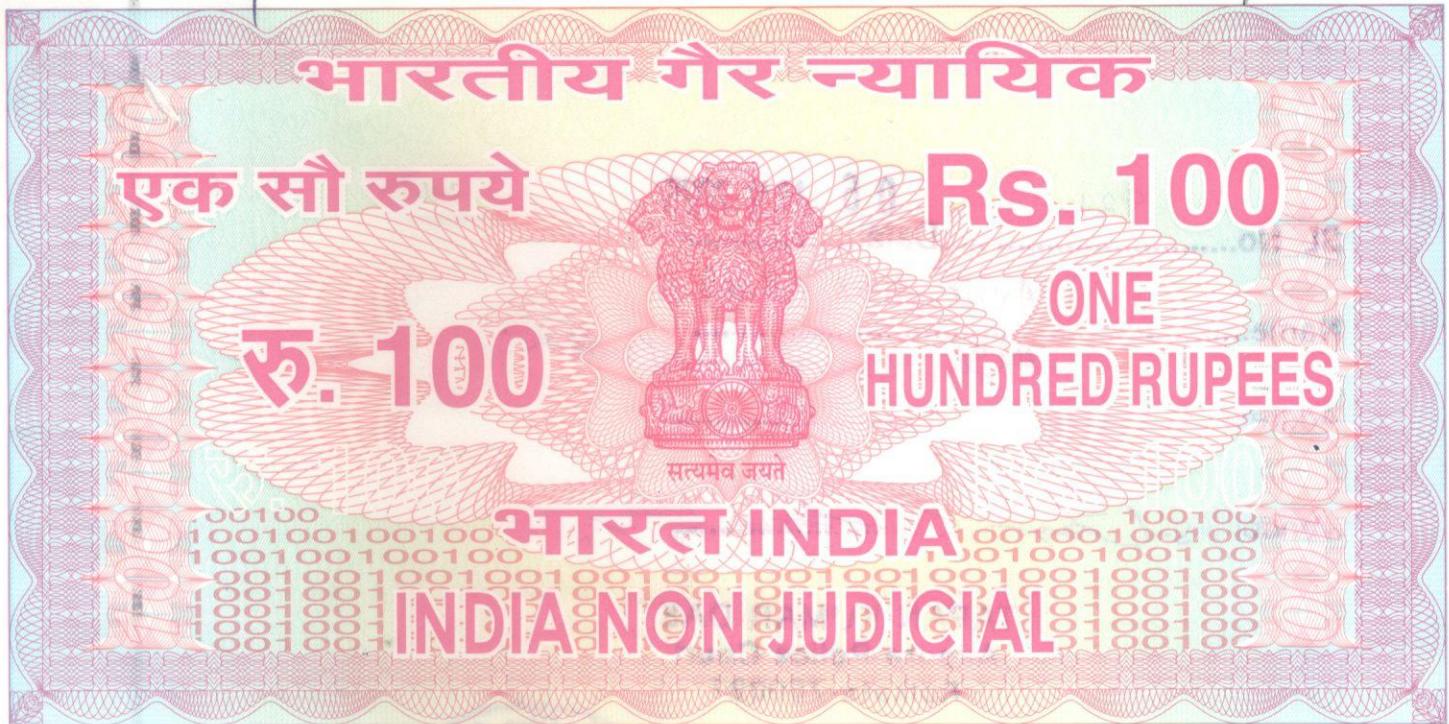


532/25

I-00519/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 144673

✓
1/2/2025
8/1/2025
C - 1
Certified that the document is admitted to
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.

✓
District Sub-Register-II
Alipore, South 24-pargana

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, **1) SRI ROHIT CHOWDHARY**, son of Sri Gopal Prasad Choudhary, (PAN NO. ACNPC6299A) (AADHAAR NO. 3478 4552 9713) by faith – Hindu, by occupation – business, by Nationality Indian, residing at Premises No.20/8A, S.N. Roy Road No.2 Chaterjee Colony, Police Station -Behala, Calcutta 700 038, **(2) MRS, RIMA CHAURASIA**, (PAN ACXPC 5272D) (Aadhaar No. 4955 4416 9183) wife of Sri Manoj Kumar Chaurasia by faith – Hindu, by

Rima Chaurasia

Rohit Choudhary

13 JAN 2025

931.

06 JAN 2025

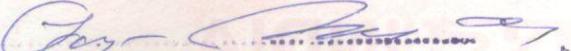
SL No..... Date.....

Amit Das (Adv.)

Name.....

High Court Calcutta

Address.....

Vendor Sig.. 

TAPAN KUMAR DAS

Alipore Police Court

Kolkata-700027



Amit Mandal

s/o Harshik Ch. Mandal

Occupation - Service

48, Bhetsala, B.B.T Road,

P.O-Bruce Bridge, Kolkata-700088.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

13 JAN 2025

occupation - business, by Nationality Indian, residing at Premises No.15B, Priyanath Mullick Road, Post office Kalighat, Police Station Bhawanipore, Kolkata-700026, West Bengal hereinafter called and referred to as the **PRINCIPALS SEND GREETINGS.**

WHEREAS by virtue of an Indenture of Conveyance in Bengali Vernacular dated 24th day of Aashaar, 1381 B.S. corresponding to 09th July, 1974 by Sri Rama Prasad Bhattacharya and Smt. Dipti Bhattacharrya, therein to as the Vendors of the one part, granted, sold, conveyed, transferred, assured, alienated and assigned, absolutely and forever at or for a consideration mentioned therein ALL THAT piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24, comprised in CS Dag Nos. 525, RS Khatian No. 227, Mouza - Italghata, Pargana-Magura, J.L. No. 10, Touzi No. 53, within the limits of South Suburban Municipality, being Municipal holding No. 125/115, P.N. Mitra Brick Field Road, Police Station - Behala, District -24-Parganas, presently premises No.191, P.N. Mitra Brick Field Road, Police Station - Behala, Kolkata 700008, unto and in favour of Sri Ashis Kumar Maity, son of Late Kartick Chandra Maity, therein referred to as the purchaser of the other part, the said Indenture has duly been registered in the Office of the Sub-Registrar of Alipur, 24 Parganas and recorded in Book No. I, Volume No. 102, Pages 98 to 105, Being No. 3781 for the year 1974.

Rima Chaurasia

Rohit Choudhury

AND WHEREAS in the above manner, the said Sri Ashis Kumar Maity, became absolute owner of the said land and thereafter mutated his name in the Assessment Records of the then Calcutta Municipal Corporation presently the Kolkata Municipal Corporation, in respect of the said property being Municipal Holding 125/115, P.N. Mitra Brick Field Road, Police Station, Behala in the District of South 24 – Parganas, presently premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala, Kolkata 700008, and started enjoying his said property by raising or constructing one R.T. shed structure thereon at his own cost and expenses and paying rate and taxes.

AND WHEREAS in due course of time and Sri Ashhis Kumar Maity, executed a Deed of Conveyance dated 27th day of April, 2013, therein referred to as the Vendor of the one Part, granted, sold, conveyed, transferred, assured, alienated and assigned, absolutely and forever at or for a consideration mentioned therein **ALL THAT** piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24 along with one R.T. shed structure measuring more or less 100 sq ft thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits of ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, in the District of South 24 Parganas presently premises No.191, P.N. Mitra Brick Field Road, Police Station –

Rima Chaurasia
Rohit Choudhury

Behala, Kolkata 700008, unto and in favour of Manoj Kumar Chaurasia & Rohit Choudhary, therein jointly referred to as the Purchasers of the other Part, the said Indenture has duly been registered in the Office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No.I, CD Volume No. 8, Pages 8993 to 9008, Being No. 4164 for the year 2013;

AND WHEREAS by dint of the said purchase said Manoj Chaurasia & Rohit Choudhary jointly became the joint owners of said property and mutated their names in the municipal records of The Kolkata Municipal Corporation and started paying the Municipal rates and taxes vide Assessee No. 41-116-12-0191-5 with respect to newly numbered Municipal Premises No. 191, P.N.M. Brick Field Road Kolkata-700008.

AND WHEREAS for proper utilization of the said property, said Manoj Kumar Chaurasia & Rohit Choudhury mutually decided to construct residential building after demolishing the old residential tenanted structure standing thereon.

AND WHEREAS to fulfill their above desire said Manoj Kumar Chaurasia & Rohit Choudhary, duly applied for and obtained sanctioned of building Plan being Sanction No. 2021130137 dated 13/11/2021 from the Kolkata Municipal Corporation for construction of G+III storied residential Building having several residential units including reinstatement of the existing tenant.

AND WHEREAS out of natural love and affection towards his wife Smt. Rima Chaurasia said Manoj Kumar Chaurasia by a

Rima Chaurasia

Rohit Choudhary

Deed of Gift dated 20th June, 2024 gifted his 50% share being All that piece and parcel of land measuring about 1 cottah 8 chittacks be the same a little more or less being Plot No.P-24 along with one R.T. shed structure measuring more or less 50 sq ft thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits off ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, in the District of South 24 Parganas, presently premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala,Kolkata 700008 to his wife Smt Rima Chaurasia which deed was registered before the A.D.S.R.Behala recorded in Book No. I, Volume No. 1607-2024, pages from 152433 to 152451 as Deed No.160705446 for the year 2024.

AND WHEREAS by the dint of the aforesaid Deed of Gift said Smt. Rima Chaurasia became the owner of 50% share of the said property being **ALL THAT** piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24 along with one R.T. shed structure measuring more or less 100 sq ft thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits off ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, presently being Municipal premises

Rima Chaurasia

RoLit Choudhury

No.191, P.N. Mitra Brick Field Road, Police Station – Behala, Kolkata 700008, in the District of South 24 Parganas .

AND WHEREAS Rohit Choudhury & Smt. Rima Chaurasia became the joint owners of the said property being **ALL THAT** piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24 along with one R.T. shed structure measuring more or less 100 sq ft thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits off ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, presently being Municipal premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala, Kolkata 700008, in the District of South 24 Parganas .

NOW YE BY THESE PRESENTS that We, **(1) SRI ROHIT CHAUDHARY**, son of Sri Gopal Prasad Choudhary, **(PAN NO. ACNPC6299A) (AADHAAR NO. 3478 4552 9713)** by faith – Hindu, by occupation – business, by Nationality Indian, residing at Premises No.20/8A, S.N. Roy Road No.2 Chaterjee Colony, Police Station –Behala, Calcutta 700 038, **(2) MRS, RIMA CHAURASIA, (PAN ACXPC 5272D) (Aadhaar No. 4955 4416 9183)** wife of Sri Manoj Kumar Chaurasia by faith – Hindu, by occupation – business, by Nationality Indian, residing at

Rima Chaurasia

Rohit Choudhary

Premises No.15B,Priyanath Mullick Road ,Post office Kalighat, Police Station Bhawanipore, Kolkata-700026, West Bengal do hereby send greetings and hereby appoint, nominate and constitute **M/S. CHAUDHARY CONSTRUCTION, A PARTNERSHIP FIRM, (PAN AAUFC4610J)** having its registered office at 22, 20/8, S. N. Roy Road, 2 no. Chatterjee Colony, P.O. Sahapur Colony,P.O.-Sahapur Kolkata-700038, West Bengal, represented by its partners namely **(1) GOPAL PRASAD CHAUDHARY**, son of RAM CHANDRA CHAUDHARY,(**PAN NO. ACQPC7776H**), **(Aadhaar No.7613 2163 3354)**, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 20/8A S. N. Roy Road Sahapur S. O. Kolkata - 700038, West Bengal , **(2) CHANDAN CHAUDHARY**, son of **GOPAL PRASAD CHAUDHARY**, **(PAN NO.AEUPC8100K)**, **(Aadhaar No. 4437 8295 5472)**, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 20/8A S. N. Roy Road Sahapur S. O. Kolkata -700038, West Bengal to be our true and lawful -attorneys in our name and on our behalf to do all acts, deed, matters and things as mentioned hereinafter specifically.

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof and to look after said and to control all the areas, for the Development of said land and construction of a Multi Storied building

Rima Choudhury

Rohit Choudhury

thereon as per sanctioned Plan which to be approved by the Kolkata Municipal Corporation.

2. To sign, execute and submit all development plans, documents, statements, papers, undertaking, declarations as may be required for necessary sanction, Modification and/or alteration of Development Plans by the Kolkata Municipal Corporation and other appropriate authorities.
3. To appear and represent us before any necessary authorities including the Kolkata Municipal Corporation, Municipal Development Authority, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government; of West Bengal in connection with the sanction, modification and/or alternation of Development Plans etc. of the aforesaid land.
4. To pay fees obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alternation of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and sub-contractors for the

Rima Chaurasia

Rohit Choudhary

aforesaid purpose as the said Attorneys shall think fit and proper.

5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorneys may deem fit and proper and for that purpose to take down, demolish and/or remove any home, building and/or structure of whatsoever nature on the said premises, if any as our said Attorneys shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds, and things as may be deemed fit and proper by the said Attorneys.
8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.

Rima Chaurasia

Rohit Choudhary

9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorneys may deem fit and proper.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or licence fees from the occupants thereof if any.
11. To appear and represent us before all authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorneys may deem fit and proper .
12. To negotiate with others for sale of the Flat/Flats, in proposed building on the said premises alongwith proportionate share of land except the proportionate share which will be kept reserved for us as per agreement deed at any terms and conditions as the said Attorneys shall think fit and proper.
13. To collect advance or part payment or full consideration from the intending purchasers of flats/alongwith the

Rima Chaurasia

Rohit Choudhary

proportionate share of land on our behalf except the portions which will be kept reserved for us as per said Agreement and the said Attorneys shall appropriate the sale-proceeds.

14. To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of flats/ alongwith the proportionate share of land as the said Attorneys shall think fit and proper.
15. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
16. To transfer, flats of the proposed buildings alongwith the proportionate share of land, which -are lying there at the said allocated portion of the Developer represented by our Attorneys at our premises or any part thereof on such terms and conditions as our said Attorneys shall think fit and proper.
17. To take steps for Registration of Flats/Appurtenances of the allocated portions of the Developer alongwith the proportionate share of land represented by our Attorneys under the West Bengal Apartment Ownership Act or any other law or laws as the case may be.

Rima Chaurasia

Rohit Choudhury

18. To enter into an Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of Sale of flat/s, units and/or car-parking spaces within Developers Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the names of intending purchaser/s from any financial concern by depositing and mortgaging flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance of any other instruments and documents in respect of Sale of, flat/s, units and/or car parking space in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development.

19. To receive the consideration money in cash or by Cheque/Draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car-parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.

Rima Chaurasia

Rohit Choudhary

20. To present any deed or deeds of sale conveyance, or conveyances of other documents for registration and when executed by them in our names and on our behalf before the Addl. District Sub-Registrar and District Registrar and R.A, Kolkata having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property -or portion of it which our said attorneys shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
21. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgement or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
22. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of

Rima Chaurasia

Robit Choudhury

the said premises and also to present and proceeds writ applications in respect thereof.

23. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications therefore.
24. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorneys, appeal or any other documents or papers in any proceedings or in any way connected therewith.
25. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.
26. To for all or any of the purpose hereinbefore stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan building/site plan and to receive the Completion Certificate from the Competent Authority.
27. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain

Rima Chaurasia

Rohit Choudhary

proposes/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.

28. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as our attorneys in relation to all matters for our said land and building and on our behalf to do all instruments, acts, deeds, matters and things as fully and effectually we would do and personally present.

AND we do hereby ratify and confirm and agree or undertake to ratify and confirm all the whatsoever our said attorneys appointed under this Power of Attorney in that hereinabove contained shall lawfully do or to be done in the right of or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/Transaction as per the said Agreement.

29. Be it specifically stated that the Schedule mentioned property is not situated within the notified and cantonment area and no embargo and/or restriction has been imposed by the Local Authority/ Competent Authority/ Govt.

Rima Chaurasia

Rohit Choudhary

Authority for transferring the land/flat in question and if restriction prevails in that event Principals will be held responsible for that.

30. This Power of Attorney is revocable in nature.

AND GENERALLY to do and cause to be done all lawful acts deeds matters and things necessary for the maintenance and protect our interest of the estate morefully and particularly described in the schedule hereunder written which we could or would do as if we are personally present.

AND we do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bonafide done or cause to be done by our Attorneys by virtue of this Power of Attorney which shall be constructed as acts deeds and things done and cause to be done by our to all intents and purpose as if we personally present.

Rima Chaurasia

Robit Choudhury

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24 along with one R.T. shed structure measuring more or less 100 sq ft thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana-Magura, J.L. No.10, Touzi No. 53, within the limits of ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, presently being Municipal premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala,Kolkata 700008. Assessee No.411161201915 on which a **G+IV** storied building shall be erected the said property is butted and bounded by: -

ON THE NORTH : By Plot No. 25 and

ON THE SOUTH: By Plot No. 23 and

ON THE EAST : By Plot No. 10 and 11 and

ON THE WEST : By P.N. Mitra Brick Field Road;

Rima Chaurasia

Rohit Choudhary

IN WITNESS WHEREOF We, put respective hand and seal on this the 13th day of January, 2025 in the presence of the following witnesses.

SIGNED SEALED AND DELIVERED

In the presence of :-

WITNESSES

1. Shobha Bistram
161 Dr. B.C. Roy Road
Kolkata - 700149

Rima Chaurasia

Rohit Choudhary

EXECUTANTS/PRINCIPALS

2. Arijit Mondal
48, Bhetsala, B.B.T. Road
P.O. Bruce Bridge, Kolkata - 700088.

We agree and confirm

CHOWDHARY CONSTRUCTION

Sopel Basu Choudhary
Partner

Drafted by me,

Amrit Das

Advocate

W.B. 186/93

ATTORNEYS
CHOWDHARY CONSTRUCTION

Chandan Choudhary
Partner

ATTORNEY

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

ROHIT CHOURHARY

Name _____
Signature _____

Rohit Choudhary



Left Hand

Right Hand

RIMA CHAURASIA

Name _____
Signature _____

Rima Chaurasia



Left Hand

Right Hand

SOPAL PRASAD CHOURHARY

Name _____
Signature _____

Sopal Prasad Choudhary



Left Hand

Right Hand

CHANDAN CHOURHARY

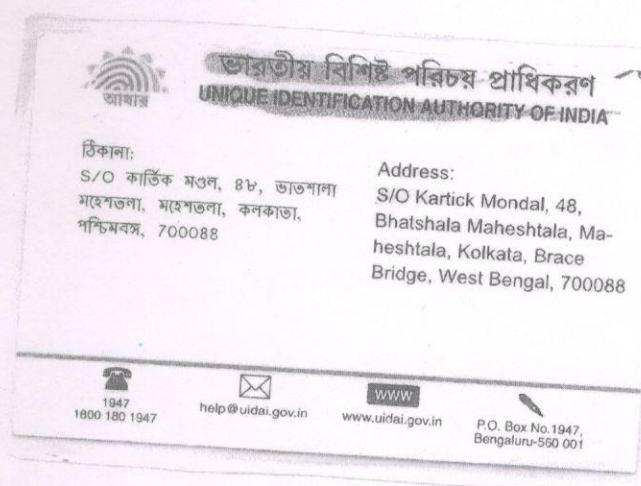
Name _____
Signature _____

Chandan Choudhary

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

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



Arijit Mondal.

Major Information of the Deed

Deed No :	I-1603-00519/2025	Date of Registration	13/01/2025
Query No / Year	1603-8000111131/2025	Office where deed is registered	
Query Date	13/01/2025 1:02:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMIT DAS Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9674034801, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 24,29,998/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300516/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

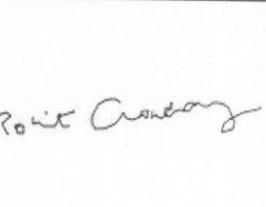
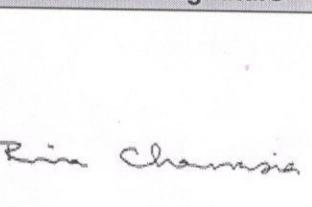
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: P. N. Mitra Brick Field Road, , Premises No: 191, , Ward No: 116 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha		23,99,998/-	Property is on Road , Project Name :
Grand Total :				4.95Dec	0 /-	23,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	30,000 /-	

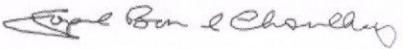
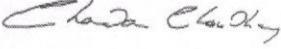
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature	
Mr ROHIT CHOURHARY Son of Mr GOPAL PRASAD CHOURHARY Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office		 Captured			
20/8A, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ACxxxxxx9A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office					
2	Name	Photo	Finger Print	Signature	
Mrs RIMA CHAURASIA Wife of Mr MANOJ KUMAR CHAURASIA Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office		 Captured			
15B, PRIYANATH MULLICK ROAD, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ACxxxxxx2D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office					

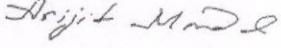
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CHOUDHARY CONSTRUCTION 22, 20/8, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.: AAxxxxxx0J, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOPAL PRASAD CHAUDHARY (Presentant) Son of Mr RAM CHANDRA CHAUDHARY Date of Execution - 13/01/2025, , Admitted by: Self, Date of Admission: 13/01/2025, Place of Admission of Execution: Office		 Captured	
		Jan 13 2025 1:14PM	LTI 13/01/2025	13/01/2025
20/8A, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx6H,Aadhaar No Not Provided Status : Representative, Representative of : CHAUDHARY CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr CHANDAN CHAUDHARY Son of Mr GOPAL PRASAD CHAUDHARY Date of Execution - 13/01/2025, , Admitted by: Self, Date of Admission: 13/01/2025, Place of Admission of Execution: Office		 Captured	
		Jan 13 2025 1:15PM	LTI 13/01/2025	13/01/2025
20/8A, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx0K,Aadhaar No Not Provided Status : Representative, Representative of : CHAUDHARY CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARIJIT MONDAL Son of Mr KARTICK CHANDRA MONDAL 48, BHATSALA, B B T ROAD, City:- , P.O:- BRACE BRIDGE, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700088		 Captured	
Identifier Of Mr ROHIT CHAUDHARY, Mrs RIMA CHAURASIA, Mr GOPAL PRASAD CHAUDHARY, Mr CHANDAN CHAUDHARY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT CHOURHARY	CHOURHARY CONSTRUCTION-2.475 Dec
2	Mrs RIMA CHOURASIA	CHOURHARY CONSTRUCTION-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT CHOURHARY	CHOURHARY CONSTRUCTION-50.00000000 Sq Ft
2	Mrs RIMA CHOURASIA	CHOURHARY CONSTRUCTION-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160300519 / 2025

On 13-01-2025

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 13:08 hrs on 13-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr GOPAL PRASAD CHOUDHARY ,.

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 24,29,998/-

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

Execution is admitted on 13/01/2025 by 1. Mr ROHIT CHOUDHARY, Son of Mr GOPAL PRASAD CHOUDHARY, 20/8A, S. N. ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Mrs RIMA CHAURASIA, Wife of Mr MANOJ KUMAR CHAURASIA, 15B, PRIYANATH MULLICK ROAD, P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ARIJIT MONDAL, , , Son of Mr KARTICK CHANDRA MONDAL, 48, BHATSALA, B B T ROAD, P.O: BRACE BRIDGE, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700088, by caste Hindu, by profession Service

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

Execution is admitted on 13-01-2025 by Mr GOPAL PRASAD CHOUDHARY, PARTNER, CHOUDHARY CONSTRUCTION, 22, 20/8, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr ARIJIT MONDAL, , , Son of Mr KARTICK CHANDRA MONDAL, 48, BHATSALA, B B T ROAD, P.O: BRACE BRIDGE, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700088, by caste Hindu, by profession Service

Execution is admitted on 13-01-2025 by Mr CHANDAN CHOUDHARY, PARTNER, CHOUDHARY CONSTRUCTION, 22, 20/8, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr ARIJIT MONDAL, , , Son of Mr KARTICK CHANDRA MONDAL, 48, BHATSALA, B B T ROAD, P.O: BRACE BRIDGE, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700088, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment 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 931, Amount: Rs.100.00/-, Date of Purchase: 06/01/2025, Vendor name: T KR DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 20719 to 20745

being No 160300519 for the year 2025.



Dhara

Digitally signed by Debasish Dhar
Date: 2025.01.15 15:32:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/01/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.