , Wife of Sanjay Dutta, City Civil Court, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 288553, Amount: Rs.100/-, Date of Purchase: 02/12/2019, Vendor name: S Chatterjee

Tanmoy Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 518667 to 518700

being No 150611018 for the year 2019.



Digitally signed by TANMOY SARKAR
Date: 2019.12.06 14:37:55 +05:30
Reason: Digital Signing of Deed.

Tanmoy Sarkar

(Tanmoy Sarkar) 2019/12/06 02:37:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)