

13616/22 VC-3025/22

13/70/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 340794

certified to be a true and correct copy of the original as shown to me by the person whose name is written in the margin of this document. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar
Alipore, Sonit 24-parganas

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that WE, 1) SMT.

SANDHYA ROY, PAN : BELPR7716G, Aadhaar No. 7795 0643 5812, wife of
 Late Gour Gopal Roy, by Nationality : Indian, by faith : Hindu, by
 occupation : Home Maker, 2) SMT. BABLI DAS PAN: BNWPD5880M,
 Aadhaar No. 8231 3466 8175, daughter of Late Gour Gopal Roy, wife of

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that WE, 1) SMT.

Late Gour Gopal Roy, by Nationality : Indian, by faith : Hindu, by
 occupation : Home Maker, 2) SMT. BABLI DAS PAN: BNWPD5880M,
 Aadhaar No. 8231 3466 8175, daughter of Late Gour Gopal Roy, wife of

23-8-22
8-10
C-8/2540634

08 AUG 2022

No. 7002 Rs. 100/- Date

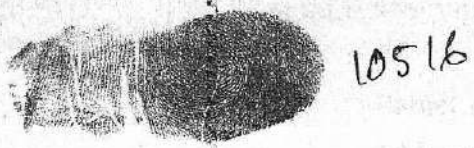
Name: Smt. Sandhya Roy and others

Address: 74/6, Purbachal main Road, Garja.

Vendor: Subhankar Das K01-78.

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Sandhya Roy



Sandhya Roy



Babli Das



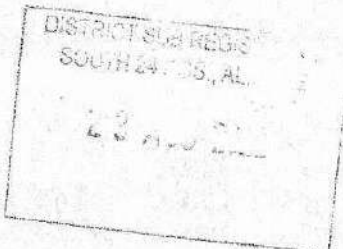
Kakali Roy Choudhury



Chaitali Sarka



Choudhury
Ajay Kumar Roy Choudhury
s/o late A. B. Roy Choudhury
7 Purbachal Bidhan Lane
P.O. - Haldia, Kol - 751020



Sri Pravash Das, by Nationality : Indian, by faith : Hindu, by occupation : Home Maker, both are residing at 74/6, Purbachal Main Road, Post Office : Haltu, Police Station : formerly Kasba now Garfa, Kolkata : 700078, District : 24-Parganas (South) and 3) **SMT. KAKALI ROY CHOUDHURY**, PAN : BVTPR9567G, Aadhaar No. 8426 9463 3051, daughter of Late Gour Gopal Roy, wife of Sri Ajoy Kumar Roy Choudhury, by Nationality : Indian, by faith : Hindu, by occupation : Home Maker and residing at 7, Purbachal Bidhan Lane, Post Office : Haltu, Police Station : formerly Kasba now Garfa, Kolkata : 700078, District : 24-Parganas(South), **SEND GREETINGS:-**

WHEREAS WE (1) SMT. SANDHYA ROY, 2) SMT. BABLI DAS and 3) SMT. KAKALI ROY CHOUDHURY are jointly and absolutely seized and possessed of or otherwise well and sufficiently entitled to ***ALL THAT*** Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with 100 square feet be the same a little more or less structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District Sub-Registry Office at Alipore now A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, being Premises No. 706, Purbachal Main Road, (bearing mailing address 74/6,

Purbachal Main Road), Ward No. 106, Borough XII., Assessee No.311061634531, Police Station : Kasba now Garfa, Kolkata : 700078, in the District 24-Parganas (South), hereinafter referred to as the "SAID PROPERTY" which is morefully and particularly described in the SCHEDULE hereunder written. That we have entered into a Development Agreement with M/S. NEETA CONSTRUCTION, a Proprietorship Firm, having its Principle Place of business at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), represented by its Sole Proprietor SMT. CHAITALI SARKAR, PAN : AZUPS7985F, Aadhaar No. 3653 7565 2019, wife of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: 24-Parganas(South) on 10th day of August 2022. That the said Development Agreement has been registered before the District Sub Registrar- III, Alipore, District:24-Parganas(South) bearing Query No/Year. 2002406272/2022 and recorded in it's Book No. I, Bearing Serial No/Year. 1603013023/2022 and being No. I-160312569 for the year 2022.

AND WHEREAS as per the terms of the said Development Agreement the Owners shall get and/or will be entitled to get portion mentioned in the Second Schedule as part of Owners' Allocation,

AND WHEREAS the Developer shall get and/or will be entitled to get the rest of portion of flat/s, Car parking spaces in the building to be constructed in the schedule

mentioned property along with all other common areas and facilities and **TOGETHERWITH** undivided proportionate share of land. As per sanction plan along with all proportionate share in the land underneath the building attributed for the said flat/s, flat/s, Car parking spaces and all right in common area and facilities available in the said premises. That the owners shall not claim any part of the Developer's Allocation.

AND WHEREAS we are very much engaged with our pre-occupational work; it is not possible for us to look after, manage, the day to day affairs relating to the aforesaid Schedule property. For that reason We unanimously and jointly hereby appointing, nominating and authorizing **SMT. CHAITALI SARKAR**, PAN : AZUPS7985F, Aadhaar No. 3653 7565 2019, wife of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: 24-Parganas(South), Sole Proprietor of **M/S. NEETA CONSTRUCTION**, a Proprietorship Firm, having its Principle Place of business at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), as our true and lawful constituted attorney for and on behalf of us.

NOW KNOW ALL AND THESE PRESENTS WITNESSETH that we do hereby appoint, nominate, constitute, and authorize **SMT. CHAITALI SARKAR**, PAN : AZUPS7985F, wife of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 5/10, Sahid Nagar, Post

Kolkata : 700031, District : 24-Parganas (South), as our true and lawful

Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031,
District: 24-Parganas(South), Sole Proprietor of M/S. NEETA CONSTRUCTION, a
Proprietorship Firm, having its Principle Place of business at 5/10, Sahid Nagar, Post
Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031,
District : 24-Parganas (South),as our true and Lawful Attorney for us in our names
on our behalf and in our place to do or commit or cause to be done or committed the
following acts, deeds, and things in respect of the Schedule property that is to say :

1. That supervises, manage, maintain and superintend the affairs in relation to the said property or ancillary thereto.
2. To appear and represent us for all concern and to produce, give inspection and file documents and deeds before all Courts of Law Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, The Kolkata Municipal Corporation, B.L &L.R.O, K.I.T. K.M.D.A., Fire Brigade, CESC Ltd. Land Acquisition Department or any other appropriate authority or authorities.
3. To apply for and to obtain temporary and/or permanent connections filtered and unfiltered water, electricity, sewerage, drainage and/or inputs and facilities required from the appropriate bodies and/or authorities and to demarcate the property for the purpose of the demarcation by erecting boundary wall and/or in any way.
4. To institute, commence and file all suits and other actions and legal proceeding in any Court of Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under

Article 226/227 of the Constitution of India or before any Tribunal Appropriate Authority or Authorities, to execute warrant of Attorneys, Vokatnama and other authorities, to act and plead to sign and verify all plaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce judgments' and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences to comprise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from and court, office or Opposite Party either in execution of decree or order or otherwise our said Attorney shall think fit and proper and to do all acts, deeds, and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on our behalf Advocates, Solicitors or Counsel whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointment.

6. To enter into Agreement for Sale in respect of the property and/or any part or portion mentioned in the Third Schedule of the Development Agreement as stated above or any part or portion thereof with any intending purchaser or purchasers except Owners' Allocation as specified in the development agreement, on such terms as our said Attorney in accordance with the absolute discretion and shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.

7. To receive from the intending purchaser or purchasers any money out of the Developers' allocation that would be paid to our said Attorney by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof and the Sale proceeds will be deposited in Bank Account of the Developer.

8. To sign and execute all agreements for sale, deed of Conveyance in favour of the intending purchaser or purchasers in respect of the property mentioned in the Third Schedule of the Development Agreement as stated herein above or any part or portion thereof receiving the consideration money and admit, execution thereof on our behalf and present such agreements, deeds, papers, writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds, and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office which our said Attorney shall consider necessary for the transferring and/or conveying the said property mentioned in the Third Schedule of the Development Agreement dated 10th day of August 2022 or any part or portion thereof to the Purchaser or purchasers except Owners' Allocation.

9. To sign, execute and submit all necessary petitions, applications, declarations, affidavits, documents and papers for the purpose of mutating our names in the record of Kolkata Municipal Corporation relating to the property mentioned in the schedule below. To sign, execute and submit building plans, documents, or any further modification/s under rule 26 and/or any other

of the Development Agreement dated 10th day of August 2022 or any part or

regulations and to obtain, collect Completion Certificate from The Kolkata Municipal Corporation, statements, papers, undertakings, affidavit and declarations as may be required for having the plans sanctioned and/or altered by the Kolkata Municipal Corporation. That if the premises no of the present schedule is changed in the record of the Kolkata Municipal Corporation in that event our present Attorney will also be entitled to represent us on the basis of the present Power of Attorney.

10. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs or the said property from any person or persons, company or association, authorities, firm, government or semi-government concern or concerns including any statutory, local or public body for the purpose thereof.

11. To appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as our said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.

12. To sign, execute and submit building plans, documents, statements, paper, undertakings, affidavit and declarations, K.M.C. gifts, rule 26 of K.M.C. Building Rules, as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by the Kolkata Municipal Corporation and to appear and represent us before any notary, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate, and other Officer or Officers or

12. To sign, execute and submit building plans, documents, statements,

authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all necessary documents and papers in future instruments and writings, executed and signed by the said Attorney in manner and to appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as our said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.

13. To pay all fees, costs, charges and incur all expenses.
14. To work, manage and look after our property mentioned in the schedule mentioned below.
15. To represent us before all authorities and officers of Government Offices and Police Station, local authorities and such other places.
16. To negotiate for sale, transfer, let out, charge or encumber, mortgage the Developer's Allocation along proportionate share of land and building and/or flats/units comprising in the demarcated property described in the schedule written hereunder or any part or portion thereof and/or interest therein on the said demarcated property and to such persons as may said Attorney at his discretion may deem fit and proper except Owners' Allocation.
17. To negotiate and agree to and/or enter into agreement to construct and to undertake construction of the building on the said property or any portion thereof with such persons or body(ies) and for such consideration and upon such terms and conditions as the Attorney deem fit and proper.

18. To demolish the existing structures and dispose of the same.
19. To erect boundary wall and to physically measure the property.
20. That the said developer and the Attorney will be entitled to construct building on the Scheduled Premises mentioned herein by appointing skilled, unskilled labour/s contractor/s men and agents as per Developer's choice and discretion.
21. To receive any notice, any order etc, issued on our behalf by any office or any authority relating to the property mentioned in the Schedule below.
22. To compromise, adjust, settle and compound any dispute, relating to the Schedule mentioned property with any person or persons.
23. That our said appointed attorney shall not be entitled to deal with the property of the Owners' Allocation as per the Owners' Allocation mentioned in the Second Schedule of the Development Agreement stated above.

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as We ourselves could have done the same if we were personally present.

AND GENERALLY to do, execute and perform any other act or acts,

deed or deeds, matter or thing whatsoever which in the opinion of our said

AND We hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the power, Authorities and liberties conferred upon, under and by virtue of this Power of Attorney Notwithstanding any express power on that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

(Entire Property)

ALL THAT Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with 100 square feet be the same a little more or less structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District Sub-Registry Office at Alipore now A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, being Premises No. 706, Purbachal Main Road, (bearing mailing address 74/6, Purbachal Main Road), Ward No. 106, Borough XII., Assessee No.311061634531, Police Station : Kasba now Garfa, Kolkata : 700078, (Zone : Other than on P.A.S. Connector- : Other than on P.A.S. Connector) in the District 24-Parganas (South), which is butted and bounded as follows :-

ON THE NORTH : By Premises No. 74/6, Purbachal Main Road & 3830 mm wide K.M.C Road ;

ON THE SOUTH : By 8 feet wide K.M.C. Road & land of Dag No. 1721 ;

ON THE EAST : By 4200 mm K.M.C. Road & Premises No.43/B, Purbachal Main Road ;

ON THE WEST : By Premises No.15/5A, Purbachal Bidhan Road, Vacant land & Premises No.15/4A, Purbachal Bidhan Road .

IN WITNESS WHEREOF We the Executants herein, put our respective signatures on this 23rd day of August 2022.

SIGNED, SEALED, & DELIVERED in

The presence of :-

WITNESSES:

1. Choudhury
(Ajay Kumar Roy Choudhury)
S/o Lt. Atul Behari Roy Choudhury
7, DURBACHAL BIDHAN LANE
P.O - HALTU, KOL-700078
2. Sujit Kumar Sarkar
S/o Late Satya Ranjan Sarkar
5/10 Dahiid Nagar
DAXMOYA, KOL-91

Sandhya Roy

Babli Das

Kakali Roy Choudhury

Executants

I accept the power

NEETA CONSTRUCTION

Charati Sarkar

Proprietor

Kakali Roy Choudhury
Signature of Attorney

Drafted by me and prepared in
My office as per instruction of the
Principals herein:

K. Choudhury

Advocate,
Alipore Judges' Court,
Kolkata: 700027.

Executants

I accept the power

NEETA CONSTRUCTION

Charati Sarkar

Proprietor

Signature of Attorney

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Sandhya Roy

Signature Sandhya Roy



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Babli Das

Signature Babli Das



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Kakali Roy Choudhury

Signature Kakali Roy Choudhury



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name CHAITALI SARKAR

Signature Chaitali Sarkar

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
PHOTO	left hand	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	right hand					

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand		1 st finger	Middle Finger	Ring Finger	Small Finger
	right hand					

Name AJOY KUMAR ROY @HOUDHU RY

Signature Ajoykumar Roy

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
PHOTO	left hand	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	right hand					

Name

Signature Ajoy Kumar Roy

Major Information of the Deed

Deed No :	I-1603-13170/2022	Date of Registration	24/08/2022
Query No / Year	1603-8002540634/2022	Office where deed is registered	
Query Date	23/08/2022 12:11:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	K CHAKRABORTY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777486008, 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. 1,05,29,248/-		
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]:- 160312569/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 706, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 1 Chatak 6 Sq Ft		1,05,02,248/-	Width of Approach Road: 14 Ft., , Project Name :
Grand Total :					5.0669Dec	0 /-	105,02,248 /-	

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/-	27,000/-	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

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
Total :		100 sq ft	0 /-	27,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SANDHYA ROY (Presentant) Wife of Late GOUR GOPAL ROY 74/6, PURBACHAL MAIN ROAD, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx6G, Aadhaar No: 77xxxxxxxx5812, Status :Individual, Executed by Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence
2	Mrs BABLI DAS Daughter of Late GOUR GOPAL ROY 74/6, PURBACHAL MAIN ROAD, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BNxxxxxx0M, Aadhaar No: 82xxxxxxxx8175, Status :Individual Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence
3	Mrs KAKALI ROY CHOUDHURY Daughter of Late GOUR GOPAL ROY 7, PURBACHAL BIDHAN LANE, City:- Kolkata, P.O:- HALTU, P.S:-Kas District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx7G, Aadhaar No: 84xxxxxxxx3051, Status :Individual, Executed by Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEETA CONSTRUCTION 5/10, SAHID NAGAR, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AZxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs CHAITALI SARKAR Daughter of Mr SUJIT KUMAR SARKAR 5/10, SAHID NAGAR, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx5F, Aadhaar No: 36xxxxxxxx2019 Status: Representative, Representative of : NEETA CONSTRUCTION (as PROPRIETRESS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJAY KUMAR ROY CHOUDHURY Son of Late ATUL BEHARI ROY CHOUDHURY 7 NO PURBACHAL BIDHAN LANE, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078			

Identifier Of Mrs SANDHYA ROY, Mrs BABLI DAS, Mrs KAKALI ROY CHOUDHURY, Mrs CHAITALI SARKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	NEETA CONSTRUCTION-1.68896 Dec
2	Mrs BABLI DAS	NEETA CONSTRUCTION-1.68896 Dec
3	Mrs KAKALI ROY CHOUDHURY	NEETA CONSTRUCTION-1.68896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	NEETA CONSTRUCTION-33.33333300 Sq Ft
2	Mrs BABLI DAS	NEETA CONSTRUCTION-33.33333300 Sq Ft
3	Mrs KAKALI ROY CHOUDHURY	NEETA CONSTRUCTION-33.33333300 Sq Ft

Identifier Of Mrs SANDHYA ROY, Mrs BABLI DAS, Mrs KAKALI ROY CHOUDHURY, Mrs CHAITALI SARKAR

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	NEETA CONSTRUCTION-1.68896 Dec
2	Mrs BABLI DAS	NEETA CONSTRUCTION-1.68896 Dec
3	Mrs KAKALI ROY CHOUDHURY	NEETA CONSTRUCTION-1.68896 Dec

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	NEETA CONSTRUCTION-33.33333300 Sq Ft
2	Mrs BABLI DAS	NEETA CONSTRUCTION-33.33333300 Sq Ft
3	Mrs KAKALI ROY CHOUDHURY	NEETA CONSTRUCTION-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160313170 / 2022

On 23-08-2022

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

Presented for registration at 20:00 hrs on 23-08-2022, at the Private residence by Mrs SANDHYA ROY , one of the Executants.

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 1,05,29,248/-

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

Execution is admitted on 23/08/2022 by 1. Mrs SANDHYA ROY, Wife of Late GOUR GOPAL ROY, 74/6, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN 700078, by caste Hindu, by Profession Others, 2. Mrs BABLI DAS, Daughter of Late GOUR GOPAL ROY, 74/6, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 3. Mrs KAKALI ROY CHOUDHURY, Daught of Late GOUR GOPAL ROY, 7, PURBACHAL BIDHAN LANE, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others

Indetified by Mr AJAY KUMAR ROY CHOUDHURY, , Son of Late ATUL BEHARI ROY CHOUDHURY, 7 NO PURBACHAL BIDHAN LANE, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

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

Execution is admitted on 23-08-2022 by Mrs CHAITALI SARKAR, PROPRIETRESS, NEETA CONSTRUCTION (S Proprietorship), 5/10, SAHID NAGAR, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr AJAY KUMAR ROY CHOUDHURY, , Son of Late ATUL BEHARI ROY CHOUDHURY, 7 NO PURBACHAL BIDHAN LANE, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 23/08/2022 by 1. Mrs SANDHYA ROY, Wife of Late GOUR GOPAL ROY, 74/6, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN 700078, by caste Hindu, by Profession Others, 2. Mrs BABLI DAS, Daughter of Late GOUR GOPAL ROY, 74/6, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 3. Mrs KAKALI ROY CHOUDHURY, Daught of Late GOUR GOPAL ROY, 7, PURBACHAL BIDHAN LANE, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 24-08-2022

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 : (g) of Indian Stamp Act 1899.

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/-

Debasish Dhar

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

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

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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 340794, Amount: Rs.100/-, Date of Purchase: 08/08/2022, Vendor name: S D



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
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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 1603-2022, Page from 451533 to 451553

being No. 160313170 for the year 2022.



Digitally signed by Debasish Dhar
Date: 2022.08.24 18:08:38 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/08/24 06:08:38 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

Digitally signed by Debasish Dhar
Date: 2022.08.24 18:08:38 +05:30
Reason: Digital Signing of Deed.

(This document is digitally signed.)