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2-10812/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 733247

16/09/2022
 8002778732/2022

Stamp: This document is subject to registration. The signature sheets and attachment sheets attached with it.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 16 SEP 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) **SRI PALLAB KUMAR CHAKRABARTI** (PAN- ACKPC9979L, & Aadhaar No. 7808 1573 4673) son of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Advocate, residing at 6A, Nepal Bhattacharjee Street, Kalighat, P.O. & P.S.

Kalighat, Kolkata- 700026, District: South 24-Parganas, (2) **SMT. PROVATI CHAKRABORTY** (PAN- **AHEPC3430D**, & Aadhaar No. 9313 3909 0119) wife of Sri Vivekananda Chakraborty and daughter of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 18/3, Kenaram Ganguly Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, (3) **SRI PRADIP CHAKRABORTY** (PAN- **ACPPC0180J** & Aadhaar No. 3451 9925 2098) son of Late Sasti Charan Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Retired, residing at 34, Narayan Roy Road, Purba Barisha, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, and (4) **SMT. PROGOTI CHAKRABORTY** (PAN- **BCDPC1712K**, & Aadhaar No. 5160 9951 4959) wife of Sri Manoj Kumar Chakraborty, daughter of Late Sasti Charan Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 18/9, Kenaram Ganguly Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the "**OWNERS/ EXECUTANTS**", SEND GREETINGS:-

WHEREAS we, the executants herein, are the absolute rightful joint owners of **ALL THAT** piece and parcel of Bastu land, measuring **4 (four) Cottahs**, be the same a little more or less, along with a two storied building standing thereupon and measuring in aggregate about 1500 sq. ft., more or less, lying and situated at Mouza- Paschim Barisha, Pargana- Khaspur, J.L. No. 19, R.S. No. 43, Collectorate Touzi No. 1-4, 6, 8-10, 12-16, comprised in Dag No. 228, appertaining to Khatian No. 938 & 288, being **K.M.C. Premises**

No. 44, Narayan Roy Road, P.S. Thakurpukur, (also known by its mailing address 34, Narayan Roy Road,) Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, Ward No. 126, being Assessee No. 41-126-12-0043-4, in the District of 24-Parganas (South), as more fully and particularly mentioned and described in the Schedule hereunder written.

We, the Owners/Executants hereto, have entered into a Development Agreement dated 16/09/2022, duly registered in the office of the D.S.R. IV, Alipore, South 24-Parganas and recorded in its book no. I, Being no. 160410800, for the year **2022**, with the **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED** a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** son of Sri Subrata Roy, by faith -Hindu, by nationality-Indian, by occupation-Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, (therein referred to as the **Developer**) for construction of a New multi storied Building at the said premises with certain terms and conditions as set forth therein and to give effect of the said Agreement for smooth progress of construction and other related matter and things we feel it necessary and expedient to appoint the aforesaid **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED** a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, as our Attorney in our names and on our behalf and hence we, the Owners/Executants do hereby nominated, constituted and appointed **M/S.**

ROYAN ASSOCIATE (OPC) PRIVATE LIMITED

Arnab Roy
Director

Arnab Roy

ROYAN ASSOCIATE (OPC) PRIVATE LIMITED (PAN- **AAKCR1883K**), a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** (PAN- **DWXPR7469Q**, Aadhaar No. 4359 5620 2542), son of Sri Subrata Roy, by faith -Hindu, by nationality- Indian, by occupation-Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, to be our true and lawful ATTORNEY for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things, that is to say:-

(1) To look after, manage, control, supervise and develop our property of which we, the executants herein, are the absolute rightful joint owners in respect of **ALL THAT** piece and parcel of Bastu land, measuring **4 (four) Cottahs**, more or less, along with a two storied building standing thereupon and measuring in aggregate about 1500 sq. ft., more or less, lying and situated at Mouza- Paschim Barisha, Pargana- Khaspur, J.L. No. 19, R.S. No. 43, Collectorate Touzi No. 1-4, 6, 8-10, 12-16, comprised in Dag No. 228, appertaining to Khatian No. 938 & 288, being **K.M.C. Premises No. 44, Narayan Roy Road**, Police Station- Thakurpukur, (also known by its mailing address 34, Narayan Roy Road,) Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, Ward No. 126, being Assessee No. 41-126-12-0043-4, in the District of 24-Parganas (South), together with all user and easement rights on the paths and passages and all other rights

and facilities appurtenant thereto, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written.

(2) To enter into the said Premises and to develop the same for construction of a New Multi-storied Building after demolishing of the existing old structures at the said premises and to that effect to engage Engineer and/or Architect and thereby to prepare Building plan through Engineer and sign & submit the same for necessary sanction before the Kolkata Municipal Corporation, and also to sign in the modified plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation, in our names and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers and documents in respect thereof.

(3) To represent us before all authorities concerned including the Kolkata Municipal Corporation for water connection, drainage and sewerage connections etc. and to take New Electric Meter and service connection from the Calcutta Electric Supply Corporation Ltd. as the Owners of the said premises and in connection with all matters relating thereto for that purpose to sign and execute all necessary papers, applications forms and documents, as are reasonably required, in our names and on our behalf.

(4) To make sign and verify all applications or objections before the appropriate authorities concerned for all and any license, permission, No-objection or etc. required by law in connection with the management and development of our aforesaid property.

(5) To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss and suspend them.

(6) That our said Attorney shall have the right to enter into any Agreement for sale with any intending purchaser or purchasers for sale of Developer's share of Allocation, as per terms of the said Development Agreement dated 16/09/2022, i.e. excepting the Owners' Allocation of the proposed New Building, all the remaining constructed area in the New Proposed Building together with undivided impartible proportionate share or interest in the land, vacant areas and common rights, facilities and benefits in the common parts and service areas at the said premises and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser/purchasers and to give receipt(s) thereof and to discharge for the same and the entire sale proceeds shall be credited in the account of the Developer/Firm.

(7) That our Attorney shall sign and execute all Agreement(s) for Sale, Deed(s) of Conveyance, any Declaration, Boundary Declaration, Deed of Gift and/or any other Deeds or Documents and to admit execution and present all such Agreements, Deeds and Documents before the concerned Registration offices and to that effect to sign and execute all necessary papers and documents for complete registration unto and in favour of such intending purchaser or purchasers and to handover and/or deliver peaceful

vacant possession of the Developer's Allocation only in our names and on our behalf.

(8) That by virtue of this power of Attorney our said appointed attorney shall have the absolute right and liberty to sell the Developer's share of Allocation, which is more fully and particularly mentioned and described in the aforesaid Development Agreement, or any part thereof at any price or consideration as our said Attorney think fit and proper.

(9) That our said Attorney shall make, sign and verify all applications or objections, Vokatnama and Affidavits to appropriate authorities for all licenses, permissions or consents etc. required by law in connection with management of our aforesaid property.

(10) To appear and represent us before all courts, either Civil, Criminal, original or revenue, Revisional or appellate and also before Registration Offices/authorities concerned and all departments of the Govt. or Semi Govt. and to sign and verify all applications, petitions, Vokatnamas, Povernamas etc. to file complaints, petitions, applications written statements, appeals, or objections statements before any Magistrate or before any sub-Judge, Sessions Judge, District Judge, High Court etc. in our names and on our behalf and to that effect to sign and execute all such papers, petitions, documents, applications etc. as and when shall be reasonably required

relating to our said property as and when our said Attorney shall deem fit and necessary at their absolute discretion.

(11) To engage appoint and constitute any pleader, Advocate or any other legal practitioner or any Agent whenever our said Attorney shall think fit and proper.

(12) To defend and contest all cases, suits and proceedings if institute by any person or persons authority against us relating to our said property.

(13) To receive and acknowledge any summons or notices relating to the said property and to reply thereof in our names and on our behalf.

(14) Our said Attorney shall take all initiative to mutate the said property in our names before the Kolkata municipal Corporation or before any other appropriate authority concerned, and also to obtain necessary permission, consent and no-objection in any matter relating to our property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T., CESC. Ltd., B.L. & L.R.O. concerned, any other Govt. or Semi-Govt. office/authority concerned etc. for all purposes relating to development of our said property by constructing a New Building thereon, and upon completion of the building shall obtain Completion Certificate from the Kolkata Municipal Corporation.

(15) To sign and execute the Building plan and also submit the same before the Kolkata Municipal Corporation authorities concerned for necessary sanctioned, in our names and on our behalf.

(16) To appoint and engage on our behalf Pleaders, Lawyers, Advocate or Solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment.

(17) That by virtue of this power of Attorney, our said appointed Attorney shall have the absolute right and liberty to issue No-Objection certificate on our behalf to mortgage the Developer's share of Allocation before any Nationalized Bank, Private Bank or any other Financial Institution.

AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of our said Attorney ought to be done and all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us as if we were present and done the same by ourselves.

AND We do hereby ratify and confirm and agreed all act or acts, deed or deeds of our said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land, measuring **4 (four) Cottahs**, be the same a little more or less, along with a two storied building standing thereupon and measuring in aggregate about 1500 sq. ft., more or less,

lying and situated at Mouza- Paschim Barisha, Pargana- Khaspur, J.L. No. 19, R.S. No. 43, Collectorate Touzi No. 1-4, 6, 8-10, 12-16, comprised in Dag No. 228, appertaining to Khatian No. 938 & 288, being **K.M.C. Premises No. 44, Narayan Roy Road**, P.S. Thakurpukur, (also known by its mailing address 34, Narayan Roy Road,) Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 126**, being Assessee No. 41-126-12-0043-4, in the District of 24-Parganas (South), together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line, water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows :-

ON THE NORTH :- Pond.

ON THE SOUTH :- Narayan Roy Road.

ON THE EAST :- Land & House of Others.

ON THE WEST :- Land & House of Others.

ROAD ZONE :- K.K. Roychowdhury Road to Rest, (Ward No. 126).

IN WITNESS WHEREOF the Owners/Executants hereto have set and subscribed our hands and signatures on this the 16th day of **September, 2022** (Two Thousand and Twenty Two).

In Presence of WITNESSES:-

1. Alok Biswas.
Advocate
Alipore Police Court
Kolkata - 700027

Jemi N. Chakraborty
Provasi Chakraborty.
Pradip Chakraborty
Pragoti Chakraborty.

**SIGNATURE OF THE OWNERS/
EXECUTANTS**

2. Sandipen Mitra
6, Old Post Office Street,
Kolkata - 70001

The Power hereby conferred is
accepted by **ROYAN ASSOCIATE (OPC)**
PRIVATE LIMITED

Arnob Roy
Director


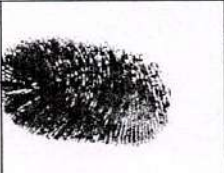









SIGNATURE OF THE ATTORNEY

Drafted By Me:-

Alok Biswas.







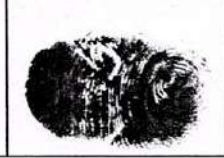




Advocate

Alipore Police Court, Kolkata- 700027,
Enrolment no. WB - 135/2003.

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	Left Hand					
	Right Hand					




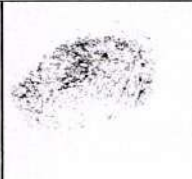
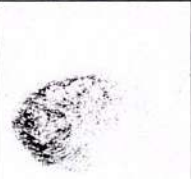



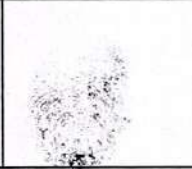
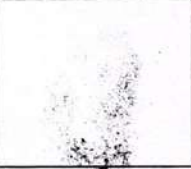

Name :- PALLAB KUMAR CHAKRABARTI

Signature.....*Pallab K. Chakrabarti*

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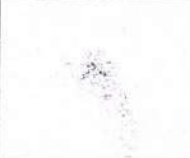

Name :- PROVASATI CHAKRABORTY

Signature.....*Provasati Chakraborty*

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	Left Hand					
	Right Hand					


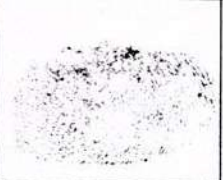









Name :- PRADIPT CHAKRABORTY

Signature.....*Pradipt Chakraborty*

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	Left Hand					
	Right Hand					

Name :- PROGOTI CHAKRABORTY.

Signature.....Progoti Chakraborty.

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	Left Hand					
	Right Hand					

Name :- ARNAB ROY.

Signature.....Arnab Roy

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PHOTO	Left Hand					
	Right Hand					

Name :-

Signature.....



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002778732/2022	Office where deed will be registered
Query Date	16/09/2022 12:40:32 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ALOKE BISWAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 42,07,503/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160410800/2022	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , Premises No: 44, , Ward No: 126 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha		36,00,003/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				6.6Dec	0 /-	36,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	6,07,500 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	<p>Shri PALLAB KUMAR CHAKRABARTI Son of Late Shyamal Kumar Chakraborty6A, Nepal Bhattacharjee Street, Kalighat, City:- , P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: ACxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
2	<p>Smt PROVATI CHAKRABORTY Wife of Shri Vivekananda Chakraborty18/3, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>Shri PRADIP CHAKRABORTY Son of Late Sasti Charan Chakraborty34, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>Shri PROGOTI CHAKRABORTY Wife of Shri Manoj Kumar Chakraborty18/9, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BCxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	<p>ROYAN ASSOCIATE OPC PRIVATE LIMITED 39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri ARNAB ROY Son of Shri Subrata Roy39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DWxxxxx9Q,Aadhaar No Not Provided by UIDAI	ROYAN ASSOCIATE OPC PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr ALOKE BISWAS Son of A C BISWAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri PALLAB KUMAR CHAKRABARTI, Smt PROVATI CHAKRABORTY, Shri PRADIP CHAKRABORTY, Shri PROGOTI CHAKRABORTY, Shri ARNAB ROY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 16-10-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 16-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-10812/2022	Date of Registration	16/09/2022
Query No / Year	1604-8002778732/2022	Office where deed is registered	
Query Date	16/09/2022 12:40:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ALOKE BISWAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 42,07,503/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160410800/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



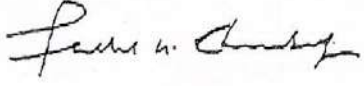


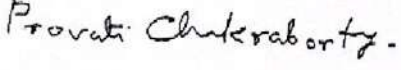


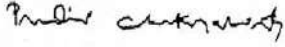
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , , Premises No: 44, , Ward No: 126 Pin Code : 700008



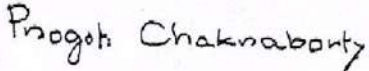
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha		36,00,003/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				6.6Dec	0 /-	36,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	6,07,500 /-	

Principal Details :



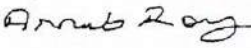


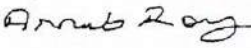


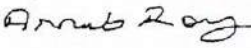
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PALLAB KUMAR CHAKRABARTI Son of Late Shyamal Kumar Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office	Photo  16/09/2022	Finger Print  LTI 16/09/2022	Signature  16/09/2022
6A, Nepal Bhattacharjee Street, Kalighat, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				
2	Name Smt PROVATI CHAKRABORTY Wife of Shri Vivekananda Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office	Photo  16/09/2022	Finger Print  LTI 16/09/2022	Signature  16/09/2022
18/3, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				
3	Name Shri PRADIP CHAKRABORTY Son of Late Sasti Charan Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office	Photo  16/09/2022	Finger Print  LTI 16/09/2022	Signature  16/09/2022
34, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri PROGOTI CHAKRABORTY Wife of Shri Manoj Kumar Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
16/09/2022	LTI 16/09/2022	16/09/2022	
18/9, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROYAN ASSOCIATE OPC PRIVATE LIMITED 39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 16 2022 1:18PM</td> <td>LTI 16/09/2022</td> <td>16/09/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office				Sep 16 2022 1:18PM	LTI 16/09/2022	16/09/2022	
Name	Photo	Finger Print	Signature										
Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office													
Sep 16 2022 1:18PM	LTI 16/09/2022	16/09/2022											
39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DWxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROYAN ASSOCIATE OPC PRIVATE LIMITED (as Director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOKE BISWAS Son of A C BISWAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
16/09/2022	16/09/2022	16/09/2022	

antifier Of Shri PALLAB KUMAR CHAKRABARTI, Smt PROVATI CHAKRABORTY, Shri PRADIP CHAKRABORTY,
Shri PROGOTI CHAKRABORTY, Shri ARNAB ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft

Endorsement For Deed Number : I - 160410812 / 2022

On 16-09-2022

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 : 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 13:05 hrs on 16-09-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri ARNAB ROY ,.

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 42,07,503/-

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

Execution is admitted on 16/09/2022 by 1. Shri PALLAB KUMAR CHAKRABARTI, Son of Late Shyamal Kumar Chakraborty, 6A, Nepal Bhattacharjee Street, Kalighat, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Advocate, 2. Smt PROVATI CHAKRABORTY, Wife of Shri Vivekananda Chakraborty, 18/3, Kenaram Ganguly Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 3. Shri PRADIP CHAKRABORTY, Son of Late Sasti Charan Chakraborty, 34, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. Shri PROGOTI CHAKRABORTY, Wife of Shri Manoj Kumar Chakraborty, 18/9, Kenaram Ganguly Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Mr ALOKE BISWAS, , , Son of A C BISWAS, ALIPORE POLICE COURT, 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 16-09-2022 by Shri ARNAB ROY, Director, ROYAN ASSOCIATE OPC PRIVATE LIMITED, 39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr ALOKE BISWAS, , , Son of A C BISWAS, ALIPORE POLICE COURT, 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 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11625, Amount: Rs.100/-, Date of Purchase: 10/05/2022, Vendor name: S Das



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 329743 to 329763
being No 160410812 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.09.21 18:48:35 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/09/21 06:48:35 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)