

1984/2024

I-1933/2024



Certified that this document is
admitted to Registration. The
signature of the person whose
Endorsement is attached to the
document are part of this document.

Additional Deputy Registrar
Sealdah

17.5.24

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

KNOW ALL MEN BY THESE PRESENTS, We, 1) SMT. KALPANA KUNDU, wife of late Brojo Gopal Kundu, by Occupation- housewife, residing at P-35A, Sector-A, Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Pragati Maidan (formerly Tiljala), West Bengal, 2) SMT BIPASHA KUNDU, wife of Sri Somnath Kundu and daughter of late Brojo Gopal Kundu, by Occupation- housewife, residing at G H 7/7, Ashray Apartment, Flat No. 2C, Nabapally, near Jagriti Sangha club, Baguiati, Jyangra,, Post Office-Baguiati, Police

Station- Baguiati, Kolkata- 700059, North 24 Parganas, Wes Bengal, **AND 3) SMT. BALAKA NANDY**, wife of Sri Goutom Nandy and daughter of late Brojo Gopal Kundu, by Occupation- housewife, residing at Rajendra Nibas, Sahaganj Nandi Bari, Magra, Police Station- Chinsurah, Post Office-Sahaganj, Hooghly-712104, all are by Religion- Hindu, all are by Nationality-Indian, hereinafter called and referred to as the **"LAND OWNERS/PRINCIPALS/EXECUTANTS"**.

We do hereby nominate, constitute and appoint **SRI JOYDEEP NAG** Son of late Pulak Kanti Nag, by faith- Hindu, by Nationality- Indian, by Occupation – Business, residing at P-88, Sector-"B", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, by faith- Hindu, by Nationality- Indian, by Occupation – Business, the Proprietor of **"RAJNANNDINI DEVELOPER"**, a proprietorship firm, having its Principal Place of business at P-88, Sector- "B", Metropolitan Co-operative Housing Society Ltd., Police Station-Tiljala now Pragati Maidan, Kolkata-700105, District- 24 Parganas (South), West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorized & lawful Attorney for us in our name on our behalf and to do exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS, we are the absolute owners of **ALL THAT** piece and parcel of a plot of land measuring about 4 (four) Cottahs more or less butted and bounded by Pucca boundary wall all around along with a double storied building of (i.e. ground floor covered area 1000 sq.ft. more or less and First floor covered area 1000 sq.ft. more or less) with 12 years old cemented floor being known and numbered as Plot No. 35A in Sector-A of Metropolitan Co-op. Housing Society Ltd., lying and / or situated in the District- 24 Parganas (Now South 24 Parganas), Touzi-173 & 1298/2833, J.L.No.-2, Mouza- Dhapa & Nimakpoktan, R.S.No.

236, C. S. Khatian Nos.- 654,609,612 Revisional Settlement Khanda Khatian Nos. 407,408,352 and 353, District Survey and Settlement Khatian Nos. 2, 214 and 43 corresponding to the entire R.S.Dag Nos.- 248,186,187,167, 87, 31 & 209 and Dag Nos. 201, 140, 87, 209 and 141 under P.S.- Jadavpur (Old Tollygunge) at present Police Station- Tiljala now Pragati Maidan under the District collectorate at Alipore alongwith two storied building being Municipal Premises No. A/P-35A/A, Canal South Road/Chingrighata Village, under Police Station- Pragati Maidan (formerly Tiljala) within the limits of the Kolkata Municipal Corporation, Ward No.57, Borough No.VII, which is more fully described in the Schedule- "A" hereunder written, hereinafter called as the "Said Premises", by receiving the same by way of a deed.

AND WHEREAS, We, Kalpana Kundu, Bipasa Kundu and Balaka Nandy entered into a Registered Development Agreement with the said **"RAJNANNDINI DEVELOPER"**, having its Principal Place of business at P-88, Sector- "B", Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Pragati Maidan (formerly Tiljala), West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its proprietor namely **SRI JOYDEEP NAG** son of late Pulak Kanti Nag, by faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at P-88, Sector-"B", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, in respect of the aforesaid property which is more fully described in the Schedule hereinafter written, which is owned by us. The said Development Agreement was registered on17/05/2024, in the office of the A.D.S.R., Sealdah, South 24 Parganas, and recorded as in Book No. I, bearing Deed No.1925..... for the year 2024.

Kalpana Kundu

[Signature]



AND WHEREAS, referencing the above Registered Agreement for Development and for smooth development work, we, the Principal/Landowner/executant appointing the said **ATTORNEY HOLDER** as our true authorized and lawfull attorney for our name and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To manage and maintain the said premises including the building/s to be constructed thereon.
2. To represent us before the Various departments namely Building department, Survey, Assessment, Water supply, drainage etc. of the Kolkata municipal Corporation & Kolkata Metropolitan Development Authority in all respects as regards our said property mainly for preparing necessary drawings, plan and documents for submission of Building Plan and / or amended plan to any existing plan or plans and to receive the said building plan.
3. To sign, submit, deliver and receive building plans and all applications and all other papers, which may be necessary for sanctioning the building plan in relation or in connection with the said property before the Various departments namely Building department, Survey, Assessment, Water supply, drainage etc. of the Kolkata Municipal Corporation and Kolkata Metropolitan Development Authority.
4. To sign, submit, deliver and receive all applications and all other papers, which may be necessary for any purpose in relation to or in connection with the said property before the Various departments namely Building department, Survey, Assessment, Water supply, drainage etc., of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade Authority, Electric Supply Authority, Insurance Company, Tax, Police Authority or any Govt. or semi Govt.



offices. and to swear in affidavit in connection with sanction the Building plan for the proposed building and further to execute any deed or document in favour of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority in respect of boundary declaration, gift deed as required by the Kolkata Municipal Corporation and present the said deed for registration before any registration authorities.

5. To appear and represent before the authorities of the Various departments namely Building department, Survey, Assessment, Water supply, drainage etc. of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, C.E.S.C. Ltd., Income Tax Authorities, and authorities of Town & Country Planning Act, Airport Authority of India, Registrar Assurance of Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and to do all the needful as per terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, garage spaces of Developer's Allocation.
6. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration 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-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
7. To pay all Municipal and other statutory Taxes, Rates and charges in respect of the said land and premises on our behalf




and in our name as and when the same will become due and payable.

8. To enter into any 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 Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement.
9. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf except Owner's allocation mentioned in the Schedule "B" hereunder written.
10. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding, and/or Deed of Conveyance, and/or any other instruments and documents in respect of sale of flats, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation mentioned in the Schedule "C" hereunder written as per said Registered Agreement for Development.
11. 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.
12. To do all the needful according to the conditioned mentioned in the said Registered Agreement for Development regarding negotiation, agreement/contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.



13. To instruct the Advocate/Lawyer for preparing and/or drafting such Agreements, instruments, deeds & documents and other such papers as per terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building relating to Developer's Allocation in our said premises.
14. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.
15. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said Premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
16. That our Attorneys will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for sale/Deeds of Conveyance in favour of any intending purchasers in respect of Developer's allocation according to the conditioned mentioned in the aforesaid Registered Agreement for Development on behalf of us.
17. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the conditioned mentioned in the said Registered Development Agreement.
18. The Attorneys will do the aforesaid acts, deeds and things regarding Development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.
19. The Principal shall have the right to sign all documents including the plan of the Kolkata Municipal Corporation.



For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our attorneys in relation to all matters touching my said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

:- THE SCHEDULE "A" ABOVE REFERRED TO :-

ALL THAT, piece and parcel of a plot of land measuring about 4 (four) Cottahs more or less, butted and bounded by Pucca boundary wall all around along with a two storied building of about 2000 Sq. ft. standing thereon (i.e. ground floor covered area 1000 sq.ft. more or less and First floor covered area 1000 sq.ft. more or less) with 12 years old cemented floor being known and numbered as Plot No. 35A in Sector-A of Metropolitan Co-op. Housing Society Ltd., lying and / or situated in the District- 24 Parganas (Now South 24 Parganas), Touzi-173 & 1298/2833, J.L.No.-2, Mouza- Dhapa & Nimakpoktan, R.S.No. 236, C. S. Khatian Nos.- 654,609,612 Revisional Settlement Khanda Khatian Nos. 407,408,352 and 353, District Survey and Settlement Khatian Nos. 2, 214 and 43 corresponding to the entire R.S.Dag Nos.-



248,186,187,167, 87, 31 & 209 and Dag Nos. 201, 140, 87, 209 and 141 under P.S.- Jadavpur (Old Tollygunge) at present P.S.-Tiljala now Pragati Maidan under the District collectorate at Alipore being Municipal Premises No. **A/P-35A/A**, Canal South Rd/Chingrighata Village, Kolkata- 700105 under Police Station- Pragati Maidan (formerly Tiljala) within the limits of the Kolkata Municipal Corporation, Ward No.57, Borough No.VII, Zone-(Metropolitan Co-op. to Metropolitan Co-op.) which is butted and bounded as follows:-

ON THE NORTH : Plot No. 5 in the Sector A

ON THE SOUTH : 30'-0" Wide Road

ON THE EAST : Plot No. 35B in the Sector A

ON THE WEST : Plot No. 35 in the Sector A

:- THE SCHEDULE "B" ABOVE REFERRED TO :-

(OWNERS' ALLOCATION)

ALL THAT piece and parcel of the entire 1st floor and entire 3rd floor along with 2 (two) car parking space on the Ground Floor front side with 1 (one) no. car parking space in the side open space of the newly constructed G+IV storied building. Apart from the above allocation the Owners shall be entitled to a consideration amount of Rs. 5200000/- (Rupees Fifty Two Lakh) Only out of which a sum of Rs. 150000/- (Rupees One Lakh Fifty Thousand) only has paid by the Developer to the Owners at the time of signing of this agreement and Rs. 1050000/- (Rupees Ten lakh Fifty Thousand) only will be paid within 1 (one) month from the date of signing of this agreement and remaining Rs. 4000000/- (Rupees Forty Lakh) only will be paid in 6 (Six) nos. installment in different dates before handing over possession of the Owners respective allocation..

11



10

SCHEDULE - 'C' ABOVE REFERRED TO :

(DEVELOPER'S ALLOCATION)

ALL THAT, piece or parcel of the balance mentioned F.A.R. of the Q=IV started building at Schedule - 'A' Promises consists of the back side half portion Ground Floor flat, entire 2nd Floor and entire 3rd Floor consists of several Flats/units along with 2 (two) Car Parking Space on the Ground floor front side with 1 (one) car parking space in the side open space together with the undivided, proportionate share of land and premises and common benefits, facilities, rights, meant for the Flats as more fully and particularly described in the Schedule - 'D'



IN WITNESS WHEREOF, the executant herein, have set and subscribed her respective hands and seals on the 12th Day of May, 2024 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

IN PRESENCE OF FOLLOWING

WITNESSES :-

1. *Anirudha Ghosh*
Advocate

- Kalpana Kundu

- Bipasha Kundu.

- Balaka Nandy

SIGNATURE OF THE LAND OWNER
/ PRINCIPAL/EXECUTANT

2. *Suprim Laha*
Advocate
Judges' Court
Baranet.

RAJNANNDINI DEVELOPER

Jaydeep Roy
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted and Prepared by me

Anirudha Ghosh

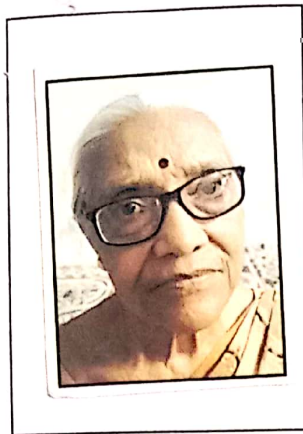
Anirudha Ghosh

Alipore Judges Court

Kolkata- 700027

Emd) : HB/PSM/1993

SPECIMEN FOR TEN FINGER PRINTS



Kalpana Kundu

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Bipasha Kundu

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Babaka Handley

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Joydeep Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Major Information of the Deed

Deed No :	I-1606-01933/2024	Date of Registration	17/05/2024
Query No / Year	1606-8001237641/2024	Office where deed is registered	
Query Date	17/05/2024 2:06:01 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aniruddha Ghosh Judges Court, Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830493664, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,93,02,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160601925/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






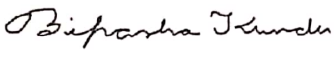


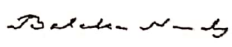
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op -- Metropolitan Co.Op) , , Premises No: A/P-35A/A, , Ward No: 057 Pin Code : 700105

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	4 Katha		1,80,00,000/-	Width of Approach Road: 30 Ft., . Adjacent to Metal Road, , Project Name :
Grand Total :				6.6Dec	0 /-	180,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,02,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	13,02,750 /-	



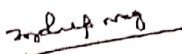
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Kalpana Kundu Wife of Mr Brajogopal Kundu Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
35A/A, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BVxxxxxx6K, Aadhaar No: 28xxxxxxxx4308, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
2	Name Mrs Bipasha Kundu Wife of Mr Somnath Kundu Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
G H 7/7, Ashray Apartment, Nabapally, Baguiati, Jyanga, Kolkata, Flat No: 2C, City:- Not Specified, P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: CFxxxxxx6D, Aadhaar No: 99xxxxxxxx5800, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				
3	Name Mrs Balaka Nandy Wife of Mr Goutom Kundu Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office	Photo  17/05/2024	Finger Print  Captured LTI 17/05/2024	Signature  17/05/2024
Rajendra Nibas, Sahaganj Nandy Bari, Magra, City:- Not Specified, P.O:- Sahaganj, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ALxxxxxx1H, Aadhaar No: 26xxxxxxxx8558, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Rajnanndini Developer P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AExxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Joydeep Nag (Presentant) Son of Late Pulak Kanti Nag Date of Execution - 17/05/2024, , Admitted by: Self, Date of Admission: 17/05/2024, Place of Admission of Execution: Office		 Captured	
		May 17 2024 2:31PM	LTI 17/05/2024	17/05/2024
P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx5F, Aadhaar No: 45xxxxxxx4668 Status : Representative, Representative of : Rajnanndini Developer (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aniruddha Ghosh Son of Late N B Ghosh Judges Court, Alipore, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
17/05/2024	17/05/2024	17/05/2024	17/05/2024

Identifier Of Mrs Kalpana Kundu, Mrs Bipasha Kundu, Mrs Balaka Nandy, Mr Joydeep Nag

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Kalpana Kundu	Rajnanndini Developer-2.2 Dec
2	Mrs Bipasha Kundu	Rajnanndini Developer-2.2 Dec
3	Mrs Balaka Nandy	Rajnanndini Developer-2.2 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Kalpana Kundu	Rajnanndini Developer-666.66666700 Sq Ft
2	Mrs Bipasha Kundu	Rajnanndini Developer-666.66666700 Sq Ft
3	Mrs Balaka Nandy	Rajnanndini Developer-666.66666700 Sq Ft



Endorsement For Deed Number : I - 160601933 / 2024

On 17-05-2024

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 14:13 hrs on 17-05-2024, at the Office of the A.D.S.R. SEALDAH by Mr Joydeep Nag ,.

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 1,93,02,750/-

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

Execution is admitted on 17/05/2024 by 1. Mrs Kalpana Kundu, Wife of Mr Brajogopal Kundu, 35A/A, Metropolitan Co-op. Housing Society Ltd., Kolkata, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 2. Mrs Bipasha Kundu, Wife of Mr Somnath Kundu, G H 7/7, Ashray Apartment, Nabapally, Baguiati, Jyangra, Kolkata, Flat No: 2C, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Mrs Balaka Nandy, Wife of Mr Goutom Kundu , Rajendra Nibas, Sahaganj Nandy Bari, Magra, P.O: Sahaganj, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712104, by caste Hindu, by Profession House wife

Indetified by Mr Aniruddha Ghosh, , , Son of Late N B Ghosh, Judges Court, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-05-2024 by Mr Joydeep Nag, Proprietor, Rajnanndini Developer, P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., Kolkata, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Indetified by Mr Aniruddha Ghosh, , , Son of Late N B Ghosh, Judges Court, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

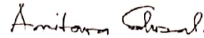
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1729, Amount: Rs.100.00/-, Date of Purchase: 09/05/2024, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE



Amitava Ghosal

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 54009 to 54028

being No 160601933 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.05.22 12:15:34 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 22/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.