

3612/23

I 3986/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V/Case No: 365/23

AF 697176

12/05/23
 05:50 P.M.
 8-8-1235549/23
 West Bengal District Sub-Registrar
 Sodepur, North 24 Parganas
 15 MAY 2023

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

30 MAY 2023
 West Bengal District Sub-Registrar
 Sodepur, North 24 Parganas

AFTER REGISTERED DEVELOPMENT AGREEMENT GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PERSENTS SRI. DEBASISH BHATTACHARYA,
 [PAN AKPPBO684E], AADHAAR CARD NO. 7250 4123 6056, S/o. Late Bidhu Bhusan
 Bhattacharya, by occupation - Business, by Faith -Hindu, by Nationality- Indian, residing
 at 214/1, Main Road East, P.O. & P.S. New Barrackpore, District North 24 Parganas,

নং: 2589
সন ও তারিখ: 11/05/23
ক্রেতার নাম: Rudrap Choudhary
কিনার: Rudrap
মূল্য: 1000000
স্বাক্ষর: [Signature]

১১ APR 20 23
১১ APR 20 23
১১ APR 20 23
১১ APR 20 23

Debarish Bho Haderya

VE
1429

Debarish Bho Haderya

VE
1430

ASHLEY DEVELOPER

Rudrap Choudhary

Partner

VE
1431

ASHLEY DEVELOPER

Tomas Anand Choudhary

Partner

Somnath Sen

510-24 Amir Kt

Barasat Judge court

Post P.S. Barasat

MOHE 24 Pgs.

KOL-700124

OCU-Advocate Mark



Additional District Sub-Registrar
Sodepur, North 24 Parganas

15 MAY 2023

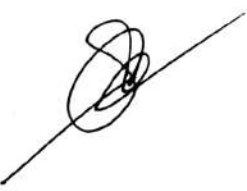
Kolkata - 700 131, under the State West Bengal within the territory of India, hereinafter referred to as **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their legal heirs, representatives and assigns) hereinafter referred to as the **PRINCIPAL SEND GREETINGS.**

WHEREAS piece and parcel of **Bastu** Land measuring about 05 (five) Kathas be the same a little more or less together with all easement rights standing thereon comprised in R.S. Dag No.- 133, appertaining to Sabek Khatian No.- 392, R.S. Khatian No.- 15 situated at Mouza- Aharampur, J.L. No.- 35, Re-Su No.- 98, under Police Station New Barrackpore formerly Khardah, District North 24 Parganas, Kolkata- 700131, within the local limits of New Barrackpore Municipality, under Ward No.- 1, Holding No. 214, Haripada Biswas Sarani (Main Road East), was originally belonged in the name of one Khitish Chandra Dutta and that was allotted by the New Barrackpore Co-operative Homes Limited and thereafter the Chairman of New Barrackpore Co-operative Homes Limited namely Dharendra Nath Paul represented by his constituted attorney namely Jiban Krishna Bhattacharjee executed one Registered deed of sale, which was registered in the A.D.S.R.O. Barrackpore, recorded in Book No. I, Volume No. 12, Pages from 229 to 232, being No. 3711 on 25.08.1978 in favour of said Khitish Chandra Dutta in respect of the aforesaid land and thereafter said Khitish Chandra Dutta became the absolute owner over the said land by made residential accomodation thereon and also mutate his name in the New Barrackpore Municipality, under Ward No.- 1, Holding No. 214, Haripada Biswas Sarani (Main Road East) and enjoyed the same by paid all the rents and taxes to the authority concern,



AND WHEREAS during the peaceful possession said Khitish Chandra Dutta transferred a portion of land measuring about 02 (two) kathas more or less out of 05 kathas in favour of one Mr. Shyamal Indu by virtue of one registered deed of sale, which was registered in the A.D.S. R.O. Barrackpore, recorded in Book No. I, Volume No. 83, Pages from 199 to 204, being No. 4584 on 22.11.1978, since the aforesaid purchased said Mr. Shyamal Indu became the absolute owner over the aforesaid land measuring about 02 (two) kathas more or less and also mutate his name in the New Barrackpore Municipality, under Ward No.- 1, Holding No. 214/1, Haripada Biswas Sarani (Main Road East) and enjoyed the same by paid all the rents and taxes to the authority concern.

AND WHEREAS during the peaceful possession said Shyamal Indu transferred his aforesaid land measuring about 02 (two) kathas more or less in favour of Mr. Debasish Bhattacharya, i.e. owner herein by virtue of one registered deed of sale, which was registered in the D.S.R. North 24 Parganas at Barasat, recorded in Book No. I, Volume No.54, Pages from 42 to 50, being No. 3685 on 28.05.1992. Since then the present owner became the absolute owner over the aforesaid land measuring about 02 (two) kathas be the same a little more or less and also mutate his names in the New Barrackpore Municipality, under Ward No. 1, Holding No. 214/1 and also recorded his name in the B.L.&L.R.O. under L.R. Khatian No. 1774, Dag No. 874 and paying the all rents and texes to the proper authority concern and have every right, title and interest thereon without any interruption, which is morefully described in the **First Schedule** written hereunder.



AND WHEREAS since possessed the Owner/Owners herein jointly decided to develop the said landed property by erecting multi-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 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 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 hereunder through the developer of the second part herein and the developer also agreed to develop the same duly coconstructed 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, Koikata - 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, Koikata- 700 131, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o Late Hemial Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Koikata - 700 131, 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-152403475, 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. 607311416908**, S/o. Late Hemial Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Koikata - 700 131, by occupation- Business, both by faith- Hindu, by Nationality - Indian.



AND WHEREAS that I 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, 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, 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 I 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 me to appoint as well as my well wishers and agents and the developer to look after all my affairs during my absence and on behalf of me **NOW KNOWN** by these presents I, the said executant herein, do hereby nominate appoint and constitute my 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, my true and lawful Attornies for me and my name and on my 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 me and to receipt the same from the said Authority concern of New Barrackpore Municipal Authority by my 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 my attorney.



3. To receive by my 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 my attorney and discharge for the same with all protect the intending purchaser or purchasers in my name and on my behalf, in respect of Developer's allocation of the proposed multi storied building.

4. Upon such receipt as aforesaid in my 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 my attorney.

5. To present any such Deed or Deeds of Conveyance or Conveyances or other documents for registration when executed by them in my name and on my 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 my 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 I could do the same myself.

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 my name and on my behalf in respect of my aforesaid property.

7. To appear for and represent me 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 my aforesaid property.

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

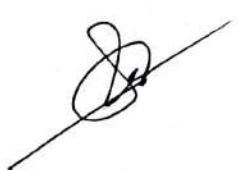
9. To do all acts, deed and to obtain all necessary permission or clearance from the appropriate authority for sale of the said property or portion of it at my own cost and do all acts and things which are necessary and which will deem fit by my aforesaid attorney.

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 me by my 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, I do hereby this General Power of Attorney agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform of cause to be done executed or performed in connction with the sale of the aforesaid

A handwritten signature in black ink, consisting of a stylized 'S' or 'D' shape with a long horizontal line extending to the right.

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 me to all intents and purposes as if done by are personally.

SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

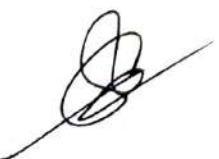
ALL THAT piece and parcel of **Bastu** Land measuring about 02 (two) Kathas be the same a little more or less together with all easement rights standing thereon comprised in R.S. Dag No.- 133, appertaining to Sabek Khatian No.- 392, R.S. Khatian No.- 15, corresponding L.R. Dag No. 874, L.R Khatian No. 1774, situated at Mouza- Aharampur, J.L. No.- 35, Re-Su No.- 98, under Police Station New Barrackpore formerly Khardah, District North 24 Parganas, Kolkata- 700131, within the local limits of New Barrackpore Municipality, under Ward No.- 1, Holding No. 214/1, Haripada Biswas Sarani (Main Road East), which is butted and bounded by :-

On the North : Land of Jiten Dutta

On the South : Land of Molay Kanti Das and Pralay Kanti Das

On the East : Land of Khitish Chandra Dutta and 4' -0" wide private
common passage

On the West : Land of Kalpataru Roy Chowdhury



IN WITNESS WHEREOF I, the EXECUTANT, 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. Jagendra Lal Saha Roy
11, old Saker Road
New. Barrackpore.
KOL- 700131

Debarshi Bhattacharjee
Signature of the Executant

2. Somnath Sen
Barasat Judges Court
P.O + P. 5 - Barasat
North 24 Pgs.
KOL- 700129

ASHLEY DEVELOPER
Rudrendra Saha Roy,
Partner

ASHLEY DEVELOPER
Tanay Anshu Choudhury
Partner

Drafted by :

Chiradip Dhar
Reg No - NB/239/95
Chiradip Dhar

Advocate

Barasat Judges' Court

Signature of the Attorney

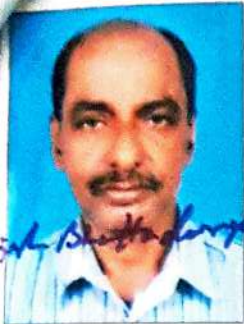
Printed by:

S. Bhattacharjee
S. Bhattacharjee

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

Name DEBASISH BHATTACHARYA

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



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	THUMB	FORE	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

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

Debasish Bhattacharya

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

(2) 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.	THUMB	FORE	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

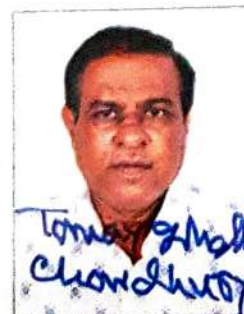
All the above fingerprints are of the abovenamed person and attested by the said person

Rudradeep Saha Roy

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

(3) 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.	THUMB	FORE	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

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. (✓)

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



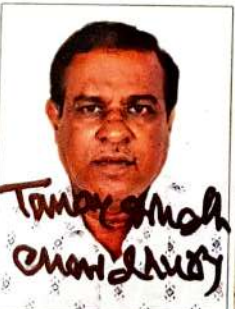
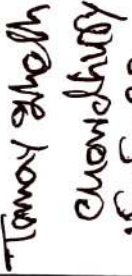
Government of West Bengal

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 15248001235549/2023

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	Debasish Bhattacharya 214/1, Main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700131	Principal			 15/5/2023
2	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	Represent ative of Attorney [Ashley Developer]			 15.05.2023
3	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	Represent ative of Attorney [Ashley Developer]			 15-5-23

Query No:-15248001235549/2023, 15/05/2023 05:05:34 PM SODEPUR (A.D.S.)



No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somnath Sen Son of Late Anil Kumar Sen Barasat, City:- , P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Debasish Bhattacharya, Rudradeep Saha Roy, Tanay Ghosh Chowdhury		 1485	Somnath Sen 15/5/23



(Debasish Bhattacharya)
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-1524-03986/2023	Date of Registration	30/05/2023
Query No / Year	1524-8001235549/2023	Office where deed is registered	
Query Date	15/05/2023 4:32:10 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. 15,59,250/-		
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]:- 152403475/2023 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: Haripada Biswas Sarani, Mouza: Aharampur, 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-874	LR-1774	Bastu	Bastu	2 Katha		15,59,250/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					3.3Dec	0 /-	15,59,250 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Debasish Bhattacharya (Presentant) Son of Late Bidhu Bhusan Bhattacharya 214/1, Main Road East, 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.:: Akxxxxxx4e,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

Key Details :**Name,Address,Photo,Finger print and Signature****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 :

SI 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)

Identifier Details :

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

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Debasish Bhattacharya	Ashley Developer-3.3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 874, LR Khatian No:- 1774	Owner:দেবাশিষ ভট্টাচার্য্য, Gurdian:বিধু ভূষণ ভট্টাচার্য্য, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Owner Name not selected by applicant.

05-2023

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

presented for registration at 17:50 hrs on 15-05-2023, at the Private residence by Debasish Bhattacharya ,Executant.

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 15,59,250/-

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

Execution is admitted on 15/05/2023 by Debasish Bhattacharya, Son of Late Bidhu Bhusan Bhattacharya, 214/1, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

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



Debjani Haldar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 30-05-2023

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

that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
ption of Stamp
amp: Type: Impressed, Serial no 2589, 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

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 141674 to 141695
being No 152403986 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.06.02 16:31:09 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/06/02 04:31:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)