

2576/22

F-2579/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 575750

8/5/22 876/22

certified that the document is admitted for registration. The signature sheet and the endorsement sheet attached with this document's are the same.

*Tarun Roy*

REGISTRAR OF THE  
North 24 Parganas  
District  
D & R

16 FEB 2022

**DEVELOPMENT POWER OF ATTORNEY**

I, SRI TARUN ROY, PAN - ADEPR2449D, Son of Late Santosh Roy, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 151 Main Road East, P.O. & P.S. - New Barrackpore, District - North 24 Parganas, Kolkata - 700131, hereinafter called and referred to as the *Appointer* send **GREETINGS.**

Contd.....P/2

ক্রেতার নাম : Mr. Aliyunnis  
ঠিকানা :  
মূল্য :  
ভেদ্যন :

বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

তারিখ : 13 DEC 2021

স্ট্যাম্প খরিদ : RS - 00000

ট্রেজারী বারাসাত

স্বাক্ষর : শ্রী সত্যজিৎ বোস



1001 87

Handwritten mark

রেজিস্ট্রার অফিস 712  
North 24-Parganas  
Barasat  
৩৪২৪

16 FEB 2022

(This document is digitally signed.)

WHEREAS the New Barrackpore Co-operative Colony Society Limited subsequently renamed as New Barrackpore Co-operative Homes Limited was the absolute Owner of the Schedule Property alongwith other properties, specially mentioned and described in the Schedule hereunder written.

AND WHEREAS on the basis of West Bengal Development and Planning Act, IV, 1948 which was notified in the Calcutta Gazette Notification No. 23878, Page No. 2308 to 2309 for State Government have acquired a huge amount of land and on the basis of an Agreement made in the year 1953 between the State Government and the New Barrackpore Co-operative Homes Limited the State Government have allowed the New Barrackpore Co-operative Homes Limited to distributed same plots of land in favour of the actual displaced person who are coming from East Bengal as per Subsection (2) Section 10 of the West Bengal Land Development and Planning Act, 1948.

**AND WHEREAS** the Appointer herein displaced persons from East Bengal she was allotted 5 Cottahs 11 Chittacks 4 Sq.ft. of land by the New Barrackpore Co-operative Homes Ltd. and he was occupying the entire property since 07/02/1969 in favour of the Appointer herein and till today they are individually enjoying the said property after mutating their respective names in the records of the New Barrackpore Municipality and the Appointer herein purchased of admeasuring 5 Cottahs 11 Chittacks 4 Sq.ft. land situated at Mouza - Aharampur, J.L. No. 35, R.S. No. 98, Pargana - Kalikata, C.S. & R.S. Dag No. 205, L.R. Dag No. 1588, L.R. Khatian No. 1247, by way of two separate Deed of Conveyance, vide No. 150100870 & 150100871, dated 20/01/2022 registered at D.S.R.-I, Barasat, North 24 Parganas from New Barrackpore Co-operative Homes Ltd. and took over possession thereafter.

**AND WHEREAS** thus the Appointer herein is now seized and possessed of or otherwise well and sufficiently entitled to the said 5 Cottahs 11 Chittacks 4 Sq.ft. of land and hereditaments morefully

described in the Schedule hereunder written free from all encumbrances and hereinafter collectively called the "said property".

AND WHEREAS I the Appointer herein due to some unavoidable circumstances are incapable to look after my said property personally and as such it has become necessary for me to appoint an Attorney for me and on my behalf to do all acts, deeds, matters and things as mentioned hereinafter specifically.

AND WHEREAS the Appointer herein with a view to construct a Multi-storeyed building over the said land as per plan sanctioned by the New Barrackpore Municipality entered into a Development Agreement, vide No. 2570, dated 16/02/2022 registered at D.S.R.-I, North 24 Parganas, Barasat with the M/S. GAYEN CONSTRUCTION, PAN - AARFG6079L, a Partnershi Firm, having its Registered Office at 68/118, Amarpally Road, P.O. - Motijhil, P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700074 represented by its Partners 1) SRI BINOY GAYEN, PAN - BFAPG1222G, Son of Sri Bipul Gayen, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Natun Pally, Jatragachi, P.O. -

Gouranganagar, P.S. - New Town, District - North 24 Parganas, Kolkata - 700059, 2) SRI ANIRUDDHA SINHA, PAN - CEFPS4136C, Son of Sri Ashutosh Sinha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. - Paschim Putiary, P.S. - Haridevpur, District - Kolkata, Kolkata - 700041, under some terms, conditions and stipulations stated therein.

AND WHEREAS for developing and constructing the Multi-storeyed building over the aforesaid land smoothly the Developer herein is required an irrevocable Development Power of Attorney and as such the Appointer herein appointed, nominated and constituted M/S. GAYEN CONSTRUCTION, PAN - AARFG6079L, a Partnershi Firm, having its Registered Office at 68/118, Amarpally Road, P.O. - Motijhil, P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700074 represented by its Partners 1) SRI BINOY GAYEN, PAN - BFAPG1222G, Son of Sri Bipul Gayen, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Natun Pally, Jatragachi, P.O. - Gouranganagar, P.S. - New Town, District - North 24 Parganas, Kolkata - 700059, 2) SRI ANIRUDDHA SINHA, PAN - CEFPS4136C, Son of Sri

Contd.....P/6

Ashutosh Sinha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. - Paschim Putiary, P.S. - Haridevpur, District - Kolkata, Kolkata - 700041, to be my true and lawful attorney in my name and on my behalf and I the Appointer empowered them to do all acts, deeds, matters and things mentioned hereinafter specifically.

1. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain, administer and develop the said land and every part thereof.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal Authority New Barrackpore.
3. To appear and represent my before the necessary authorities including the New Barrackpore Municipal 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 sanctioned building plan.

4. To pay fees obtain such other orders and permissions from the necessary authorities as to be 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, for the aforesaid purpose as the said Attorney 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 performing all legal formalities which to be approved by the New Barrackpore Municipal Authority or any other Authority as the case may be.
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 Attorney.

8. 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.

9. To appear and represent me before all authorities including those under the New Barrackpore Municipal Authority for fixation and/or finalisation of the annual 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 attorney may deem fit and proper.

10. To apply for mutation and to record the name of respective Purchasers of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
  
11. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters wherein contained.
  
12. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning 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 or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgement or become settle refer to arbitration in any such action or proceedings as aforesaid before any Ld. Court of Civil, Criminal or Revenue.

13. To file and defend suits, cases, appeals and application of whatsoever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute with applications in respect thereof.

14. To compromise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications therefor.

15. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

16. To deposit and withdraw fees documents and moneys in and from any Court or Courts and/or other person or persons or authority and give valid receipts and discharge therefor.

17. To enter into agreement for sale for the proposed Flat/Shop/Garage and or land either as a whole or part by part and to receive advance/earnest money in respect of the said Flat/Shop/Garage for transferring and conveying and to handover the copies of the relevant documents in regard to my title of the property to such intending Purchaser or Purchasers as the case may be.

19. To execute and present the document or documents as required for the transfer of the the said property in any Registry Office, Sub-Registry Office, District Registry Office and Registrar of Assurance Kolkata and to admit the execution thereof and take back the said documents after the registration of the same.

20. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

21. And the said Attorney shall have absolute power to develop

Page : 12

the said property as per terms and conditions embodied in the Development Agreement, dated 07/02/2022.

AND GENERALLY to act of my attorney or agent in relation to all matters touching my said land and on my behalf to do all instruments, acts, deeds, matters and things as fully and effectually as I would do if I would personally present notwithstanding on special power of attorney in that particular behalf as contained in these presents.

AND I do hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters, deeds and things whatsoever my said attorney or agent appointed under this power in that hereinabove shall lawfully do or cause to be done in the right of or by virtue of these presents which will be beneficial to me. This Power of Attorney will under no circumstance be revocable.

Contd.....P/13

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land admeasuring 5 Cottahs, 11 Chittacks 4 Sq.ft. be the same a little more or less under C.S. & R.S. Dag No. 205, L.R. Dag No. 1588, L.R. Khatian No. 1247 of Mouza - Aharampur, Touzi No. 1158, J.L. No. 35, Re. Su. No. 98, under P.S. - New Barrackpore, A.D.S.R.O. - Barrackpore hal Sodepur, within the limits of New Barrackpore Municipality, under Ward No. 1, Holding No. 147, 147/1, 146, 147/2, Sitaltala Road Premises. At Present there is no structure in the land.

TAPAN ROY

-: Butted and Bounded by :-

- On the North :** Land of Manik Chandra.
- On the South :** 27 feet wide Main Road East (Sitalatala Road).
- On the East :** 9'6" feet wide Municipal Road.
- On the West :** Property of Tapan Roy and Sandhya Sarkar.

IN WITNESS WHEREOF I, the APPOINTER hereto set and subscribed my hands on this the 16th day of February, 2022.

SIGNED & DELIVERED

IN PRESENCE OF THE

FOLLOWING WITNESSES :-

1. *Rajib Meena*  
Barasat-courts.

2. *Sk Abdul Mukin*  
*Advocate*

*TARUN RAO*  
SIGNATURE OF THE APPOINTER

*Anirudha Singh*  
*Advocate*

-: Drafted by :-

*Sk Abdul Mukin*  
( Sk. Abdul Mukin )  
Advocate












Judges' Court, Barasat  
En. No. : F-601/303/16

SIGNATURE OF THE ATTORNEY












-: Printed by :-

*Suchismita De*  
( Suchismita De )  
Barasat












REGULATION 44A OF THE I.R. ACT 1908  
LH - LH BOX - SMALL TO THUMB PRINTS  
RH BOX - THUMB TO SMALL PRINTS

 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED :- *TAVAR RGS*

 <i>Biraj Gajen</i>	LH.					
	RH.					

ATTESTED :- *Biraj Gajen*

 <i>Aniswatha Sankar</i>	LH.					
	RH.					

ATTESTED :- *Aniswatha Sankar*





নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

CDK0851188



নির্বাচকের নাম : তরুন রায়

Elector's Name : Tarun Roy

পিতার নাম : সন্তোষ রায়

Father's Name : Santosh Roy

লিঙ্গ, Sex : পুং/ M

জন্ম তারিখ  
 Date of Birth : 02/02/1962

CDK0851188

ঠিকানা

151, MAIN ROAD, (MADHYANGSHA), NEW  
 BARRACKPUR, NEW  
 BARRACKPORE, NORTH 24  
 PARGANAS-700131

Address

151, MAIN ROAD (MADHYANGSHA), NEW  
 BARRACKPUR, NEW  
 BARRACKPORE, NORTH 24  
 PARGANAS-700131

Date: 28/02/2016

নির্বাচন কমিশনের উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিযুক্ত

আবিষ্কারের তারিখের সঙ্গতি

Facsimile Signature of the Electoral

Reg. Officer


TTD-Dum Dum Uttar Constituency

নিম্নের পরিবর্তন করে নতুন ঠিকানা সাজিয়ে নিজে স্বাক্ষর করে এবং  
 নতুন ঠিকানা সঠিক পরিচয়পত্র পাঠান এবং বিকল্প ঠিকানা  
 পরিবর্তন করে নতুন ঠিকানা সাজিয়ে

If there is change in address mention this Card No.  
 on the envelope. Permit for mailing you, name in the  
 copy of the changed address and to return the card  
 with same number



01710739

आयकर विभाग  
INCOME TAX DEPARTMENT  
TARUN ROY  
SANTOSH ROY  
02/02/1962  
Period of Account Number  
ADEPR2449D  
Signature

भारत सरकार  
GOVT. OF INDIA  



**GOVERNMENT OF INDIA**  
 Unique Identification Authority of India  
 Unique ID Card  
**Jatun Roy**  
 Father - Santosh Kumar Roy  
 Gender - Male  
 4563 5419 2790  


— সাধারণ মানুষের অধিকার


**Unique Identification Authority of India**  
 Address: 151, MAIN ROAD  
 EAST, WARD NO 1, NEW  
 BARRACKPUR, Barrackpur  
 II North 24 Parganas  
 New Barrackpur, West Bengal,  
 700131  
 4563 5419 2790  
 1947  
 1900 300 1947  

 help@uidai.gov.in  

 www.uidai.gov.in


**স্বাধীনতা**  
**Freedom**

নাম: **Faem Roy**  
 পিতা: **Santosh Kumar Roy**  
 Father: **Santosh Kumar Roy**

4563 5419 2790


**সাধারণ মানুষের অধিকার**



**Unique Identification Authority of India**

ঠিকানা: **151, MAIN ROAD EAST, WARD NO 1, NEW BARRACKPUR, Barrackpur II, North 24 Parganas, Newbarackpur, West Bengal, 700131**

4563 5419 2790

1947  
 1900 300 1947

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AARFG6079L



नाम / Name  
GAYEN CONSTRUCTION

गठन/गठन की तारीख  
Date of Incorporation / Formation  
31/08/2017

31/08/2017



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM1622174



নির্বাচকের নাম : বিনয় গাইন

Elector's Name : Binoy Gayen

পিতার নাম : বিপুল গাইন

Father's Name : Bipul Gayen

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 09/06/1994

Date of Birth

आयकर विभाग  
INCOME TAX DEPARTMENT

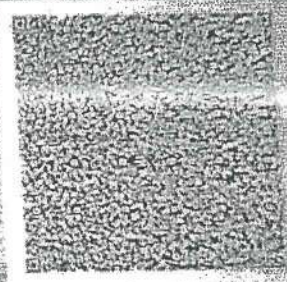


भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BFAPG1222G



नाम / Name  
BINOY GAYEN

पिता का नाम / Father's Name  
BIPUL GAYEN

जन्म की तारीख /  
Date of Birth  
09/06/1994

हस्ताक्षर / Signature

संयुक्त आयकर विभाग, दिल्ली



भारत सरकार  
GOVERNMENT OF INDIA



বিনয় গায়েন  
Binoy Gayen  
জন্ম সাল / Year of Birth : 1994  
পুরুষ / Male



8539 7444 6617

आधार - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT

ANIRUDDHA SINHA

ASHUTOSH SINHA

17/08/1987

Permanent Account Number

CEFPS4136C

Aniruddha Sinha

Signature



भारत सरकार  
GOVT. OF INDIA



0502/1119



ভারতীয় বিশিষ্ট-গরিষ্ঠ প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1215/80031/61252

To  
অনিরুদ্ধ সিনহা  
Aniruddha Sinha  
S/O: Ashutosh Sinha  
24/3 JADUNATH UKIL ROAD  
Kolkata (MC)  
Paschim Putiari  
Circus Avenue Kolkata  
West Bengal 700041  
8820258743

22/01/2016

331391137



MA313911370FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7987 7514 2691**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অনিরুদ্ধ সিনহা  
Aniruddha Sinha  
পিতা : আশুতোষ সিনহা  
Father : Ashutosh Sinha  
জন্মতারিখ / DOB : 17/08/1987  
পুরুষ / Male



**7987 7514 2691**

  
ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন  
IDENTITY CARD  
পরিচয় পত্র  
HLG3559853



Elector's Name: Aniruddha Sinha

নির্বাচকের নাম অনিরুদ্ধ সিনহা

Father's Name Ashutosh Sinha


পিতার নাম আশুতোষ সিনহা

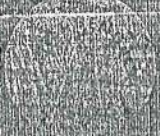
Sex M

লিঙ্গ পুং

Age as on 1.1.2006 18

১.১.২০০৬ এ বয়স ১৮

  
**ELECTION COMMISSION OF INDIA**  
 ভাৰতীয় নির্বাচন কমিশন  
**IDENTITY CARD**      CDK6015757  
 পরিচয় পত্র



Elector's Name	Rajib Mukherjee
নির্বাচকের নাম	রাজিব মুখার্জী
Father's Name	Ratan Mukherjee
পিতার নাম	রতন মুখার্জী
Sex	M
লিঙ্গ	পু
Valid as on	14/01/2005
বৈধতা	১৪/০১/২০০৫

132, Khordha Road, Bhubaneswar, Orissa  
 751005  
 ১৩২, খর্দা রোড, ভুবনেশ্বর, ওড়িশা  
 ৭৫১০০৫

Facsimile Signature  
 Electoral Registration Officer  
 Bhubaneswar, Orissa  
 ১৩২, খর্দা রোড, ভুবনেশ্বর, ওড়িশা

## Major Information of the Deed



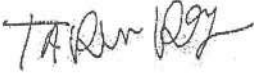
No :	I-1501-02579/2022	Date of Registration	16/02/2022
Deed No / Year	1501-8000516876/2022	Office where deed is registered	
Deed Date	16/02/2022 2:57:09 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abdul Mukin Barasat Judjes Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL - 700124, Mobile No. : 9830115832, 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		
	Rs. 33,81,675/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150102570/2022 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: Shitala Tala Main Road  
Mouza: Aharampur, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other: De
L1	LR-1588	LR-1247	Bastu	Bastu	5 Katha 11 Chatak 4 Sq Ft		33,81,675/-	Width of Ap Road: 27 Ft Adjacent to Road, , Pro Name :
<b>Grand Total :</b>					<b>9.3935Dec</b>	<b>0 /-</b>	<b>33,81,675 /-</b>	







**al Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Shri TARUN ROY</b> <b>(Presentant)</b> Son of Late SANTOSH ROY Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office	 16/02/2022	 LTI 16/02/2022	 16/02/2022
151, MAIN ROAD EAST, City:- , 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.:: ADxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS GAYEN CONSTRUCTION</b> 68/118, AMARPALLY ROAD, City:- , P.O:- MATIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: Axxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organizational Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	<b>Shri BINOY GAYEN</b> Son of Shri BIPUL GAYEN Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office	 Feb 16 2022 3:36PM	 LTI 16/02/2022	 16/02/2022
NATUN PALLY, JATRAGACHI, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, , PAN No.:: BFxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative of : MS GAYEN CONSTRUCTION (as partner)				
2	Name	Photo	Finger Print	Signature
2	<b>Shri ANIRUDDHA SINHA</b> Son of Shri ASHUTOSH SINHA Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office	 Feb 16 2022 3:37PM	 LTI 16/02/2022	 16/02/2022

JADUNATH UKIL ROAD, CIRCUS AVENUE, City:- , P.O:- PASCHIM PUTARY, P.S:-Behala  
District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu,  
Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx6C,Aadhaar No Not Provided by UID  
Status : Representative, Representative of : MS GAYEN CONSTRUCTION (as DEVELOPRES)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Rajib Mukherjee</b> Son of Late Ratan Mukherjee H N Mukherjee Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131			
	16/02/2022	16/02/2022	16/02/2022

Identifier Of Shri TARUN ROY, Shri BINOY GAYEN, Shri ANIRUDDHA SINHA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri TARUN ROY	MS GAYEN CONSTRUCTION-9.39354 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Shitala Tala Main Road  
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:- 1588, LR Khatian No:- 1247		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150102579 / 2022

02-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 **duty stamped** under schedule 1A, Article number of Indian Stamp Act 1899.

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

Presented for registration at 15:26 hrs on 16-02-2022, at the **Office of the D.S.R. - I NORTH 24-PARGANAS** by Shri TARUN ROY, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the **subject matter of the deed** has been assessed at Rs 33,81,675/-

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

Execution is admitted on 16/02/2022 by Shri TARUN ROY, Son of Late **SANTOSH ROY**, 151, MAIN ROAD EAST, P.O: NEW BARRACKPORE, Thana: Ghola, , North 24-Parganas, **WEST BENGAL**, India, PIN - 700131, by caste Hindu, by Profession Business

Indetified by Rajib Mukherjee, , , Son of Late Ratan Mukherjee, **H N Mukherjee Road**, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, **WEST BENGAL**, India, PIN - 700131, **by caste Hindu**, by profession Law Clerk

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

Execution is admitted on 16-02-2022 by Shri **BINOY GAYEN**, partner, **MS GAYEN CONSTRUCTION**, 68/118, AMARPALLY ROAD, City:- , P.O:- MATIJHEEL, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Rajib Mukherjee, , , Son of Late Ratan Mukherjee, **H N Mukherjee Road**, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, **WEST BENGAL**, India, PIN - 700131. **by caste Hindu**, by profession Law Clerk

Execution is admitted on 16-02-2022 by Shri **ANIRUDDHA SINHA**, DEVELOPRES, **MS GAYEN CONSTRUCTION**, 68/118, AMARPALLY ROAD, City:- , P.O:- MATIJHEEL, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Rajib Mukherjee, , , Son of Late Ratan Mukherjee, **H N Mukherjee Road**, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, **WEST BENGAL**, India, PIN - 700131, **by caste Hindu**, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is **Rs 53/-** ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash **Rs 53/-**

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is **Rs. 70/-** and Stamp Duty paid by Stamp **Rs 100/-**

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1060, Amount: Rs.100/-, Date of Purchase: 03/02/2022, Vendor name: SAMBOSE

*Priya Mukherjee*

Priya Mukherjee  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24  
PARGANAS  
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2022, Page from 154842 to 154874

being No 150102579 for the year 2022.



Digitally signed by MAITREYEE GHOSH  
Date: 2022.03.16 12:31:38 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 2022/03/16 12:31:38 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)