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पश्चिम बंगाल WEST BENGAL

AG 630426

8-10-2023
8-2552397
2023

8002552394/23

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
SUPPLEMENTARY DEVELOPMENT AGREEMENT

TO ALL TO WHOM BY THESE PRESENTS THAT WE, I). SRI ANIRBAN BAIDYA
(having PAN AIWPB5780C and Aadhaar No. 4050 5976 8795) Son of Late Subrata Baidya,
by faith Hindu, by occupation Professional, by nationality Indian, residing 8, Pranabananda
Road, Baidya Bhawan, Post Office Garia, Police Station previously Jadavpur now Patuli,

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

[Handwritten signature]

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas
1-6 OCT 2023

Kolkata 700084, (2). **SMT. NIVEDITA BAIDYA MONDAL** (having PAN AHIPB7149J and Aadhaar No. 4719 6266 3003) Wife of Sri. Mrinal Kanti Mondal, by faith Hindu, by occupation Service, by nationality Indian, residing at Vill. Kusumba, Post Office Narendrapur, Police Station previously Sonarpur now Narendrapur, Kolkata 700103, 24 Parganas (South), (3). **SMT. ANINDITA ROY ALIAS BAIDYA** (having PAN AQFPR6499H and Aadhaar No. 4586 8572 5903) Wife of Sri. Jyotirmoy Roy, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 60 Abudayan Road, Natun Bazar, Basirhat, Post Office Basirhat, Police Station Basirhat, Pin. 743411, 24 Parganas (North), (4). **SMT. APARAJITA MAZUMDER ALIAS BAIDYA** (having PAN BHJPB3201M and Aadhaar No. 7070 0297 2572) Wife of Sri. Debasish Mazumder, by faith Hindu, by occupation Service, by nationality Indian, residing at 56, Dakshin Madhya Fartabad, Post Office Garia, Police Station previously Sonarpur now Narendrapur, Kolkata 700084, 24 Parganas (South), hereinafter called and referred to as the **PRINCIPAL, SEND GREETINGS;**

WHEREAS we along with our father Subrata Baidya, now deceased, being the joint owners herein absolutely owned and possessed of ~~ALL THAT piece and parcel of measuring more or less~~ **ALL THAT** piece and parcel of land measuring more or less 8 Cottah 08 Chittaks 23 Sq.ft. ~~and a structure measuring about 8 Cottah 08 Chittaks 23 Sq.ft.~~ and a structure measuring about 100 sq.ft. more or less lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, ParganaKhaspur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084) morefully mentioned in the Schedule below enjoying the same free from all encumbrances paying taxes regularly more particularly described in the Schedule written hereinbelow and hereinafter called and referred to as the 'said premises'.

AND WHEREAS at that time it is not possible to look after and supervise all the affairs to maintain and develop the said premises and / or to construct a multistoried building thereon as per the building plan to be sanctioned by Kolkata Municipal Corporation, in that situation

Pranab Roy

we along with our father Subrata Baidya, now deceased, decided to develop our aforesaid premises lying and situates at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khaspur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084) and is within the limits of Kolkata Municipal Corporation, Ward No. 110, the particular of the same more particularly described in the Schedule written hereinbelow.

AND WHEREAS we along with our father Subrata Baidya, now deceased, entered into a Registered Development Agreement dated 22nd May, 2019, with **M/S. CREATIVE CONSTRUCTION**, a proprietorship firm having its registered office at P-129, Sreerampur Road (South), P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata-700084 represented by its proprietor namely **SRI PRABAL ROY** (having PAN ADCPR0755Q and Aadhaar No. 3595 9835 6637), S/o. Lt. Gopal Chandra Roy, by faith Hindu, by occupation Business, by nationality Indian, residing at 47, Sreerampur Road (North), P.S. previously Jadavpur now Patuli, Kolkata 700 084, hereinafter called and referred to as the DEVELOPER for developing the said premises with a right to construct a residential building as per building plan to be sanctioned by the Kolkata Municipal Corporation at or upon the said land lying and situates at K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084), the particular of the same more particularly described in the Schedule written hereinbelow with such terms and conditions as clearly written therein. The said registered Development agreement was registered in the office of D.S.R.- I, Alipore vide recorded in its Book No. I, Volume No. 1601-2019, Pages from 103338 to 103387, Being No. 160502980 for the year 2019. Subsequently we along with our father Subrata Baidya, now deceased, also executed and registered a development power of attorney on 27th May, 2019 in favour **SRI PRABAL ROY** (having PAN ADCPR0755Q and Aadhaar No. 3595 9835 6637), S/o. Lt. Gopal Chandra Roy, by faith Hindu, by occupation Business, by nationality Indian, residing

Gopal Chandra Roy

at 47, Sreerampur Road (North), P.S. previously Jadavpur now Patuli, Kolkata – 700 084, in the District South 24 Paraganas, Proprietor of **M/S. CREATIVE CONSTRUCTION**, a proprietorship firm having its registered office at P-129, Sreerampur Road (South), P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata-700084, in the District South 24 Paraganas. The said Development Power of Attorney was registered in the office of D.S.R. -I at Alipore, vide recorded in its Book No. I, Volume No. 1605-2019, Pages from 105323 to 105351, Being No. 160503073 for the year 2019.

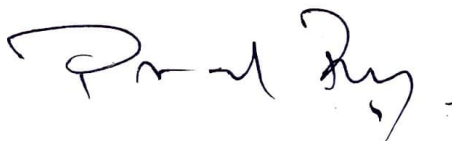
AND WHEREAS it is worth to mention that while the said work of development was in process that said Subrata Baidya died intestate on 26th February, 2023 leaving behind his only son namely Sri. Anirban Baidya and three married daughters namely Smt. Nivedita Baidya Mondal, Smt. Anindita Roy and Smt. Aparajita Mazumder as her legal heirs, successors and claimants.

AND WHEREAS subsequently a deed of Supplementary Development Agreement was executed and registered in between the Executants herein as Land Owners and M/S. CREATIVE CONSTRUCTION, the Developer on — 06.10.2023. The said deed of Supplementary Development Agreement was registered in the office of A.D.S.R. Alipore, 24 Parganas (South) and it was recorded in its Book No. I, Being No. 160501665 for the year 2023.

AND WHEREAS in pursuant to the said Development Agreement dated 22nd May, 2019 vide Being No. 160502980 for the year 2019 and Development Agreement dated 6th October, 2023 vide Being No. 160501665 for the year 2023 to facilitate the said work of construction we hereby nominate, appoint and constitute said **SRI PRABAL ROY** (having PAN ADCPR0755Q and Aadhaar No. 3595 9835 6637), S/o. Lt. Gopal Chandra Roy, by faith Hindu, by occupation Business, by nationality Indian, residing at 47, Sreerampur Road (North), P.S. previously Jadavpur now Patuli, Kolkata 700 084, in the District South 24 Paraganas, proprietor of **M/S. CREATIVE CONSTRUCTION**, a proprietorship firm having its registered office at P-129, Sreerampur Road (South), P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata-700084, in the District South 24 Paraganas, as our true and lawful attorney to do the following acts, deeds and things in our names and on our behalf.

Prabal Roy

1. To construct a multistoried building on the property as described in the SCHEDULE hereunder written, according to the sanctioned / modified building plan to be sanctioned/ granted by the Kolkata Municipal Corporation in or upon the K.M.C. Premises No. 290, Brij West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084).
2. To apply, sign, issue and receive from the Kolkata Municipal Corporation and/or any other authority or authorities concerned for such or relevant applications, maps, plans, boundary declaration, deed of gift in favour of the Kolkata Municipal Corporation, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorney at his discretion shall think fit and proper for and on behalves of us and in our names.
3. To deposit any fees, charges or any other amount on and our behalf of us which may have to paid to Kolkata Municipal Corporation and/or any other authorities in respect of the said premises or at the Scheduled property mentioned hereinbelow.
4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on our behalf.
5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Kolkata Municipal Corporation and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.
6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed



building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, District South 24 Parganas, P.W.D., the Kolkata Metropolitan Development Authority and concerned Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for purpose of obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Kolkata Municipal Corporation.

9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against us and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi-Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written herein below.

11. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors to act, plead and conduct the case and to

Prady

revoke such appointments. In case of acquisition by State or Union Government of the said property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.

12. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vakalatnama, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require for and on behalf of us as our said Attorney in their absolute discretion may think fit and proper.
13. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunals Authority of whatsoever manner and to sign and verify all application and solenama for and on our behalf.
14. To appear and represent us before the Collector, Kolkata Municipal Corporation, the Income Tax Authorities and other authorities, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.
15. To appear and represent us before all authorities including those under Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorneys think fit and proper.
16. To make sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc. required by law in connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.
17. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of



[Handwritten signature]

carrying out construction and develop the said property as our said Attorneys may deem fit and proper.

18. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/ or any covered area or open areas or any part thereof or any Flats and Garage spaces and/or commercially sanctioned space if any in respect of the Developers' allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as our said Attorneys may deem fit proper.

19. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as our said Attorneys may deem fit proper.

20. Upon such receipt as aforesaid in their name, on our behalf and as our act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the developers' allocation in the said Registered Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.

21. To present any such conveyances or conveyances for registration, to admit execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and /or transferring the said Developers' allocated portion in the property as mentioned in the Schedule hereunder written to the Purchaser/Purchasers as fully and effectually in all respects as we could do the same ourselves.

22. To receive any notice relation to our said Property from Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

A handwritten signature in black ink, appearing to be 'R. M. Singh', is located at the bottom center of the page.

23. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of purposes, matters or subject herein specified.

24. For all or any of the purpose herein before stated, to appear and represent ourselves before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our said property.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to our property/properties which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 8 Cottah 08 Chittaks 23 Sq.ft. and a structure measuring about 100 sq.ft. more or less lying and situated at Mouza Brijji, J.L. No. 27, Re. Sa. No. 1, Pargana Khaspur, R.S. Khatian No. 240, 263 and R.S. Dag No. 607, P.S. previously Jadavpur now Patuli, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 290, Brijji West, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084 (Mailing Address 'BAIDYA BHAWAN' 8, Pranabananda Road, P.O. Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084) and is within the limits of Kolkata Municipal Corporation, Ward No. 110, and the land is being butted and bounded as follows:-

ON THE NORTH	:	G + 3 Storied Building
ON THE SOUTH	:	House Of Babu Ali
ON THE EAST	:	G + 3 Storied Building



ON THE WEST : 23 ft. wide K. M. C. Road

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on this 6th day of October, Two Thousand Twenty three above written.

SIGNED, SEALED & DELIVERED at KOLKATA,

IN THE PRESENCE OF

WITNESSES:

1. Biplab Sarda
23 Pranabamanda Road
Garia No-84

2. Jagatirmoy Roy
Aban Dasgupta Road
P.O. + P.S. = Basirhat
24 Parganas (N)
PIN-743411

Anirban Baidya
Nivedita Baidya Houdal
Anindita Roy D alias Baidya
Aparajita Mazumder alias Baidya.











SIGNATURE OF PRINCIPALS

POWER accepted by me











P. R. Roy.
(PRABAL ROY)
ATTORNEY

Drafted by me as per
deeds, documents testimonials
and as per ~~instructions~~ instructions
given by the parties herein








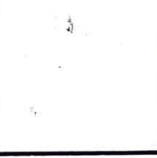


Mamankar Ray
Advocate (WB/733) 2001
Alipor Police Court
Kolkata 700027

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left hand					
right hand					












Name ANIRBAN BAIDYA
 Signature Anirban Baidya

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left hand					
right hand					












Name NIVEDITA BAIDYA MONDAL
 Signature Nivedita Baidya Mondal

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left hand					
right hand					

Name ANINDITA ROY ALIAS BAIDYA
 Signature Anindita Roy alias Baidya

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	left hand					
	right hand					

NameAPARAJITA.....MAZUMDER ALIAS BAIDYA
 SignatureAparajita Mazumder alias Baidya.

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	left hand					
	right hand					

NamePRABAL Roy
 SignaturePrabal Roy.

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

Name
 Signature



GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HEALTH AND FAMILY WELFARE
KOLKATA MUNICIPAL CORPORATION

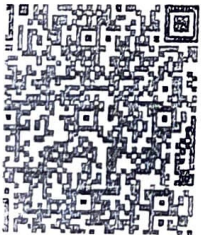


DEATH CERTIFICATE

SUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE WEST BENGAL GISTRATION OF BIRTHS & DEATHS RULES 2000.)

IS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS E REGISTER FOR KOLKATA MUNICIPAL CORPORATION OF BLOCK/MUNICIPALITY KOLKATA MUNICIPAL CORPORATION OF STRICT KOLKATA OF STATE WEST BENGAL, INDIA.

ME OF DECEASED : SUBRATA BAIDYA SEX : MALE
TE OF DEATH : 26/02/2023 PLACE OF DEATH : 8,PRANABANANDA ROAD,SRIRAMPUR,GARIA,24PGS(S),KOLKATA MUNICIPAL CORPORATION, KOLKATA, KOLKATA, WEST BENGAL - 700084
E OF DECEASED : 80 YEARS NAME OF SPOUSE :
OUSE IDENTITY PROOF : -
ME OF MOTHER : NAME OF FATHER :
THER'S IDENTITY PROOF : - FATHER'S IDENTITY PROOF -
DRESS OF THE CEASED AT THE TIME OF ATH : STREET/LANE:- 8,PRANABANANDA ROAD,SRIRAMPUR,GARIA,24PGS(S), VILLAGE/TOWN:- KOLKATA,KOLKATA MUNICIPAL CORPORATION,DIST:- KOLKATA,WEST BENGAL-700084
RMANENT ADDRESS OF CEASED : STREET/LANE:-8,PRANABANANDA ROAD,SRIRAMPUR,GARIA,24PGS(S), VILLAGE/TOWN:- KOLKATA, KOLKATA MUNICIPAL CORPORATION,DIST:- KOLKATA,WEST BENGAL-700084
RTIFICATE NO : D/2023/125061 DATE OF REGISTRATION : 26/02/2023
MARKS (IF ANY) :
TE OF ISSUE : 26/02/2023 ISSUING AUTHORITY :
DATED ON : 2023-02-26 14:30:41



Signature valid
Digitally Signed
Name: PRADIP K. GHATTOPADHYAY
Date: 26-Feb-2023 14:32:30

SUB-REGISTRAR (BIRTH & DEATH)
KOLKATA MUNICIPAL CORPORATION

"THIS IS A COMPUTER GENERATED CERTIFICATE."
THE GOVT.OF INDIA VIDE CIRCULAR NO. 1 / 12 / 2014 - VS(CRS) DATED 27 - JULY - 2015
HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES

"ENSURE REGISTRATION OF EVERY BIRTH AND DEATH "

Major Information of the Deed

Major Information of the Deed

Deed No :	I-1605-01667/2023	Date of Registration	06/10/2023
Query No / Year	1605-8002552394/2023	Office where deed is registered	
Query Date	06/10/2023 2:01:19 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manankar Roy Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 96,95,777/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501665/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BRIJI WEST, ,
Premises No: 290, , Ward No: 110 Pin Code : 700084




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	8 Katha 8 Chatak 23 Sq Ft	1/-	96,68,777/-	Width of Approach Road: 23 Ft., , Project Name :
Grand Total :				14.0777Dec	1/-	96,68,777 I/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 I/-	

Principal Details :










Sl No	Name, Address, Photo, Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Shri Anirban Baidya Son of Late Subrata Baidya Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office</p>   <p>06/10/2023 LTI 06/10/2023</p> <p>8, PRANABANANDA ROAD, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AIxxxxxx0C, Aadhaar No: 40xxxxxxxx8795, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office</p>
2	<p>Smt Nivedita Baidya Mondal Wife of Shri Mrinal Kanti Mondal Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office</p>   <p>06/10/2023 LTI 06/10/2023</p> <p>Kusumba, City:- Kolkata, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx9J, Aadhaar No: 47xxxxxxxx3003, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office</p>
3	<p>Smt Anindita Roy, (Alias: Anindita Baidya) Wife of Shri Jyotirmoy Roy Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office</p>   <p>06/10/2023 LTI 06/10/2023</p> <p>60 Abudayan Road, Natun Bazar, City:- , P.O:- Basirhat, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743411 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx9H, Aadhaar No: 45xxxxxxxx5903, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office</p>

Name	Photo	Finger Print	Signature
Smt Aparajita Mazumder, (Alias: Aparajita Baidya) Wife of Shri Debasish Mazumder Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	 06/10/2023
56, Dakshin Madhya Fartarbad, City:- Kolkata, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx1M, Aadhaar No: 70xxxxxxxx2572, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office			




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE CONSTRUCTION P-129 Sreerampur Road South, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ADxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Shri Prabal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 06/10/2023 , , Admitted by: Self, Date of Admission: 06/10/2023 , Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  06/10/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Prabal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 06/10/2023 , , Admitted by: Self, Date of Admission: 06/10/2023 , Place of Admission of Execution: Office		 Captured	 06/10/2023
Name	Photo	Finger Print	Signature						
Shri Prabal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 06/10/2023 , , Admitted by: Self, Date of Admission: 06/10/2023 , Place of Admission of Execution: Office		 Captured	 06/10/2023						
47, Sreerampur Road, North, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5Q, Aadhaar No: 35xxxxxxxx6637 Status : Representative, Representative of : CREATIVE CONSTRUCTION (as PROPRIETOR)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biplab Sardar Son of Mr Ganapati Sardar 23, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured	 06/10/2023

Identifier Of Shri Anirban Baidya, Smt Nivedita Baidya Mondal, Smt Anindita Roy, Smt Aparajita Mazumder, Shri Prabal Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Anirban Baidya	CREATIVE CONSTRUCTION-3.51943 Dec
2	Smt Nivedita Baidya Mondal	CREATIVE CONSTRUCTION-3.51943 Dec
3	Smt Anindita Roy	CREATIVE CONSTRUCTION-3.51943 Dec
4	Smt Aparajita Mazumder	CREATIVE CONSTRUCTION-3.51943 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Anirban Baidya	CREATIVE CONSTRUCTION-25.00000000 Sq Ft
2	Smt Nivedita Baidya Mondal	CREATIVE CONSTRUCTION-25.00000000 Sq Ft
3	Smt Anindita Roy	CREATIVE CONSTRUCTION-25.00000000 Sq Ft
4	Smt Aparajita Mazumder	CREATIVE CONSTRUCTION-25.00000000 Sq Ft

Endorsement For Deed Number : I - 160501667 / 2023

On 06-10-2023

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.

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

Presented for registration at 14:06 hrs on 06-10-2023, at the Office of the A.D.S.R. ALIPORE by Shri Prabal Roy ..

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 96,95,777/-

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

Execution is admitted on 06/10/2023 by 1. Shri Anirban Baidya, Son of Late Subrata Baidya, 8, PRANABANANDA ROAD, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Professionals, 2. Smt Nivedita Baidya Mondal, Wife of Shri Mrinal Kanti Mondal, Kusumba, P.O: Narendrapur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 3. Smt Anindita Roy, Alias Anindita Baidya, Wife of Shri Jyotirmoy Roy, 60 Abudayan Road, Natun Bazar, P.O: Basirhat, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743411, by caste Hindu, by Profession House wife, 4. Smt Aparajita Mazumder, Alias Aparajita Baidya, Wife of Shri Debasish Mazumder, 56, Dakshin Madhya Fartarbad, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr Biplab Sardar, , Son of Mr Ganapati Sardar, 23, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 06-10-2023 by Shri Prabal Roy, PROPRIETOR, CREATIVE CONSTRUCTION (Sole Proprietorship), P-129 Sreerampur Road South, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Biplab Sardar, , Son of Mr Ganapati Sardar, 23, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 3519, Amount: Rs.100.00/-, Date of Purchase: 04/10/2023, Vendor name: Subhankar Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal