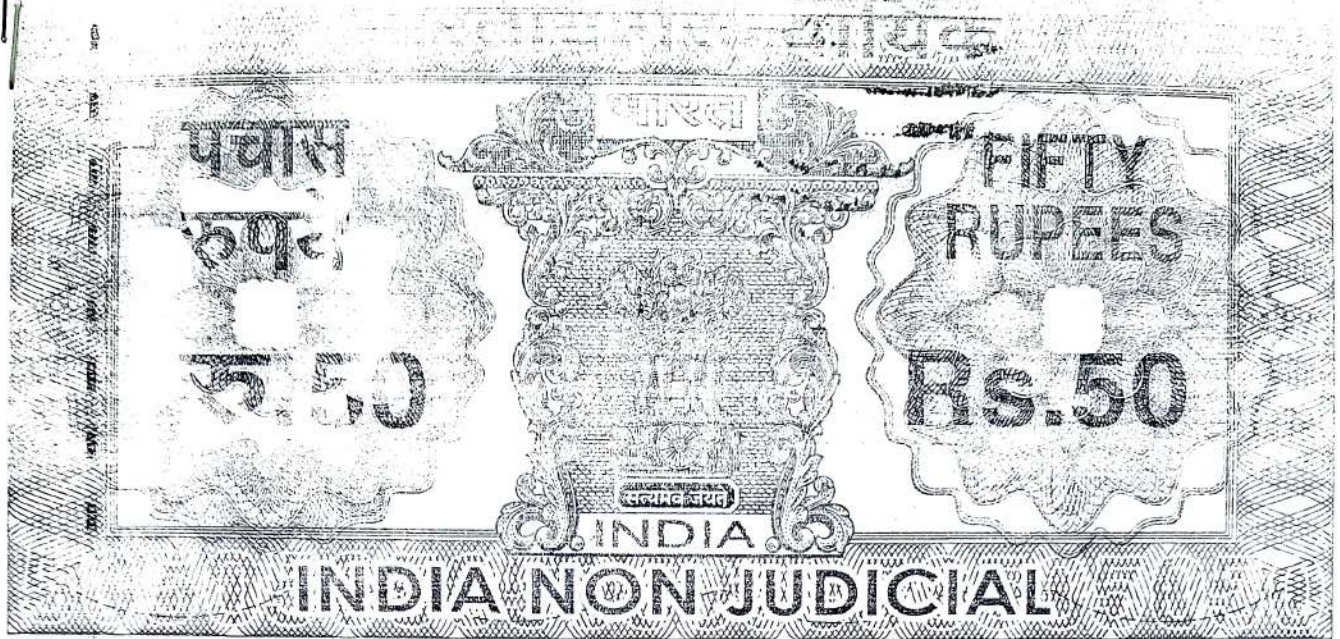


07/001/22

7-6823/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 261519

Certified that the above
registration is the same
the contents of the document
are correct and true.

Distressed
Alipore, Sonabati, 2022
16 MAY 2022

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,

(1) SMT. SHIKHA ROY, having PAN : ALTPR7965H, Aadhaar No.4733 8858 4700, wife of Late Smriti Bikash Roy, (2) SRI SUBHOJIT ROY, having PAN : BWIPR7085M, Aadhaar No.3270 5978 0029, son of Late Smriti Bikash Roy and (3) SRI MANAS ROY, having PAN : 6148 9829 1280, Aadhaar No.BXIPR3124G,

5 MAY 2022

ANTARDOOT MANDAL

B.A., LL.B., Advocate

Alipore Judges & Police Court

VENDOR: MAHENDRA MOON GAZI
ALIPORE JUDGES COURT
KOLKATA-700027

Signature of Vendor

5 MAY 2022



1 ant's free by
Antardoot Mandal
Adv.
Alipore Judges Court
Slon Pabitra Kumar Mandal

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 MAY 2022

son of Late Smriti Bikash Roy, all are by faith : Hindu, by nationality : Indian, by occupation : No.1 House-Wife and Nos.2 & 3 Service, all are residing at 5/115, Bidhan Colony, Aurovinda Block, Post Office : Santoshpur, Police Station : Survey Park, Kolkata : 700075, District : 24 Parganas (South), hereinafter called and referred to as "the PRINCIPALS".

-:: SEND GREETINGS ::-

WHEREAS we, the Principals herein, are the joint Owners in respect of ALL THAT piece and parcel of bastu land measuring an area of 3 (Three) Cottahs be the same a little more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon being Plot No.25, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.115, appertaining to R.S. Dag No.194, being known and numbered as Municipal Premises No.3906, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.99, being Assessee No.31-109-08-3347-2, District Sub-Registry Office at Alipore, District : 24 Parganas (South), and entered into a

registered Development Agreement on 06/05/2022 with the
Developer ^{being No. 6808 of 2022} namely, **STRS ENTERPRISE**, a Partnership Firm,
having its Office at 244, Nayabad, Daspara, Post Office :
Mukundapur, Police Station : Purba Jadavpur, Kolkata :
700099, District : 24 Parganas (South), represented by its
Partners namely, (1) **SRI SUBHAS DAS**, son of Sri Nakul
Chandra Das of Village : Ranabhutia, Post Office : Panchpota,
Police Station : Narendrapur, Kolkata : 700152, District : 24
Parganas (South), (2) **SRI TAPAN PANJA**, son of Late Sarat
Panja of Village : Ranabhutia, Post Office : Panchpota, Police
Station : Narendrapur, Kolkata : 700152, District : 24 Parganas
(South), (3) **SRI RIPAN HAOLADAR**, son of Sri Premananda
Haoladar of Village : Panchpota, Post Office : Panchpota, Police
Station : Narendrapur, Kolkata : 700152, District : 24 Parganas
(South) and (4) **SRI SHUMANGAL DHALI**, son of Late Mahendra
Dhali of Village : Panchpota, Post Office : Panchpota, Police
Station : Narendrapur, Kolkata : 700152, District : 24 Parganas
(South), for development of our aforesaid property, after
demolishing the present existing structure standing thereon,
hereinafter jointly referred to as "the **SAID PROPERTY**",
morefully and particularly described in the **SCHEDULE** : "A"

hereunder written, as per terms and conditions clearly set forth therein.

AND WHEREAS in pursuance of the Development Agreement entered between us and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint Attorney/s to look after all our aforesaid property affairs during our absence.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint **STRS ENTERPRISE**, having PAN : ACWFS5048L, a Partnership Firm, having its Office at 244, Nayabad, Daspara, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), represented by its Partners namely, (1) **SRI SUBHAS DAS**, having PAN : BIKPD5197G, Aadhaar No.4847 8858 4465, son of Sri Nakul Chandra Das, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (2) **SRI TAPAN PANJA**, having PAN : CKPPP6288J, Aadhaar No.2327 7804 6227, son of

Late Sarat Panja, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Ranabhutia, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), (3) SRI RIPAN HAOLADAR, having PAN : AMPPH8725E, Aadhaar No.2930 5094 1804, son of Sri Premananda Haoladar, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South) and (4) SRI SHUMANGAL DHALI, having PAN : AMXPD2295H, Aadhaar No.2991 5869 0626, son of Late Mahendra Dhali, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Village : Panchpota, Post Office : Panchpota, Police Station : Narendrapur, Kolkata : 700152, District : 24 Parganas (South), as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying

thereon and also to manage maintain and administer the said property and every part thereof.

2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to insure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
3. To enforce any covenant/s, any Agreement/s, any Declaration, any Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect and to mutate our name with the Office of the B.L. & L.R.O. in respect of the said property including conversation of land and for that sign and submit each and every documents as will be required for and on our behalf.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for

demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorney.

5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by the said Attorney as per its own discretion as if we do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution

and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concerned authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.
9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the

DEVELOPER'S ALLOCATION specifically mentioned in the Development Agreement.

10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which the said Attorney shall consider necessary and as may be required to complete the proposed Building at the said property.
11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata

Municipal Corporation, which the said Attorney shall consider necessary and as may be required to complete the proposed Building at the said property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the sad property and also in connection with observing fulfilling and performing all

the terms conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if our Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any

court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

16. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of us in respect of the Developer's allocation. Be it mentioned that the Attorney shall in all occasions be able

to receive, against Developer's allocation, any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on our behalf as our constituted Attorney.

19. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in its absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale

or sales of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.

21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the **DEVELOPER'S ALLOCATION**.
22. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale from the Developer's allocation, the said Attorney shall receive and

acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s.

23. To sign and execute all other deed/s, instrument/s and assurance/s which the said Attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the said property and for fully and effectually conveying the said proportionate share of land, Flat/s and Space/s of Developer's allocation together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

24. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorney.

AND we do hereby agree to ratify and confirm all or whatsoever other acts which our said Attorney shall lawfully do, execute or

perform or cause to be done, executed to be performed in connection with the construction of the said Building and sale and any other necessary matters of the Developer's allocation etc. as aforesaid regarding Building at the said premises and also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in Developer's allocation which are not indicated, any inconvenience in showing in future in any case of Owners and Purchasers and/or without creating any obstruction towards ingress and egress except Owners' allocation as per terms of the Development Agreement under and by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of bastu land measuring an area of 3 (Three) Cottahs be the same a little more or less together with

R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less with cemented flooring standing thereon being Plot No.25, situate and lying at Mouza : Nayabad, Pargana : Khaspur, J.L. No.25, R.S. No.3, Touzi No.56, under R.S. Khatian No.115, appertaining to R.S. Dag No.194, being known and numbered as Municipal Premises No.3906, Nayabad, Police Station : Purba Jadavpur, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.99, being Assessee No.31-109-08-3347-2, District Sub-Registry Office at Alipore, District : 24 Parganas (South), which is situated within the **Zone of Nabayad**, together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Plot No.24 ;
ON THE SOUTH	:	Land of Plot No.26 ;
ON THE EAST	:	17' wide K.M.C. Road ;
ON THE WEST	:	Land of Plot No.16.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 6th day of May, 2022 (Two Thousand Twenty-Two).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Antardoot Mandal
Adv.

2. Mayna Panigrahy
Ranabhatia
KOL - 152.

Drafted by me :-

Antardoot Mandal
ANTARDOOT MANDAL
Advocate
Alipore Judges' Court, Kol : 27
ANTARDOOT MANDAL & ASSOCIATES
(LAW FIRM)
Office : 1/17, Netai Nagar (2nd Fl)
Behind Metro Cash & Carry,
E.M. Bypass, Mukundapur, Kol:99.
e-mail : antardootmandal@gmail.com
MOB : 8584881111 & 9831919244

Subhojit Roy
Manas Roy
Shikha Roy

Signature of the **EXECUTANTS**

STRS Enterprise

Subhojit Roy
Partner

STRS Enterprise

Mayna Panigrahy
Partner

STRS Enterprise

Ripon
Partner

STRS Enterprise

Shikha Roy
Partner

Accepted by the **ATTORNEY**

Computer typed by :-

DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.

SPECIMEN FORM FOR THE FINGERPRINTS



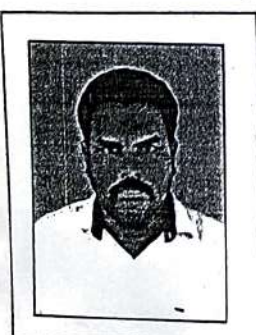
<i>Subhas Dan</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



<i>Hapan Ranjan</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



<i>Ripon Hossain</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



<i>Shantanu Mondal</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

SPECIMEN FORM FOR THE FINGERPRINTS

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

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


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

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

Major Information of the Deed

Deed No :	I-1603-06823/2022	Date of Registration	06/05/2022
Query No / Year	1603-8001338463/2022	Office where deed is registered	
Query Date	06/05/2022 4:16:53 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ANTARDOOT MONDAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8584881111, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 54,26,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306808/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :












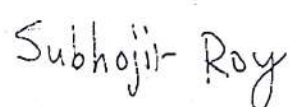


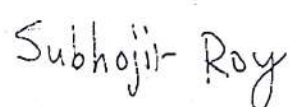


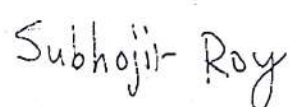









District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3906, , Ward No: 099 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha	1/-	53,99,999/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				4.95Dec	1 /-	53,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth 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 /-	






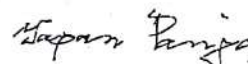


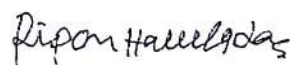
Principal Details :




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> SHIKHA ROY Wife of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>06/05/2022</td> <td></td> <td>LTI 06/05/2022</td> <td>06/05/2022</td> </tr> </tbody> </table> <p>5/115, BIDHAN COLONY ,, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALxxxxxx5H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	SHIKHA ROY Wife of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office				06/05/2022		LTI 06/05/2022	06/05/2022
Name	Photo	Finger Print	Signature										
SHIKHA ROY Wife of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office													
06/05/2022		LTI 06/05/2022	06/05/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SUBHOJIT ROY Son of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>06/05/2022</td> <td></td> <td>LTI 06/05/2022</td> <td>06/05/2022</td> </tr> </tbody> </table> <p>5/115, BIDHAN COLONY ,, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BWxxxxxx5M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	SUBHOJIT ROY Son of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office				06/05/2022		LTI 06/05/2022	06/05/2022
Name	Photo	Finger Print	Signature										
SUBHOJIT ROY Son of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office													
06/05/2022		LTI 06/05/2022	06/05/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> MANAS ROY Son of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>06/05/2022</td> <td></td> <td>LTI 06/05/2022</td> <td>06/05/2022</td> </tr> </tbody> </table> <p>5/115, BIDHAN COLONY ,, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BXxxxxxx4G, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	MANAS ROY Son of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office				06/05/2022		LTI 06/05/2022	06/05/2022
Name	Photo	Finger Print	Signature										
MANAS ROY Son of Late SMRITI BIKASH ROY Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office													
06/05/2022		LTI 06/05/2022	06/05/2022										

Attorney Details :



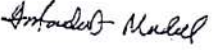
Sl No	Name, Address, Photo, Finger print and Signature
1	STRS ENTERPRISE 244, NAYABAD, DAS PARA, City:-, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, PAN No.:: ACxxxxxx8L, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
SUBHAS DAS (Presentant) Son of NUKUL CHANDRA DAS Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office				
May 6 2022 4:28PM		LTI 06/05/2022	06/05/2022	
VILL- RANABHUTIA ,, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : STRS ENTERPRISE (as PARTNER)				
2	Name	Photo	Finger Print	Signature
TAPAN PANJA Son of Late SARAT PANJA Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office				
May 6 2022 4:28PM		LTI 06/05/2022	06/05/2022	
VILL- RANABHUTIA ,, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CKxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : STRS ENTERPRISE (as PARTNER)				
3	Name	Photo	Finger Print	Signature
RIPAN HAOLADAR Son of PREMANANDA HAOLADAR Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office				
May 6 2022 4:29PM		LTI 06/05/2022	06/05/2022	
VILL-PANCHPOTA ,, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx5E,Aadhaar No Not Provided Status : Representative, Representative of : STRS ENTERPRISE (as PARTNER)				

Name	Photo	Finger Print	Signature
SHUMANGAL DHALI Son of Late MAHENDRA DHALI Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office	 May 6 2022 4:30PM	 LTI 06/05/2022	 06/05/2022
VILL- PANCHPOTA,, City:- , P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : STRS ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANTARDOOT MONDAL Son of Mr PABITRA KUMAR MONDAL ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 06/05/2022	 06/05/2022	 06/05/2022
Identifier Of SHIKHA ROY, SUBHOJIT ROY, MANAS ROY, SUBHAS DAS, TAPAN PANJA, RIPAN HAOLADAR, SHUMANGAL DHALI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHIKHA ROY	STRS ENTERPRISE-1.65 Dec
2	SUBHOJIT ROY	STRS ENTERPRISE-1.65 Dec
3	MANAS ROY	STRS ENTERPRISE-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SHIKHA ROY	STRS ENTERPRISE-33.33333300 Sq Ft
2	SUBHOJIT ROY	STRS ENTERPRISE-33.33333300 Sq Ft
3	MANAS ROY	STRS ENTERPRISE-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160306823 / 2022

On 06-05-2022

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 16:20 hrs on 06-05-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SUBHAS DAS ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 54,26,999/-

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

Execution is admitted on 06/05/2022 by 1. SHIKHA ROY, Wife of Late SMRITI BIKASH ROY, 5/115, BIDHAN COLONY ,, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. SUBHOJIT ROY, Son of Late SMRITI BIKASH ROY, 5/115, BIDHAN COLONY ,, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 3. MANAS ROY, Son of Late SMRITI BIKASH ROY, 5/115, BIDHAN COLONY ,, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Mr ANTARDOOT MONDAL, , , Son of Mr PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-05-2022 by SUBHAS DAS, PARTNER, STRS ENTERPRISE, 244, NAYABAD , DAS PARA ,, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr ANTARDOOT MONDAL, , , Son of Mr PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 06-05-2022 by TAPAN PANJA, PARTNER, STRS ENTERPRISE, 244, NAYABAD , DAS PARA ,, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr ANTARDOOT MONDAL, , , Son of Mr PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 06-05-2022 by RIPAN HAOLADAR, PARTNER, STRS ENTERPRISE, 244, NAYABAD , DAS PARA ,, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr ANTARDOOT MONDAL, , , Son of Mr PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 06-05-2022 by SHUMANGAL DHALI, PARTNER, STRS ENTERPRISE, 244, NAYABAD , DAS PARA ,, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr ANTARDOOT MONDAL, , , Son of Mr PABITRA KUMAR MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 261519, Amount: Rs.50/-, Date of Purchase: 05/05/2022, Vendor name: M Gazi



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 1603-2022, Page from 239290 to 239329

being No 160306823 for the year 2022.



Shan

Digitally signed by DEBASISH DHAR
Date: 2022.05.06 17:19:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/06 05:19:37 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)