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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 697175

V/C NO 2 366/23

12/05/23
05:26 P.M.
88-1235414/23
Sunderbani District Sub-Registrar
Sodepur, North 24 Parganas
15 MAY 2023

AFTER REGISTERED DEVELOPMENT AGREEMENT GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PERSENTS [1] SMT. REETA MITRA, [PAN AQHPM2446H], AADHAAR CARD NO. 3430 4663 2396, W/o. Late Asit Kumar Mitra @ Asit Mitra, by occupation - Housewife, [2] SMT. JHUMNI MITRA, [PAN BSXPM6129C], AADHAAR CARD NO 7161 6980 9779, D/o. Late Asit Kumar Mitra @ Asit Mitra, by

Verified that the document is admitted for registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document are the part of this document.

Page- 1 to 13

Sunderbani District Sub-Registrar
Sodepur, North 24 Parganas
05 JUN 2023

নং ২৫৪৪
সন ও তারিখ ১১/৫/২০
ক্রেতার নাম Ruchap Saha Ray
ক্রয়কর্তার নাম
মূল্য
ক্রেতার

১১/৫/২০
১১ APR 20 22
মোট টাকার পরিমাণ RS.800000
ক্রেতার বসতি
ক্রেতার ঠিকানা

— Reetu Mitra

VR
1492

— Reetu Mitra

VR
1493

— Thumai Mitra

VR
1494

— Porrit Mitra

Somnath Sen
S/o - Lt. Anil K. Sen
Barakat Judges Court
P.O + P.S. Barakat
North 24 P.S.
H.O. 700124
O.C. - Advocate Clark



Additional District Sub-Registrar
Sodepur, North 24-Parganas

15 MAY 2020

05 JUN 2020

occupation - Service, [3] **SRI BINIT MITRA [PAN BSXPM6131J]**, **AADHAAR CARD NO. 3647 5807 5584**, S/o. Late Asit Kumar Mitra @ Asit Mitra, by occupation -Self employed, all are by faith- Hindu, by Nationality- Indian, all are residing at 280 & 281 Ramkrishna Road, Now known as Dr. B.C. Roy Sarani, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, under the State West Bengal within the territory of India, hereinafter referred to as **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their legal heirs, representatives and assigns) hereinafter referred to as the **PRINCIPAL SEND GREETINGS.**

WHEREAS one Late Trailokya Nath Mitra @ Late Trailakhya Nath Mitra, was the absolute owner over the Home stated land, measuring about 8¼ satak equivalent to 05 (five) Kathas more or less, in connection of Malek Khatian No. 253, Adhin Khatian No. 253, Dag No.- 272, Re-Su No.- 96, Touzi No.- 204, J.L. No.- 34, under Mouza- Masunda, together with all easement rights thereon under present police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, by virtue of one registered deed of sale, which was registered in the A.D.R. at Barasat, North 24 Parganas, recorded in Book No.- 1, Volume No.- 21, pages from 138 to 140, being No.- 1098 on 16.09.1970. Which was executed by Haripada Biswas who was the Chairman of New Barrackpore Co-operative Homes Limited and after purchased the said land, Late Trailokya Nath Mitra @ Late Trailakhya Nath Mitra, enjoyed the same by mutated his name within the local limits of New Barrackpore Municipality under Ward No. 9 (old) 5 (new), Holding No.- 280, Ramkrishna Road now known as Dr. B.C. Roy Sarani and also recorded his name in the Govt. sarestha and paid the all rents and taxes to the proper authority concern.





V2
1930

ASHLEY DEVELOPER

Rudrup Saha Roy.

Partner



V2
1931

ASHLEY DEVELOPER

Tanay Ghosh Choudhury

Partner



V2
1935

Somnath Sen

S/o - Late Anil Kr. Sen

Barasat Judges Court

P.O + P.S. - Barasat -

Dist:- North 24 Pgs.

KOL- 700124

oeeu- Advocate @ 2023



Additional District Sub-Registrar
Sodepur, North 24-Parganas

15 MAY 2023

AND WHEREAS one Kamala Bala Mitra wife of Late Trailokya Nath Mitra @ Late Trailakhya Nath Mitra, also the absolute owner over the Home stated land, measuring about 8¼ satak equivalent to 05 (five) Kathas more or less, in connection of Malek Khatian No. 253, Adhin Khatian No. 253, Dag No.- 272, Re-Su No.- 96, Touzi No.- 204, J.L. No.- 34, under Mouza- Masunda, together with all easement rights thereon under present police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, by virtue of one registered deed of sale, which was registered in the A.D.R. at Barasat, North 24 Parganas, recorded in Book No.- 1, Volume No.- 21, pages from 147 to 149, being No.- 1101 on 16.09.1970. Which was executed by Haripada Biswas who was the Chairman of New Barrackpore Co-operative Homes Limited and after purchased the said land, Kamala Bala Mitra enjoyed the same by mutated her name within the local limits of New Barrackpore Municipality under Ward No. 9 (old) 5 (new), Holding No.- 281, Ramkrishna Road now known as Dr. B.C. Roy Sarani and also recorded her name in the Govt. sarestha, under L.R. Khatian No.- 409, L.R Dag No.- 2154 (in respect of land measuring about 01 decimal) and L.R Dag No.- 2156 (in respect of land measuring about 08 decimal) and paid the all rents and taxes to the proper authority concern.

AND WHEREAS according to aforesaid manner said two lands are adjacent and both of said Late Trailokya Nath Mitra @ Late Trailakhya Nath Mitra, and Kamala Bala Mitra are the owners of Home stated land, measuring about 16½ satak equivalent to 10 (ten) Kathas more or less, out of this 05 kathas land under in connection of Malek Khatian No. 253, Adhin Khatian No. 253, corresponding to L.R. Khatian No. 203/1, 293, 759 & 1635, under Dag No.- 272 corresponding to L.R. Dag No. 2155 and the land measuring about 05 kathas more or less in connection of Malek Khatian No. 253, Adhin Khatian No. 253, corresponding to L.R. Khatian No.- 409, L.R Dag No.- 2154 (in respect of land measuring

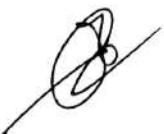


about 01 decimal in the name of Kamala Bala Mitra) and L.R Dag No.- 2156 (in respect of land measuring about 08 decimal in the name of Kamala Bala Mitra) Re-Su No.- 96, Touzi No.- 204, J.L. No.- 34, under Mouza- Masunda, together with all easement rights thereon under present police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, within the local limits of New Barrackpore Municipality under Ward No. 9 (old) 5 (new), Holding No.- 280 & 281, Ramkrishna Road now known as Dr. B.C. Roy Sarani. Which is described in the schedule A written hereunder.

AND WHEREAS Late Trailokya Nath Mitra @ Late Trailakhya Nath Mitra died on 22.01.1982 and Kamala Bala Mitra died on 17.04.1997 leaving behind their four daughter namely Tripti Ghosh, Shila Ghosh, Gita Das and Pratima Dhar and one son Asit Kumar Mitra @ Asit Mitra as legal heirs and successors. Accordingly all of them became the absolute owners over the aforesaid land and property by way of inheritance and all are get 1/5th share of land i.e. 02 Kathas land equally each according to Hindu succession Act.

AND WHEREAS one daughter Shila Ghosh died on 21.10.2003 and her husband Bimalendu Ghosh also died prior her death leaving behind their one son namely Ujjal Ghosh and two daughter namely Ruma Basu and KumKum Naha. They also became the joint owners over the undivided 1/5th share of land i.e. 02 Kathas land left by Shila Ghosh by way of inheritance according to Hindu succession Act.

AND WHEREAS another daughter Gita Das died on 24.05.2015 and her husband Juran Chandra Das also died prior her death leaving behind their one son namely Prasenjit Das and two daughter namely Jayeeta Bose and Jhumur Talukdar. They also became the joint owners over the undivided 1/5th share of land i.e. 02 Kathas land left by Gita Das by way of inheritance according to Hindu succession Act.



AND WHEREAS another daughter Pratima Dhar died on 26.06.2016 leaving behind her husband namely Shiv Shankar Dhar two son namely Sandeep Kumar and Sudeep Kumar. They also became the joint owners over the undivided 1/5th share of land i.e. 02 Kathas land left by Pratima Dhar by way of inheritance according to Hindu succession Act, and the aforesaid legal heirs all ready been transferred their undivided 1/5th share of land i.e. 02 kathas more or less in favour of the developer namely **Rudradeep Saha Roy no. 1** and **Tanay Ghosh Chowdhury no. 2** herein by virtue of one registered deed of sale, being no. 9177 for the year 2022.

AND WHEREAS Tripti Ghosh, Ujjal Ghosh, Ruma Basu, Kumkum Naha, Prosenjit Das, Jayeeta Bose and Jhumur Talukdar i.e. co-shereas of the aforesaid land all ready been transferred their share of land measuring an area 10 decimal equivalent to 06 Kathas more or less in favour of the developer namely **Rudradeep Saha Roy no. 1** and **Tanay Ghosh Chowdhury no. 2** herein by the strength of one deed of conveyance being No. 1793 for the year 2023.

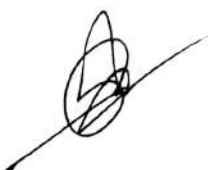
AND WHEREAS rest of the land measuring about 02 kathas more or less, which is left by one son Asit Kumar Mitra @ Asit Mitra died on 22.03.2007 leaving behind his wife namely Reeta Mitra one son namely Binit Mitra and one daughter namely Jhumni Mitra. They also became the joint owners over the undivided 1/5th share of land i.e. 02 Kathas land more or less by way of inheritance according to Hindu succession Act.

AND WHEREAS according to aforesaid manner, developer namely **Rudradeep Saha Roy no. 1** and **Tanay Ghosh Chowdhury no. 2** herein are the owners of the undivided share of land measuring about 08 kathas more or less out of 10 kathas more or less and the present owners namely Reeta Mitra, Binit Mitra and Jhumni Mitra are the joint



owners of undivided share of land measuring about 02 kathas more or less. Accordingly the present owners herein are the absolute owners and also enjoying, possessing over the said land measuring about 02 kathas more or less with the developer namely **Rudradeep Saha Roy no. 1** and **Tanay Ghosh Chowdhury no. 2** herein jointly by paying all rents and taxes to the authority concern and have every right, title and interest thereon without any interruption.

AND WHEREAS since possessed the Owner/Owners herein jointly decided to develop the said landed property with the developer herein by erecting multi-storied and/or G+4 storied building consisting of different self-content individual residential Flats, Shops, Garages and/or Spaces over and above of the said landed property duly demolished the existing structure and with a view to effectuate that all of the Owner/Owners started to take proper steps with regard to but due to lack of technical conception about the construction as well as insufficient time and/or other hazards all of the Owner/Owners approached to the developer of the second part herein with a view to effectuate said multi storied building by developing the said landed property at developer's own cost and expenses and considering such approach the Developer herein accepted the proposal of the Owner/Owners with a view to develop the said landed property by erecting multi-storied building at its own costs and expenses as per sanctioned building plan to be obtained from the competent local authority of New Barrackpore Municipality subject to the condition that the scheduled landed property must be free from all sorts of encumbrances including free from each and every occupancy either tenancy or not and with such condition agreed to develop the said landed property by demolishing existing structure and now, the Owner/Owners herein agreed to develop the said property, so referred in the FIRST SCHEDULE I & II hereunder through the developer of the second part herein and the developer also



agreed to develop the same duly constructed said proposed multi- storied building at its own cost and expenses with several terms and conditions as specified in the development agreement, and to that effect after long bi-lateral talks between the land owner/owners and the developer they executed one development agreement with the developer **M/S. ASHLEY DEVELOPER [PAN ABZFA6253H]** a partnership firm having its office at 'Jogendra Apartment', 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata- 700 131, represented by its partners **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(2) Sri Tanay Ghosh Chowdhury(PANARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700131, The development agreement also execute and registered in the office of A.D.S.R.- Sodepur, District North 24 Parganas, recorded in Book No.-1, being No.- I-152403479, dated 15/05/2023 on the following terms and conditions stipulated therein.

AND WHEREAS after long bi-lateral talks between them, the land owners for the purpose of such construction are agreed to execute a registered Power of Attorney in favour of **M/S. ASHLEY DEVELOPER [PAN ABZFA6253H]** a partnership firm having its office at 'Jogendra Apartment', 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, represented by its partners **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road,



P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, by occupation- Business, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, by occupation- Business, both by faith- Hindu, by Nationality - Indian.

AND WHEREAS that We the executant herein entered in to one joint venture agreement with the developer **M/S. ASHLEY DEVELOPER [PAN ABZFA6253H]** a partnership firm having its office at 'Jogendra Apartment', 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, represented by its partners **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, by occupation- Business, both by faith- Hindu, by Nationality - Indian, with a view to develop the land which is mentioned in the schedule written hereunder by constructing a multi-storied building thereon and due to avoid some litigation and also frequently attended to various offices and to smooth work for construction over the said land and to all works deals for day by day and also deal the developer's allocation of the Multi storied building and for which we do hereby appoint **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North



24 Parganas, Kolkata - 700 131, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131.

AND WHEREAS in the above circumstances it is necessary and also expedient for us to appoint as well as our well wishers and agents and the developer to look after all our affairs during our absence and on behalf of us **NOW KNOWN** by these presents We, the said executant herein, do hereby nominate appoint and constitute our well wisher and developer the said **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, our true and lawful Attornies for us and our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the property given in the Schedule below that is to say:-

1. To submit the building plan for multi-storied building before the New Barrackpore Municipality Authority and/or any other authority concern and also sign in the said plan on behalf of us and to receipt the same from the said Authority concern of New Barrackpore Municipal Authority by our attorney.
2. To negotiate on terms for and to agree and to enter into and to conclude any



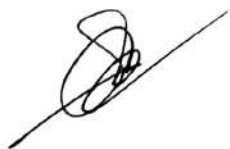
agreement/agreements for sale in respect of the developer's allocation of the proposed multi-storied building over the land which is fully described in the schedule herein below with any intending purchaser/purchasers as such price or prices as may be agreed by the attorney and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt issue by our attorney.

3. To receive by our attorney from intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money after or before executing or signing the such sale deed or deeds to give good valid receipt by our attorney and discharge for the same with all protect the intending purchaser or purchasers in our name and on our behalf, in respect of Developer's allocation of the proposed multi storied building.

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

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

6. To effect mutation of holding and also amalgamate the holdings in the office of



the local New Barrackpore Municipality and sign all applications or objection for obtaining sanction building plan from the Local authority in our name and on our behalf in respect of our aforesaid property.

7. To appear for and represent us in all the Courts, Civil Criminals or Appellate authority and to sign execute verify and file plaint, written statement and withdraw and compromise petitions and also to present appeals and to accept services of all summons notices and other process of law in respect of our aforesaid property.

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

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

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

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

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



AND, We do hereby this General Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform of cause to be done executed or performed in connction with the sale of the aforesaid property or portion of it and other acts under and by virtue of this General Power of Attorney shall be valid till completion of the work and building and transfer the developer's allocation of the proposed multi storied building on us to all intents and purposes as if done by are personally.

SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

ALL THAT piece and parcel of **Bastu** Land **(1)** L.R. Dag no. 2156, L.R. Khatian No. 4089, land measuring about 1 (one) decimal (In the name of Reeta Mitra) **(2)** L.R. Dag no. 2156, L.R. Khatian No. 4090, land measuring about 1 (one) decimal (In the name of Binit Mitra), **(3)** L.R. Dag No. 2155, L.R. Khatian No. 4091, land measuring about 1 (one) decimal, (In the name of Jhumni Mitra) i.e. total land measuring about 3 (three) decimal more or less in Re-Su No.- 96, Touzi No.- 204, J.L. No.- 34, under Mouza- Masunda, together with all easement rights thereon under present police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, within the local limits of New Barrackpore Municipality under



Ward No. 9 (old) 5 (new), Holding No.- 280 & 281, Ramkrishna Road now known as Dr.

B.C. Roy Sarani. Butted and bounded of entire land by :-

On the North : 20' - 0" wide Dr. B.C. Roy Sarani
On the South : Land and house of Anil Biswas
On the East : Land and house of Late Ajit Kumar Basu
On the West : Land and house of Subrata Brahma

IN WITNESS WHEREOF We, the **EXECUTANTS**, doth hereby on this **POWER**
OF ATTORNEY the ^{15th} day of May Two Thousand Twenty Three **SIGNED, SEALED &**
DELIVERED

in the presence :

1. Krishna Gopal Saha Roy
S/o. Lt. Jogendra Lal Saha Roy
11/ Old Sakara Road
New - Barrackpore.
KOL - 700131

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

Drafted by :

Chiradip Dhar

Advocate

Barasat Judges' Court

Printed by:

S. Bhattacharjee

Reetu Mitra

Thummi Mitra.

Polwit Mitra

Signature of the Executant

ASHLEY DEVELOPER

Rudradeep Saha Roy.

Partner

ASHLEY DEVELOPER

Tamaj Ghosh Choudhury

Partner

Signature of the Attorney

UNDER RULE 44A OF THE I.R. ACT 1908

Name REETA MITRA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Reeta Mitra

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name JHUMMI MITRA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Jhummi Mitra

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name BINIT MITRA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Binit Mitra

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

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

UNDER RULE 44A OF THE I.R. ACT 1908

Name RUDRADEEP Saha Roy

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

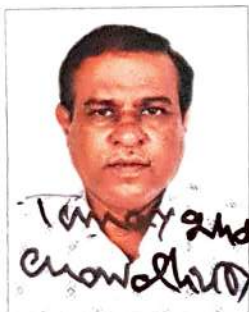
All the above fingerprints are of the abovenamed person and attested by the said person

Rudradeep Saha Roy

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name TANAY GHOSH CHOWDHURY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Tanay Ghosh Chowdhury

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

PHOTO

L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

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



Government of West Bengal

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

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

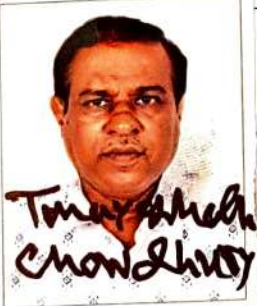
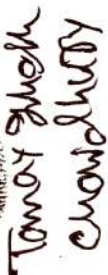
Signature / LTI Sheet of Query No/Year 15248001235414/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Reeta Mitra 280 And 281, Ramkrishna Road Naw Dr. B C Roy Sarani, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700131	Principal		 1432	 15.5.2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Jhumni Mitra 280 And 281, Ramkrishna Road Now Dr. B C Roy Sarani, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700131	Principal		 1433	 15.5.23



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Binit Mitra 280 And 281, Ramkrishna Road Now Dr. B C Roy Sarani, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700131	Principal		 1434	 15-05-2023
4	Rudradeep Saha Roy Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700131	Representative of Attorney [Ashley Developer]		 1430	 15-05-2023
5	Tanay Ghosh Chowdhury 245, S N Banerjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Representative of Attorney [Ashley Developer]		 1435	 15-5-23



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somnath Sen Son of Mr Anil Kumar Sen Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Reeta Mitra, Jhumni Mitra, Binit Mitra, Rudradeep Saha Roy, Tanay Ghosh Chowdhury			<i>Somnath Sen</i> <i>15/5/23</i>



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

*Additional District Sub-Registrar
Sodepur, North 24-Parganas*

Major Information of the Deed

Deed No :	I-1524-04114/2023	Date of Registration	05/06/2023
Query No / Year	1524-8001235414/2023	Office where deed is registered	
Query Date	15/05/2023 4:26:08 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Somnath Sen Barasat,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836870826, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 23,19,546/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152403479/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Dr.B.C.Roy Sarani, Mouza: Masunda, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2156	LR-4089	Bastu	Bastu	1 Dec		7,73,182/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2156	LR-4090	Bastu	Bastu	1 Dec		7,73,182/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2155	LR-4091	Bastu	Bastu	1 Dec		7,73,182/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			3Dec	0 /-	23,19,546 /-	
		Grand Total :			3Dec	0 /-	23,19,546 /-	

Personal Details :

	Name,Address,Photo,Finger print and Signature
1	Reeta Mitra (Presentant) Wife of Late Asit Kumar Mitra Alias Asit Mitra 280 And 281, Ramkrishna Road Naw Dr. B C Roy Sarani, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Aqxxxxxx6h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Pvt. Residence
2	Jhumni Mitra Daughter of Late Asit Kumar Mitra Alias Asit Mitra 280 And 281, Ramkrishna Road Now Dr. B C Roy Sarani, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Bsxxxxxx9c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Pvt. Residence
3	Binit Mitra Son of Late Asit Kumar Mitra Alias Asit Mitra 280 And 281, Ramkrishna Road Now Dr. B C Roy Sarani, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Bsxxxxxx1j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashley Developer Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: Abxxxxxx3h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rudradeep Saha Roy Son of Krishna Gopal Saha Roy Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Ayxxxxxx2j,Aadhaar No Not Provided Status : Representative, Representative of : Ashley Developer (as Partner)
2	Tanay Ghosh Chowdhury Son of Late Hemlal Ghosh Chowdhury 245, S N Banerjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Arxxxxxx9m,Aadhaar No Not Provided Status : Representative, Representative of : Ashley Developer (as Partner)

Details :

	Photo	Finger Print	Signature
Somnath Sen Son of Mr. Anil Kumar Sen Barasat Court, City:-, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
Identifier Of Reeta Mitra, Jhumni Mitra, Binit Mitra, Rudradeep Saha Roy, Tanay Ghosh Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Reeta Mitra	Ashley Developer-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Binit Mitra	Ashley Developer-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Jhumni Mitra	Ashley Developer-1 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Dr.B.C.Roy Sarani, Mouza: Masunda, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2156, LR Khatian No:- 4089	Owner:রীতা মিত্র, Gurdian:অসিত মিত্র, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2156, LR Khatian No:- 4090	Owner:বিনীত মিত্র, Gurdian:অসিত মিত্র, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2155, LR Khatian No:- 4091	Owner:ঝুমনি মিত্র, Gurdian:অসিত মিত্র, Address:নিজ , Classification:পতিত, Area:0.01000000 Acre,	Owner Name not selected by applicant.

05-2023

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

Presented for registration at 17:56 hrs on 15-05-2023, at the Private residence by Reeta Mitra, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,19,546/-

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

Execution is admitted on 15/05/2023 by 1. Reeta Mitra, Wife of Late Asit Kumar Mitra Alias Asit Mitra, 280 And 281, Ramkrishna Road Now Dr. B C Roy Sarani, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 2. Jhumni Mitra, Daughter of Late Asit Kumar Mitra Alias Asit Mitra, 280 And 281, Ramkrishna Road Now Dr. B C Roy Sarani, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service, 3. Binit Mitra, Son of Late Asit Kumar Mitra Alias Asit Mitra, 280 And 281, Ramkrishna Road Now Dr. B C Roy Sarani, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Others

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

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

Execution is admitted on 15-05-2023 by Rudradeep Saha Roy, Partner, Ashley Developer, Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

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

Execution is admitted on 15-05-2023 by Tanay Ghosh Chowdhury, Partner, Ashley Developer, Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

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



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

On 05-06-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 2588, Amount: Rs.100.00/-, Date of Purchase: 11/05/2023, Vendor name: S Bose



Debjani Haldar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 145249 to 145276
being No 152404114 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.06.12 16:09:51 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/06/12 04:09:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)