

4/08/2023

I-3523/23 I-3515/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

API 112805

8/ 705922/2023

11-32
16/13/23
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration and the fees and the
charges are duly paid and the
parties are duly identified.

Additional Registrar
of Assurances II Kolkata

16 MAR 2023

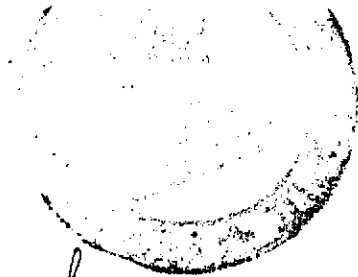
DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

82742

Sold to.....
Address.....
Value ₹. 1.50 L.....
- 6 MAR 2023
L.S.V. High Court
Admit Stamp
High Court, A.S.

S. SEN
Advocate
High Court, Calcutta



Malay Ray

MALAY RAY
S/o NARAYAN CHANDRA ROY
14/E, CHITTA BANJAN PARK
P.O. - JADAVPUR UNIVERSITY
P.S. - JADAVPUR KOLKATA - 700 032
(BUSINESS)

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
16 MAR 2023

KNOW ALL MEN BY THESE PRESENTS, That We (1) **SUKANTA MAJI (PAN: ICGPM7172D & Aadhar No. 2508 3779 4759)**, son of Nepal Maji, by faith Hindu, by occupation Service, by Nationality - Indian presently residing at Bhojan, Rashpur, P.O.- Rathtala, P.S. - Amta, District-Howrah, Pin-711401 and (2) **SRI SUBIR KUMAR PATRA (PAN: AFTPP6528A & AADHAR No. 7039 0608 4997)**, son of Sridam Patra, by faith - Hindu, by faith Hindu, by occupation Business, by Nationality - Indian residing at 17A, Sitalatala Lane, P.O. & P.S. Narkeldanga, Kolkata-700011, do hereby **SEND GREETINGS:**

WHEREAS by virtue of a Deed of Sale written in Bengali dated 09/02/2008 registered at the office of A.R.A - I of Kolkata vide Book No, 1. CD Volume No. 2. page from 2411 to 2422, Being No. 00769 for the year 2014 (the said joint owners herein purchased the piece or parcel of land measuring 4 Cottahs more or less with the kancha structure having tin shed admeasuring 150 sq. ft. situate at 16E, Sitalatola Lane, Police Station Narkeldanga. Kolkata- 700011 comprised in Holding No. 133. Division no. 3. Sub - Division 12, Touzi No. 1298/2833, ADSR office at Sealdah within jurisdiction of KMC, Ward No. 30, in the District 24 Parganas (South) from one Alok Ranjan Nayek, son of late Bijay Krishna Nayek of 184, Ray Bahadur Road, Flat 1C, second floor, P.S. Behala. Kolkata- 700034. District 24 Parganas (South), hereinafter referred to as "**The said landed property**" and which is morefully described in the First Schedule hereunder.

AND WHEREAS the said Joint Owners absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property.

AND WHEREAS the said Joint Owners obtained mutation certificate in respect of the said property from KMC and recorded their names jointly thereon being the **Assessee No. 110301600227** and this is as per Mutation Certificate dated 31/03/2014.

AND WHEREAS the said joint owners herein are not in a position to develop the said property personally due to their inadequate fund and for which they have contacted with the developers herein and requested for erection of a new project over the said property by their own fund and resources.

AND WHEREAS at the request of the said Joint Owners herein the said developer herein have agreed to develop the said property situated at premises No. 16E, Sitalatola Lane, P.O. & P.S.- Narkeldanga, Kolkata- 700011 on joint venture basis according to the following terms and conditions laid down herein below with these presents.

AND WHEREAS having come to know the intention of development of the property by the executors herein, **M/S KRISHNA CONSTRUCTION**, a proprietorship firm having its office at 158, Muktaram Babu Street, P.O. Burrabazar & P.S. - Jorasanko, Kolkata - 700 007, duly represented by the proprietor **SRI SUSHIL SHARMA (PAN: APBPS6517A & AADHAR No. 2368 2188 9577)** son of Late Mahabir Prasad Sharma, by faith - Hindu, by Occupation - Business, by Nationality -, Indian, working for gain at 158, Muktaram Babu Street, P.O. Burrabazar & P.S. - Jorasanko, Kolkata - 700 007, contacted with the Vendors and proposed the Vendors to allow them to develop the said premises as desired by the Vendors by constructing the proposed building complex in accordance with the sanctioned plan as its own arrangements and expenses.

AND WHEREAS the Developer Second Part herein has proposed to the Owner to undertake Construction of multistoried buildings upon plot of lands, (morefully and particularly described in the **FIRST SCHEDULE** hereunder written) at its own cost strictly in accordance with the building plan to be sanctioned by the Calcutta Municipal Corporation and modification variation thereof and, the land Owners have agreed to, and/or accepted the said Developer's proposal.

AND WHEREAS in pursuant to the said proposal the land Owners First party herein have agreed for such construction of the building upon the aforesaid plot of land and the Developer herein has agreed to develop the said plot of land constructing multistoried building thereon, as per terms and condition hereinafter appearing.

AND WHEREAS in pursuant to the said proposal the land Owners/ Executors herein have agreed for such construction of the multi-storied building upon the aforesaid plot of land and the Executrix herein have agreed to develop the said

plot of land constructing a multistoried building thereon.

AND WHEREAS the said Executors being desirous of developing the said premises by constructing thereupon multi storied building in accordance with the sanctioned building plan to be approved by the **Kolkata Municipal Corporation** with modification and variation thereof.

AND WHEREAS having come to know the intention of the Executors herein, the **M/S KRISHNA CONSTRUCTION**, a proprietorship firm having its office at 158, Muktaram Babu Street, P.O. Burrabazar & P.S. - Jorasanko, Kolkata - 700 007, duly represented by the proprietor **SRI SUSHIL SHARMA (PAN: APBPS6517A & AADHAR No. 2368 2188 9577)** son of Late Mahabir Prasad Sharma, by faith - Hindu, by Occupation - Business, by Nationality - Indian, working for gain at 158, Muktaram Babu Street, P.O. Burrabazar & P.S. - Jorasanko, Kolkata - 700 007, contacted with the Executors and requested the Executors to allow to develop the said premises as desired by the Executors by constructing the proposed building accordance with the sanctioned plan as its own arrangements and expenses.

AND WHEREAS the Executors having thus been approached by the Developer to develop the said **ALL THAT** the piece or parcel of land measuring 4 Cottahs more or less with the katcha structure having tin shed admeasuring 150 sq. ft situate at 16E, Sitalatola Lane, Police Station- Narkeldanga, Kolkata- 700011, comprised in Holding No. 133, Division no.3, Sub- Division-12, Touzi No. 1298/2833, ADSR office at Sealdah, within jurisdiction of Ward No. 30, Kolkata Municipal Corporation, under Assessee No. 110301600227 in the District 24 Parganas (South).

AND WHEREAS a registered DEED OF DEVELOPMENT AGREEMENT was signed BETWEEN the "LAND OWNERS" (the executors herein) AND DEVELOPER (in sort hereinafter referred to as "the said agreement") **M/S KRISHNA CONSTRUCTION**, a proprietorship firm having its office at 158, Muktaram Babu Street, P.O. Burrabazar & P.S. - Jorasanko, Kolkata - 700 007, duly represented by the proprietor **SRI SUSHIL SHARMA (PAN: APBPS6517A & AADHAR No. 2368 2188 9577)** son of Late Mahabir Prasad Sharma, by faith - Hindu, by

Occupation - Business, by Nationality - Indian, working for gain at 158, Mukhtaram Babu Street, P.O. Burrabazar & P.S. - Jorasanko, Kolkata - 700 007, the Executrix herein and the Executors have appointed the Executrix for construction of New Building on the plot of land morefully mentioned in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the said Development Agreement is registered in the Office of the A.R.A.-II, Kolkata on 16.03.2023 and recorded in Book No. I, Being No. 3508..... for the year 2023.

AND WHEREAS with reference to the above mentioned Development Agreement, we (1) **SUKANTA MAJI (PAN: ICGPM7172D & Aadhar No. 2508 3779 4759)**, son of Nepal Maji, by faith Hindu, by occupation Service, by Nationality - Indian presently residing at Bhojan, Rashpur, P.O.- Rathtala, P.S. - Amta, District-Howrah, Pin-711401 and (2) **SRI SUBIR KUMAR PATRA (PAN: AFTPP6528A & AADHAR No. 7039 0608 4997)**, son of Sridam Patra, by faith - Hindu, by faith Hindu, by occupation Business, by Nationality - Indian residing at 17A, Sitalatala Lane, P.O. & P.S. Narkeldanga, Kolkata-700011, **TO BE OUR TRUE AND LAWFUL ATTORNEY** to act for US and our names and on our behalf to do all or only of the following acts, deeds, matters and things which are under :-

1. To negotiate the terms for sale of the Developer's allocated portion of the building or buildings, being Flat, car parking space, Commercial Space to be constructed at the **FIRST SCHEDULE** mentioned property (hereinafter called the 'said premises') and to enter into any Agreement/ Agreements for Sale of the flats, shops and car parking spaces, commercial space and others after construction of the said building(s) except our allocation.
2. Upon delivery of possession of the developer's allocated portion in habitable condition in terms of the Development Agreement to receive consideration and execute any Deed of Conveyance along with the undivided proportionate share and interest in the land comprised in the said premises proportionate to flats, car parking spaces, shops and commercial spaces to be constructed in the Developer's portion in favour of the prospective Purchaser/ Purchasers.

3. Upon delivery of possession of developer's allocated portion in habitable condition in terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration of the Developer's allocated portion of the said building including flat, commercial space, shops, parking space to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A.-II, Kolkata, having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for the aforesaid flats/shops/ car parking space/ other space with proportionate share in the land to the prospective Purchaser/ purchasers fully and effectually in all respect as we could do the same.
4. To execute, affirm and sign all other declaration papers, documents and/or instruments to be filed before any lawful authority as may be required.
5. To deliver possession of the developer allocated portion of the flats/ shops/ car parking spaces and other commercial spaces to the intending purchaser /purchasers according to his own decision and discretion.
6. To put and/or affix signboard in the said premises and to publish notification in the newspaper for inviting application for booking of flats, shops, car parking spaces, commercial spaces of the Developer's allocation portion.
7. To appoint from time to time Engineer and other required consultants, contractors and other personnel and workmen for carrying out the development of the **FIRST SCHEDULE** mentioned property and also shall pay consideration money, salaries and/or wages to him/them.
8. To enter into the said premises with Contractor, Engineer and other workmen for construction of the said building and to do all necessary works in connection with the said premises and buildings.

9. To enter into Agreement for Sale for transfer of the Developer's allocation mentioned in the said Agreement with the person or persons under any terms and conditions and receive advance/ earnest money by granting receipt therefore.
10. To receive advance money, consideration money, sale proceeds and/or any money in connection with the Developing agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt therefore.
11. To negotiate and settle terms with the intending buyers/ transferees for sale as per the Development Agreement in the proposed building of the Developer's portion.
12. To appoint any person or persons be delegating all or any of the powers hereby conferred to the attorney as the attorney may deem fit and proper.
13. To sign all papers, application, documents of the intending purchasers of the flats, commercial spaces, shops and car parking spaces for obtaining loan for the same from their respective offices or from any financial institutions.
14. To enter into the said premises for construction of the new building and to sign on modified or altered plan, if necessary and to pay necessary fees and also to obtain permission from all other authorities required to be obtained for the same.
15. To approach all the concerned authorities under the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining permission for the said premises.
16. To sign, execute, register and submit all papers, applications, documents, statements, plans, drawings, designs, revised plans, modified plans and other papers as be required for having the plans sanctioned and to have the same sanctioned, modified, revised and/or altered by the **Kolkata Municipal Corporation** and/or other authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations give undertakings pay fees, obtain sanction and such after permission as may be necessary for the purpose.
17. To appear and represent me before the Notary public, Additional Registrar of Assurances-II, Kolkata and all other office and offices and authority and

- authorities and enforcement of all powers and authorities as contained herein.
18. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from statutory authorities.
 19. To appear for and represent **US** in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the complaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/Authorities in which **We are** interested or concerned in connection with the said premises and/or building.
 20. To approach, the **Kolkata Municipal Corporation**, Fire Brigade and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof.
 21. To settle, compromise all actions, suits, accounts, claims and to dispute between us and any other person or persons in connection of the said **FIRST SCHEDULE** mentioned property and generally to execute and perform all other lawful acts, matters and things as may SAID ATTORNEY shall consider necessary in connection with the said premises and **We** hereby agree that all acts, deeds and things in respect of the said premises done by the said Attorney shall be construed as acts, deeds etc. deemed to be done by **us** and **We** undertake to ratify and thereafter confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this power of attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land measuring 4 Cottahs more or less with the katcha structure having tin shed admeasuring 150 sq. ft situate at 16E, Sitalatola Lane, Police Station- Narkeldanga, Kolkata- 700011, comprised in

Holding No. 133, Division no.3, Sub- Division-12, Touzi No. 1298/2833, ADSR office at Sealdah, within jurisdiction of Ward No. 30, Kolkata Municipal Corporation, under **Assessee No. 110301600227** in the District 24 Parganas (South) and which is butted and bounded by:-

- ON THE NORTH** : Premises No. 16D, Sitalatola lane,
ON THE SOUTH : Sitalatola Lane,
ON THE EAST : Sitalatola Lane,
ON THE WEST : Premises No. 16G, Sitalatola Lane

THE SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS ALLOCATION)

1. The Owners share is 50% of the Saleable area as per plan to be sanctioned Kolkata Municipal Corporation initially.
2. The Developer have paid Rs.5,00,000/- (Rupees Five Lakh) only on the date of execution of instant indenture which will be refunded or adjusted at the time of handing over of owners allocation.
3. If Kolkata Municipal Corporation approve additional floor by way of Modification of the primary building plan then the owner shall bare 50% of the charges and payables to get the modified building plan and shall get 50% of the saleable space at the additional floor.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Shall mean and include the remaining constructed area of the newly constructed building (except owners allocation) within the proposed multi-storied building as agreed to be constructed upon due sanction thereof comprising different Flats, shops, Car parking spaces, together with undivided proportionate share in the said lands whereon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or the said lands, excluding the Owner share and/or allocation therein as mentioned above, (hereinafter referred to as the "Developer's Allocation").

IN WITNESS WHEREOF We the undersigned Principals/Executors sign on this power of attorney on this 19th day of March Two Thousand and Twenty Three (2023).

In presence of :

WITNESSES :

1. Sunit Sen
Advocate

1. Subhasish Das
2. Seelive Patra

2. Subhasish Das
52/4/2 C.D. Road
M.L. Kaba - 700010

SIGNATURE OF THE EXECUTORS

I ACCEPT THE POWER

KRISHNA CONSTRUCTION

Susmi Sharma
Proprietor

Drafted by me :

Sunit Sen

Advocate
High Court, Calcutta.

WB/2308/1999

**SIGNATURE OF THE
ATTORNEY/EXECUTRIX**

SPECIMEN FORM FOR TEN FINGERPRINTS



Sakarbee Mezi

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



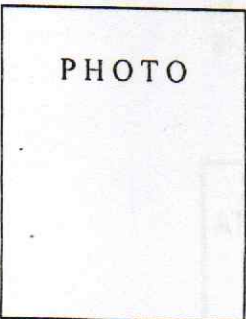
Suleir Patro

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



Susin Swame

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



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

Major Information of the Deed

Deed No :	I-1902-03523/2023	Date of Registration	16/03/2023
Query No / Year	1902-8000705922/2023	Office where deed is registered	
Query Date	16/03/2023 1:19:25 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S SEN 6, O P O STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433078267, 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. 2/-	Rs. 90,39,693/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190203508/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






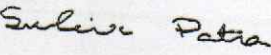
District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sitalatala Lane, , Premises No: 16E, , Ward No: 030, Holding No:133 Pin Code : 700011

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	1/-	90,00,003/-	Property is on Road Adjacent to Metal,Road, , Project Name :
Grand Total :				6.6Dec	1 /-	90,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	1/-	39,690/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 9 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		150 sq ft	1 /-	39,690 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sukanta Maji Son of Mr Nepal Maji Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>	<p>Photo</p>  <p>16/03/2023</p>	<p>Finger Print</p>  <p>LTI 16/03/2023</p>	<p>Signature</p>  <p>16/03/2023</p>
<p>Bhoja, Rashpur, City:- , P.O:- Rathtala, P.S:-Amta, District:-Howrah, West Bengal, India, PIN:- 711401 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: icxxxxx2d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Subir Kumar Patra Son of Mr Sridam Patra Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>	<p>Photo</p>  <p>16/03/2023</p>	<p>Finger Print</p>  <p>LTI 16/03/2023</p>	<p>Signature</p>  <p>16/03/2023</p>
<p>17A, Sitalatala Lane, City:- , P.O:- Narkeldanga, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx8A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office</p>				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>KRISHNA CONSTRUCTION 158, Muktaram Babu Street, 158, Muktaram Babu Street, City:- , P.O:- Burrobazar, P.S:-Jorasanko, District:- Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: APxxxxxx7A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sushil Sharma (Presentant) Son of Late Mahabir Prosad Sharma Date of Execution - 13/03/2023, , Admitted by: Self, Date of Admission: 16/03/2023, Place of Admission of Execution: Office	Photo  Mar 16 2023 2:00PM	Finger Print  LTI 16/03/2023	Signature  16/03/2023
158, Mukhtaram Babu Street, City:- , P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxx7a,Aadhaar No Not Provided Status : Representative, Representative of : KRISHNA CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MALAY Ray Son of Late Narayan Chandra Roy 14/E, CHITTARANJAN COLONY, City:- Not Specified, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	 16/03/2023	 16/03/2023	 16/03/2023
Identifier Of Mr Sukanta Maji, Mr Subir Kumar Patra, Mr Sushil Sharma			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Sukanta Maji	KRISHNA CONSTRUCTION-3.3 Dec
2	Mr Subir Kumar Patra	KRISHNA CONSTRUCTION-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Sukanta Maji	KRISHNA CONSTRUCTION-75.00000000 Sq Ft
2	Mr Subir Kumar Patra	KRISHNA CONSTRUCTION-75.00000000 Sq Ft

Endorsement For Deed Number : I - 190203523 / 2023

On 16-03-2023

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 13:24 hrs on 16-03-2023, at the Office of the A.R.A. - II KOLKATA by Mr Sushil Sharma

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 90,39,693/-

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

Execution is admitted on 16/03/2023 by 1. Mr Sukanta Maji, Son of Mr Nepal Maji, Bhoja, Rashpur, P.O: Rathtala, Thana: Amta, , Howrah, WEST BENGAL, India, PIN - 711401, by caste Hindu, by Profession Service, 2. Mr Subir Kumar Patra, Son of Mr Sridam Patra, 17A, Road: Sitalatala Lane, , P.O: Narkeldanga, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700011, by caste Hindu, by Profession Business

Indetified by Mr MALAY Ray, , , Son of Late Narayan Chandra Roy, 14/E, CHITTARANJAN COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

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

Execution is admitted on 16-03-2023 by Mr Sushil Sharma, Proprietor, KRISHNA CONSTRUCTION, 158, Muktaram Babu Street, 158, Muktaram Babu Street, City:- , P.O:- Burrobazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr MALAY Ray, , , Son of Late Narayan Chandra Roy, 14/E, CHITTARANJAN COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 82747, Amount: Rs.100.00/-, Date of Purchase: 06/03/2023, Vendor name: A SARKAR

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 114715 to 114732
being No 190203523 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.03.21 12:43:57 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/03/21 12:43:57 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)