

772/23

769/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 667674

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

KNOWN ALL MEN BY THESE PERSENTS [1] SMT. MITA ROY CHOWDHURY,

[PAN BOOPR6884L], AADHAAR CARD NO. 7272 8668 9230, W/o. Amitava Roy

Chowdhury, [2] SMT. SANCHITA ROY CHOWDHURY, [PAN BSKPR3189J], AADHAAR

CARD NO. 9042 1496 0911, W/o. Arunava Roy Chowdhury, [3] SMT. CHANDANA

ROY CHOWDHURY, [PAN CJLPR4905F], AADHAAR CARD NO. 8341 1078 4388,

W/o. Asitava Roy Chowdhury, all are by occupation - Housewife, all are residing at 266, S.

Certified that the document is admitted to
registration and the endorsement sheet/sheet's
attached with this document are the part
of this document

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Sub-Registrar
North 24 Parganas

06 FEB 2023

06/02/23
07:23
8-312360/23

Sub-Registrar
North 24 Parganas

06 FEB 2023

নম্বর: ৪৭২৭
 তারিখ: ১০/১২/২৩
 মোকদ্দম নাম: *Subhrajit*
 ক্রিয়াকর্মী: *Subhrajit*
 মূল্য: *১০০০০০*
 উদ্দেশ্য: *স্বাক্ষর*

মেলা : উত্তর ২৪ পরগণা
 তারিখ : ১০ FEB 2023
 মোট প্রাপ্তি বসতি : RS. 1000000
 প্রাপ্তি বসতিগত
 উদ্দেশ্য : *স্বাক্ষর*



Somnath Sen
 S/o - Late Anil Kumar Sen
 Barasat Judges court
 P.O. P.S - Barasat
 Dist - North 24 Pgs.
 KOL-700124
 O.C.C. Advocate Clerk
 Nofer id no- WB/13/090/0858074

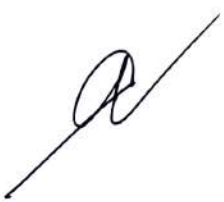
[Signature]
 Additional District Sub-Registrar
 Sodepur, North 24 Parganas

06 FEB 2023

N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, [4] **SMT. PRITI BHATTACHARYA @ PRITI RANI BHATTACHARYA [PAN GTOPB4015D], AADHAAR CARD NO. 5372 1314 2513**, W/o. Late Arun Bhattacharya, by occupation - Housewife, [5] **SRI. SUJOY BHATTACHARYA, [PAN BKAPB0963N], AADHAAR CARD NO. 3176 1625 0215**, S/o. Late Arun Bhattacharya, by occupation - Business, [6] **SMT. BALAKA BISWAS, [PAN BQSPB3817R], AADHAAR CARD NO. 6163 4422 1614**, W/o. Sri Biplab Biswas, D/o. Late Arun Bhattacharya, by occupation - Housewife, all are by Faith -Hindu, all are by Nationality- Indian, all are residing at 233, S. N. Banerjee Road, 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 **OWNER** hereinafter referred to as the **PRINCIPAL SEND GREETINGS.**

WHEREAS piece and parcel of Bastu Land measuring about 02 (two) kathas 08 (eight) Chittak be the same a little more or less together with one storied pucca structure standing thereon measuring about 637 Sq.ft. with cemented flooring comprised in R.S. Dag No.- 133, appertaining to R.S. Khatian No.- 391, 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. 213/1, Haripada Biswas Sarani (Main Road East), was originally belonged in the name of Jitendra Nath Dutta.

AND WHEREAS one Santosh Kumar Dutta purchased the aforesaid land from said Jitendra Nath Dutta, by virtue of one registered deed of sale, which was registrar in the A.D.S. R.O. Barrackpore, recorded in Book No. I, Volume No. 44, Pages from 245 to 247, being No. 2457 on 18.05.1967.



AND WHEREAS during the peaceful possession said Santosh Kumar Dutta transferred his aforesaid land in favour of Smt. Mita Roy Chowdhury, Smt. Sanchita Roy Chowdhury and Smt. Chandana Roy Chowdhury i.e. owner no 1 to 3 herein by virtue of one registered deed of sale , which was registrar in the D.S. R.-I. North 24 Parganas at Barasat, recorded in Book No. 1, Volume No. 39, Pages from 149 to 156, being No. 2094 on 21.05.2002. Since then the present owner no. 1 to 3 are became the joint owners over the aforesaid land measuring about 02 (two) kathas 08 (eight) Chittak be the same a little more or less and also mutate their names in the New Barrackpore Municipality, under Ward No. 1, Holding No. 213/1 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-I** written hereunder.

AND WHEREAS one Khitish Chandra Dutta was the owner of land measuring about 05 (five) kathas be the same a little more or less lying and situated at Mouza-Aharampur, J.L. No.- 35, Re-Su No.- 98, Touzi No. 169, under Khatian No. 392, Dag No. 133, 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), by virtue of one registered deed of sale which was registrar 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 16.09.1978. Which was executated by the authority of New Barrackpore Co-Operative Homes Ltd.

AND WHEREAS during the peaceful possession said Khitish Chandra Dutta transferred a portion of land measuring about 02 (two) kathas 08 (eight) chittaks be the same a little more or less out of 05 kathas land in favour of Smt. Priti Rani Bhattacharya



by virtue of one registered deed of sale , which was registrar in the D.S. R. North 24 Parganas at Barasat, recorded in Book No. I, Volume No. 18, Pages from 208 to 214, being No. 2648 on 03.08.1984. Thereafter said Priti Rani Bhattacharya transferred her aforesaid land measuring about 02 (two) kathas 08 (eight) chittaks be the same a little more or less in favour of her husband namely Arun Kumar Bhattacharya by virtue of one registered deed of gife, which was registrar in the D.S. R. North 24 Parganas at Barasat, recorded in Book No. I, Volume No. 57, Pages from 411 to 417, being No. 4380 on 11.12.1985. Thereafter said Arun Kumar Bhattacharya became the absolute owner over the said land and suring the peaceful possession Arun Kumar Bhattacharya died on 16.01.2022 leaving behind his wife namely Priti Rani Bhattacharya, one son namely Sujoy Bhattacharya and one daughter namely Balaka Bhattacharya as his legal heirs and successors i.e. present owner no 4 to 6 herein and accordingly the owner no. 4 to 6 are became the joint owners over the aforesaid land measuring about 02 (two) kathas 08 (eight) Chittak be the same a little more or less and also mutata their names in the New Barrackpore Municipality, under Ward No. 1, Holding No. 214 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-II** written hereunder.

AND WHEREAS in the aforesaid manner the present owners no 1 to 3 herein became the absolute owners over the land measuring about 02 kathas 08 Chittaks more or less under Municipal Holding No. 213/1 and the the present owners no 4 to 6 herein became the absolute owners over the land measuring about 02 kathas 08 Chittaks more or less under Municipal Holding No. 214 both are situated under Mouza- Ahrampur, J.L. No. 35, Re-Se No.- 98, Touzi No. 169, Khatian No. 392, Dag no. 133 and also enjoying peaceful possession over the same 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 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 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 hereunder:

AND WHEREAS since possessed the Owner/Owners herein jointly decided to develop the said landed property 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 effectuat 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 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 and to that effect after long bi-lateral talks between the land owner/owners and the developer they executated 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, by occupation- Business, (2)

Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073

1141 5908, 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, . The development agreement also execute and registered in the office of ADSR-

Sodepur, North 24 Parganas, recorded in Book No.- I, being No.- **I-152400 765** , dated

06.02.2023 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 5908**, 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 executants herein entered in to one joint venture agreement with the developers **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 5908**, 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, 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 **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 5908**, 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.

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 absance 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 **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 5908**, 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, our true and lawful Attornies for us and our name and on us 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 us 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 the 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 the 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 the 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 or 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



6. To the 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 the 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 the 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 or 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 attornet 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



-:: 12 ::-

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 construction 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 connection 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.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

FIRST SCHEDULE-I

DISTRICT North 24 parganas, Police Station New Barrackpore, Sub-registry Office at Sodepur under the collector of North 24 parganas, pargana Calcutta situated at Mouza - Aharampur, J.L. No.- 35, Touzi No.- 179, Re-Su No.- 98, R.S. Khatian No.- 391, R.S. Dag No.- 133, Corresponding to L.R. Dag No. 875, L.R. Khatian No. 369 area of bastu land about **02 (two) Kathas 08 (eight) Chittaks** more or less togetherwith **637 Sq.ft.** cemented flooring pucca one storied bulding standing thereon within the local limits New Barrackpore Municipality, under Ward No.- 1, Holding No.- 213/1, Haripada Biswas Sarani (Main Road East), which is butted and bounded by :-



-:: 13 ::-

On the North : 8 feet Municipal Road
On the South : Land and house of Arobinda Bhattacharya
On the East : 22 feet 8 inch. Haripada Biswas Sarani (Main Road East),
On the West : Land and house of Jitendra Nath Dutta

FIRST SCHEDULE-II

DISTRICT North 24 parganas, Police Station New Barrackpore, Sub-registry Office at Sodepur under the collector of North 24 parganas, pargana Calcutta situated at Mouza - Aharampur, J.L. No.- 35, Touzi No.- 1158, Re-Su No.- 97/98, R.S. Khatian No.- 392, R.S. Dag No.- 133, Corresponding to L.R. Dag No. 875, L.R. Khatian No. 1241 area of bastu land about **02 (two) Kathas 08 (eight) Chittaks** more or less togetherwith **100 Sq.ft.** kancha structure standing thereon within the local limits New Barrackpore Municipality, under Ward No.- 1, Holding No.- 214, Haripada Biswas Sarani (Main Road East), which is butted and bounded by :-

On the North : Land and house of Santosh Kr. Dutta & Jitendra Nath Dutta
On the South : 4 feet wide Municipal Road
On the East : 22 feet 8 inch. Haripada Biswas Sarani (Main Road East),
On the West : Land and house of Shyamal Indu

a

IN WITNESS WHEREOF we, the EXECUTANTS, doth hereby on this POWER
OF ATTORNES the 6th day of February Two Thousand Twenty Three SIGNED, SEALED
& DELIVERED

in the presence :

1. Krishna Gopal Saha Roy
S/o. Lt. Jogendra Lal Saha Roy
11, old Salara Road
New Barrage
KOL-700131

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

Drafted by :

Chiradip Dhar

Advocate

Barasat Judges' Court

Printed by:

S. Bhattacharjee

Mita Roychowdhury

Sanchita Roy Chowdhury

Chandana Roy Chowdhury

Priti Bhattacharya &
Priti Rani Bhattacharya by/Heretofore Somnath Sen

Sujog Bhattacharya

Balaka Biswas

Signature of the Executants
ASHLEY DEVELOPER

Rudra Saha Roy

ASHLEY DEVELOPER

Partner

Tanay Saha Chowdhury

Partner

Signature of the Attornes

RULE 44A OF THE I.R. ACT 1908

SANCHITA ROY CHOWDHURY.....

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

Mita Roy Chowdhury

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

(2) Name SANCHITA ROY 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

Sanchita Roy Chowdhury

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

(3) Name CHARNDANA ROY 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

Chandana Roy 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.

RULE 44A OF THE I.R. ACT 1908

PRITI BHATTACHARYA PRITIRANI BHATTACHARYA

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



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

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

PRITI BHATTACHARYA
PRITI RANI BHATTACHARYA by the Pen of SOMNATH SEN

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

(2) Name SUJOY BHATTACHARYA

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



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

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

Sujoy Bhattacharya

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

(3) Name BALAKA BISWAS

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



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

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

Balaka Biswas

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

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

RULE 44A OF THE I.R. ACT 1908

Rudrdeep Saha Roy

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



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

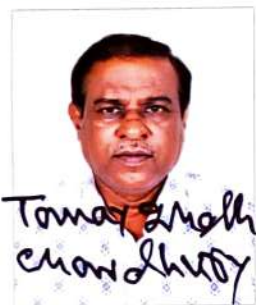
All the above fingerprints are of the abovenamed person and attested by the said person

Rudrdeep 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
R.H.	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. (✓)

(3) Name

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



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

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.

FORM 44A OF THE I.R. ACT 1908

DEEP SODA Roy

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



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

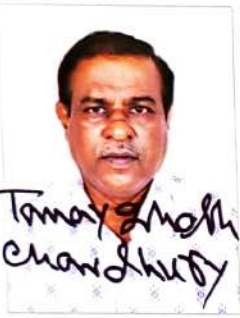
All the above fingerprints are of the abovenamed person and attested by the said person

Deep SODA Roy

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

(2) Name ...TANAY GHOSH CHOWDHURY

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



	LITTLE	RING	MIDDLE	FORE	THUMB
L.H.					
	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 (✓)



	LITTLE	RING	MIDDLE	FORE	THUMB
L.H.					
	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.

Major Information of the Deed

Deed No :	I-1524-00769/2023	Date of Registration	06/02/2023
Query No / Year	1524-8000312360/2023	Office where deed is registered	
Query Date	06/02/2023 1:10:01 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Sen Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836870826, Status : Advocate		
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. 43,55,101/-		
Stamp duty 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]:- 152400765/2023 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

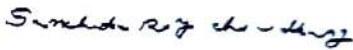
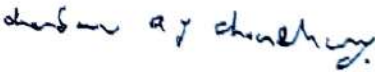
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-875	LR-369	Bastu	Bastu	2 Katha 8 Chatak		19,49,063/-	Width of Approach Road: 23 Ft., , Project Name :
L2	LR-875	LR-1241	Bastu	Bastu	2 Katha 8 Chatak		19,49,063/-	Width of Approach Road: 23 Ft., , Project Name :
		TOTAL :			8.25Dec	0 /-	38,98,126 /-	
	Grand Total :				8.25Dec	0 /-	38,98,126 /-	

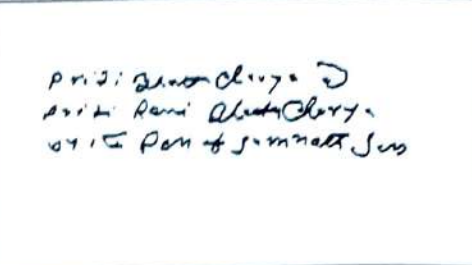
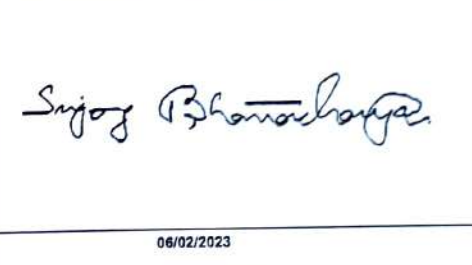
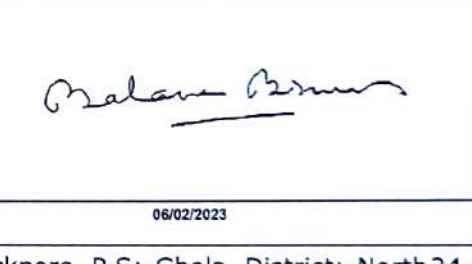
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	637 Sq Ft.	0/-	4,29,975/-	Structure Type: Structure
Gr. Floor, Area of floor : 637 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	737 sq ft	0 /-	4,56,975 /-	

Personal Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mita Roy Chowdhury Wife of Amitava Roy Chowdhury Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office	 06/02/2023	 LTI 06/02/2023	 06/02/2023
266, S N Banerjee Road, 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.:: Bxxxxxxx4I, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
Sanchita Roy Chowdhury Wife of Late Arunava Roy Chowdhury Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office	 06/02/2023	 LTI 06/02/2023	 06/02/2023
266, S N Banerjee Road, 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.:: Bsxxxxxx9j, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
Chandana Roy Chowdhury Wife of Asitava Roy Chowdhury Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office	 06/02/2023	 LTI 06/02/2023	 06/02/2023
266, S N Banerjee Road, 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.:: Cjxxxxxx5f, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			

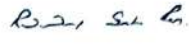
Name	Photo	Finger Print	Signature
Prati Bhattacharya, (Alias: Prati Bhattacharya) Son of Late Arun Bhattacharya Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
06/02/2023	LTI 06/02/2023	06/02/2023	
214/2, Main Road East, City:- Not 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.:: Gtxxxxxx5d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Sujoy Bhattacharya Son of Late Arun Bhattacharya Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
06/02/2023	LTI 06/02/2023	06/02/2023	
214/2, 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.:: Bkxxxxxx3n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
6 Balaka Biswas Wife of Biplab Biswas Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
06/02/2023	LTI 06/02/2023	06/02/2023	
214/2, Main Road East, 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.:: Bqxxxxxx7r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			

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

ve Details :

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Rudradeep Saha Roy (Presentant) Son of Krishna Gopal Saha Roy Date of Execution - 06/02/2023, , Admitted by: Self, Date of Admission: 06/02/2023, Place of Admission of Execution: Office	 Feb 6 2023 1:38PM	 LTI 06/02/2023	 06/02/2023
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)			
Name	Photo	Finger Print	Signature
Tanay Ghosh Chowdhury Son of Late Hemlal Ghosh Chowdhury Date of Execution - 06/02/2023, , Admitted by: Self, Date of Admission: 06/02/2023, Place of Admission of Execution: Office	 Feb 6 2023 1:39PM	 LTI 06/02/2023	 06/02/2023
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	 06/02/2023	 06/02/2023	 06/02/2023
Identifier Of Mita Roy Chowdhury, Sanchita Roy Chowdhury, Chandana Roy Chowdhury, Priti Bhattacharya, Sujoy Bhattacharya, Balaka Biswas, Rudradeep Saha Roy, Tanay Ghosh Chowdhury			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mita Roy Chowdhury	Ashley Developer-0.6875 Dec
2	Sanchita Roy Chowdhury	Ashley Developer-0.6875 Dec
3	Chandana Roy Chowdhury	Ashley Developer-0.6875 Dec
4	Priti Bhattacharya	Ashley Developer-0.6875 Dec
5	Sujoy Bhattacharya	Ashley Developer-0.6875 Dec
6	Balaka Biswas	Ashley Developer-0.6875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mita Roy Chowdhury	Ashley Developer-0.6875 Dec
2	Sanchita Roy Chowdhury	Ashley Developer-0.6875 Dec
3	Chandana Roy Chowdhury	Ashley Developer-0.6875 Dec
4	Priti Bhattacharya	Ashley Developer-0.6875 Dec
5	Sujoy Bhattacharya	Ashley Developer-0.6875 Dec
6	Balaka Biswas	Ashley Developer-0.6875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mita Roy Chowdhury	Ashley Developer-106.16666700 Sq Ft
2	Sanchita Roy Chowdhury	Ashley Developer-106.16666700 Sq Ft
3	Chandana Roy Chowdhury	Ashley Developer-106.16666700 Sq Ft
4	Priti Bhattacharya	Ashley Developer-106.16666700 Sq Ft
5	Sujoy Bhattacharya	Ashley Developer-106.16666700 Sq Ft
6	Balaka Biswas	Ashley Developer-106.16666700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mita Roy Chowdhury	Ashley Developer-16.66666700 Sq Ft
2	Sanchita Roy Chowdhury	Ashley Developer-16.66666700 Sq Ft
3	Chandana Roy Chowdhury	Ashley Developer-16.66666700 Sq Ft
4	Priti Bhattacharya	Ashley Developer-16.66666700 Sq Ft
5	Sujoy Bhattacharya	Ashley Developer-16.66666700 Sq Ft
6	Balaka Biswas	Ashley Developer-16.66666700 Sq Ft

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:- 875, LR Khatian No:- 369	Owner:জিতেন্দ্র নাথ দত্ত, Gurdian:নিবারন চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 875, LR Khatian No:- 1241	Owner:ক্ষিতীশ চন্দ্র দত্ত, Gurdian:নিবারন দত্ত, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Owner Name not selected by applicant.

on 06-02-2023

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

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

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

Presented for registration at 13:28 hrs on 06-02-2023, at the Office of the A.D.S.R. SODEPUR by Rudradeep Saha Roy ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,55,101/-

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

Execution is admitted on 06/02/2023 by 1. Mita Roy Chowdhury, Wife of Amitava Roy Chowdhury, 266, S N Banerjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 2. Sanchita Roy Chowdhury, Wife of Late Arunava Roy Chowdhury, 266, S N Banerjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 3. Chandana Roy Chowdhury, Wife of Asitava Roy Chowdhury, 266, S N Banerjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 4. Priti Bhattacharya, Alias Priti Rani Bhattacharya, Wife of Late Arun Bhattacharya, 214/2, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 5. Sujoy Bhattacharya, Son of Late Arun Bhattacharya, 214/2, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 6. Balaka Biswas, Wife of Biplab Biswas, 214/2, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife

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 06-02-2023 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 06-02-2023 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

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/-

Amount of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8729, Amount: Rs.100.00/-, Date of Purchase: 31/01/2023, Vendor name: SAMRAT BOSE



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

...icate of Registration under section 60 and Rule 69.
...gistered in Book - I
Volume number 1524-2023, Page from 46725 to 46754
being No 152400769 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.02.07 13:03:23 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/02/07 01:03:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)