

8399/24

I- 8186/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 161871

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

District Sub-Register-III
Alipore, South 24 Parganas

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

Know all men by these present that We, 1. SMT. SHILA DUTTA (PAN-AOKPD6102L) (AADHAAR NO. 7774 2343 7515), daughter of Late Satya Ranjan Roy Chowdhury @ Satya Roy Chowdhury and wife of Sri Basudeb Dutta, by faith-Hindu, by Occupation-Housewife, by Nationality-Indian, residing at Ananda Park, Rakshit More P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, District South 24 Parganas, State-West Bengal and 2. SRI SAJAL ROY CHOWDHURY (PAN-AUVPR8026J) (AADHAAR NO. 2090 0866 5119), son of Late Satya Ranjan Roy Chowdhury @ Satya Roy Chowdhury, by faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 103, Lake Garden, Laskarpur, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata-700153, District

12.05.24

15 MAY 2024

19662

No..... ₹ 50/- Date.....

Name :..... Bodhisatwa Basu

Address :.....

Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

17 MAY 2024

Identified by me :-

Mounita Chowdhury
A/o Late Rosanta Chowdhury
Occupation Student
Rabindra pally, Brahmapur,
Kolkata 700096

South 24 Parganas, State- West Bengal, do hereby nominate, constitute and appoint **M/S. NIRMAN CONSTRUCTION (PAN-AAMFN7675E)**, a Partnership Firm, having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, being represented by its partners namely **(1) SRI SANDIP KUNDU (PAN-BURPK8519G) (AADHAAR NO. 3336 1762 1867)**, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdrone, Kolkata-700084, **(2) SRI. SANJAY SARKAR (PAN-BQPPS5719E) (AADHAAR NO.3382 6380 2895)**, son of Late Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdrone, Kolkata-700084, **(3) SRI. TUHIN PAUL (PAN-AONPP6633B) (AADHAAR NO. 2087 5836 8000)**, son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdrone, Kolkata-700084 and **(4) SRI. AYAN PODDAR (PAN-CMSPP9710L) (AADHAAR NO.6746 1815 7477)**, son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, to be our true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for us and on our behalf.

WHEREAS we are the joint owners of **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs 5 (Five) Chittak** together with a pucca structure measuring about 800 sq.ft. standing thereon in Mouza Kamdahari, J.L. No. 49, E/P No. 105, in C.S. Plot No. 226(P), being **K.M.C. Premises no. 59, Vivekananda Park, Police Station previously Regent Park now Bansdrone, Kolkata-700084, under the Kolkata Municipal Corporation Ward No. 111, Assessee No. 31-111-28-0059-5, D.S.R. at Alipore, A.D.S.R. office at Alipore, District South 24 Parganas**, the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS we have executed an Agreement for Development registered in D.S.R-III, South 24 Parganas at Alipore on 17.05.24 vide Deed No. 8168 for the year 2024 of our property known as **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs 5 (Five)**

Sandip Kundu

Chittak together with a pucca structure measuring about 800 sq.ft. standing thereon in Mouza Kamdahari, J.L. No. 49, E/P No. 105, in C.S. Plot No. 226(P), being **K.M.C. Premises no. 59, Vivekananda Park, Police Station previously Regent Park now Bansdrone, Kolkata-700084, under the Kolkata Municipal Corporation Ward No. 111, Assessee No. 31-111-28-0059-5, D.S.R. at Alipore, A.D.S.R. office at Alipore, District South 24 Parganas, with M/S. NIRMAN CONSTRUCTION (PAN-AAMFN7675E),** a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, being represented by its partners namely **(1) SRI SANDIP KUNDU (PAN-BURPK8519G) (AADHAAR NO. 3336 1762 1867),** son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdrone, Kolkata-700084, **(2) SRI. SANJAY SARKAR (PAN-BQPPS5719E) (AADHAAR NO.3382 6380 2895),** son of Late Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdrone, Kolkata-700084, **(3) SRI. TUHIN PAUL (PAN-AONPP6633B) (AADHAAR NO. 2087 5836 8000),** son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdrone, Kolkata-700084 and **(4) SRI. AYAN PODDAR (PAN-CMSPP9710L) (AADHAAR NO.6746 1815 7477),** son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, developer herein;

AND WHEREAS due to our personal reasons and preoccupation it has become difficult for us to look after the affairs of our above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.

2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary

and as the said Attorneys shall think and deem fit and proper after submission of the original plans.

3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges.
5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owners either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.
8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.

10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.

11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof at the compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceeding aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.

12. To sign, verify, declare, and/or affirm complaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.

13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being out of the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed

at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.

15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated 17.05.24.

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated 17.05.24

18. To receive all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car

Sandip Kumar

parking spaces in the Said Building in respect of the developer's allocation only.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which we ourselves could have done lawfully under our own hands and seal if personally present **AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs 5 (Five) Chittak** together with a pucca structure measuring about 800 sq.ft. standing thereon in Mouza Kamdahari, J.L. No. 49, E/P No. 105, in C.S. Plot No. 226(P), being **K.M.C. Premises no. 59, Vivekananda Park, Police Station previously Regent Park now Bansdrone, Kolkata-700084, under the Kolkata Municipal Corporation Ward No. 111, Assessee No. 31-111-28-0059-5, D.S.R. at Alipore, A.D.S.R. office at Alipore, District South 24 Parganas**, the land is butted and bounded as follows:

On the North	: by 20'-8" ft. wide Colony Road and L.O.P. No. 104;
On the South	: by Rest Portion of Dag No. 226 (P);
On the West	: by 14'-2" ft. wide Black Top Road;
On the East	: by L.O.P. No. 106;

WITNESS WHEREOF we hereby execute this Development Power of Attorney on this the 17th day of May 2024.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Shama Roy Chowdhury
wife of Sajal Roy Chowdhury

103, Lake Garden.

P.O. - Laskarpur.

P.S. - Narayandipura.

Kol-700153

Shila Dutta
Sajal Roy Chowdhury.

EXECUTANTS

NIRMAN CONSTRUCTION

Sandip Kumar
Sanjay Sarkar
Tulsi Reddy
Ayan Podda

Partner

ATTORNEY

Drafted and Typed at my office as per documents, information and instruction are given by all parties & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction

Bodhisatwa Basu

Advocate

Enrolment No. WB 2138/09

Alipore Police Court,
Kolkata - 700027

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHILA DUTTA

Signature Shila Dutta



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SAJAL ROY CHOWDHURY

Signature Sajal Roy Chowdhury



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANDIP KUNDU

Signature Sandip Kundu

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

Name

Signature



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

Name SANJAY SARKAR

Signature Sanjay Sarkar



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

Name TUHIN PAUL

Signature Tuhin Paul



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

Name AYAN PODDAR

Signature Ayan Poddar

Major Information of the Deed

Deed No :	I-1603-08186/2024	Date of Registration	17/05/2024
Query No / Year	1603-8001235545/2024	Office where deed is registered	
Query Date	17/05/2024 11:38:15 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATTWA BASU Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8017932758, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 33,57,280/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160308168/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



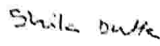


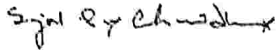
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: VIVEKANANDA PARK, , Premises No: 59, , Ward No: 111 Pin Code : 700084

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	3 Katha 5 Chatak	1/-	28,17,280/-	Width of Approach Road: 21 Ft., , Project Name :
Grand Total :				5.4656Dec	1 /-	28,17,280 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	5,40,000 /-	



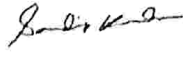








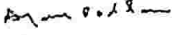
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SHILA DUTTA Daughter of Late SATYA RANJAN ROY CHOWDHURY Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
ANANDA PARK, RAKSHIT MORE, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AOxxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
2	Name Shri SAJAL ROY CHOWDHURY Son of Late SATYA RANJAN ROY CHOWDHURY Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
103, LAKE GARDEN, LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AUxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMAN CONSTRUCTION V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SANDIP KUNDU (Presentant) Son of Shri SAMIR KUNDU Date of Execution - 17/05/2024, , Admitted by: Self, Date of Admision: 17/05/2024, Place of Admision of Execution: Office	 <small>May 17 2024 12:02PM</small>	 Captured <small>LTI 17/05/2024</small>	 <small>17/05/2024</small>
L-41, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BUxxxxxx9G,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				
2	Shri SANJAY SARKAR Son of Late SUBAL SARKAR Date of Execution - 17/05/2024, , Admitted by: Self, Date of Admision: 17/05/2024, Place of Admision of Execution: Office	 <small>May 17 2024 12:01PM</small>	 Captured <small>LTI 17/05/2024</small>	 <small>17/05/2024</small>
V-24/14, VIVEKANANDA PARK, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BQxxxxxx9E,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				
3	Shri TUHIN PAUL Son of Late ARABINDA PAUL Date of Execution - 17/05/2024, , Admitted by: Self, Date of Admision: 17/05/2024, Place of Admision of Execution: Office	 <small>May 17 2024 12:00PM</small>	 Captured <small>LTI 17/05/2024</small>	 <small>17/05/2024</small>
V-23/15, KAMDAHARI, GOSTATALA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				
4	Shri AYAN PODDAR Son of Shri AMAL PODDAR Date of Execution - 17/05/2024, , Admitted by: Self, Date of Admision: 17/05/2024, Place of Admision of Execution: Office	 <small>May 17 2024 11:58AM</small>	 Captured <small>LTI 17/05/2024</small>	 <small>17/05/2024</small>

V-26/63, VIVEKANANDA PARK, City:-, P.O.- GARIA, P.S.-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No.: CMxxxxxx0L, Aadhaar No Not Provided Status: Representative, Representative of NIRMAL CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss MOUMITA CHOWDHURY Daughter of Late PROSANTA CHOWDHURY RABINDRA PALLY, City:-, P.O.- BRAHMAPUR, P.S.-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700096		 Captured	
	17/05/2024	17/05/2024	17/05/2024
Identifier Of Smt SHILA DUTTA, Shri SAJAL ROY CHOWDHURY, Shri SANDIP KUNDU, Shri SANJAY SARKAR, Shri TUHIN PAUL, Shri AYAN PODDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA DUTTA	NIRMAL CONSTRUCTION-2.73281 Dec
2	Shri SAJAL ROY CHOWDHURY	NIRMAL CONSTRUCTION-2.73281 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA DUTTA	NIRMAL CONSTRUCTION-400.00000000 Sq Ft
2	Shri SAJAL ROY CHOWDHURY	NIRMAL CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160308186 / 2024

On 17-05-2024

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 11:40 hrs on 17-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SANDIP KUNDU ,.

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 33,57,280/-

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

Execution is admitted on 17/05/2024 by 1. Smt SHILA DUTTA, Daughter of Late SATYA RANJAN ROY CHOWDHURY, ANANDA PARK, RAKSHIT MORE, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 2. Shri SAJAL ROY CHOWDHURY, Son of Late SATYA RANJAN ROY CHOWDHURY, 103, LAKE GARDEN, LASKARPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business
Identified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

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

Execution is admitted on 17-05-2024 by Shri SANDIP KUNDU, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Execution is admitted on 17-05-2024 by Shri SANJAY SARKAR, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Execution is admitted on 17-05-2024 by Shri TUHIN PAUL, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Execution is admitted on 17-05-2024 by Shri AYAN PODDAR, PARTNER, NIRMAN CONSTRUCTION, V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 19662, Amount: Rs.50.00/-, Date of Purchase: 15/05/2024, Vendor name: S DAS



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 222975 to 222993
being No 160308186 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.05.28 13:31:44 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



DISTRICT SUB REGISTRAR
SOUTH 24 PGS ALIPORE
17 MAY 2021