

6480/2023

8-06246/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 475795

8-8001553344/2023

Certified that the document is  
to registration. The Signature Sheet and  
endorsement Sheet attached to the  
document are the part of the document.

Additional District Sub-Registrar  
Cantonment Dum Dum 24-Pan (North)

15 JUN 2023

## DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on 15<sup>th</sup> day of June, 2023 (TWO THOUSAND AND TWENTY THREE) of Christian Era.

KNOW ALL MEN BY THESE PRESENTS SHALL COME WE, 1. **SRI JAGADISH CHANDRA MONDAL ALIAS JAGADISH CHANDRA SADHUKHAN MONDAL**, PAN - AZJPM5718K, AADHAAR NO.- 961608061402, MOBILE No.- 9875319714, son of Late Panchanan Mondal alias Panchanan Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Retired, residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, 2. **SMT. PRATIMA MONDAL ALIAS PRATIMA SADHUKHAN MONDAL**, PAN - ARAPM5680R, AADHAAR No.- 955303771354, MOBILE No.- 9088220155, wife of Late Dilip Kumar Mondal



ক্রমিক নং: 1876 তারিখ: 14-06-23  
মূল্য: 155/-  
শ্রেণী: P.R. Construction  
ঠিকানা: Kolkata - 700057  
ডেপুটি: Ranjita Paul  
লাইসেন্স: ডেপুটি  
কালিপুর দমদম এ. ডি. স. আর. অফিস

ডেপুটির নাম: রঞ্জিতা পাল  
ডেপুটির নাম :- আর. অফিস  
টি.ডি. নং: .....  
স্ট্যাম্প খরচের তারিখ: 13 JUN 2023  
ঐ টি.ডি. নং মোট কত টাকার  
স্ট্যাম্প খরচ করা হইয়াছে। 130000



*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

11 5 JUN 2023

alias Dilip Kumar Sadhukhan Mondal, daughter of Late Panchanan Gorai, by Nationality- Indian, by Faith- Hindu, by Occupation- Housewifery, residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, **3. SRI DIPANKAR MONDAL ALIAS DIPANKAR SADHUKHAN MONDAL , PAN - BNIPM7101A , AADHAAR No.- 837528892501, MOBILE No.- 7980576266**, son of Late Dilip Kumar Mondal alias Dilip Kumar Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, **4. SRI RABINDRANATH MONDAL ALIAS RABINDRANATH SADHUKHAN MONDAL , PAN - CXZPM4632E, AADHAAR No.- 6873 0065 0727, MOBILE No.- 9804655520**, son of Late Amarendra Nath Mondal alias Amarendra Nath Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, both are residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, **5. SMT. MALLIKA DAS, PAN - BZFPD9905E, AADHAAR No.- 239048411119, MOBILE No.- 9830761350**, wife of Sri Subarna Das, daughter of Late Amarendra Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Housewifery, residing at 487, Rabindra Sarani, P.O- Hatkhola, P.S.- Shyampukur, Kolkata- 700005, West Bengal, **6. SRI SUBIR KUMAR BISWAS**, son of Late Shiv Ram Biswas, **PAN - AAYPB8351P, AADHAAR No.- 882817574633, MOBILE No.- 8292857601**, by faith : Hindu, by Nationality : Indian, by Occupation : Service, residing at 19, Biswas Villa, Pathalkudwa Road, Church Lane, Urdu Government School, P.O. Ranchi, P.S. Lower Bazar, Ranchi, Jharkhand – 834001, hereinafter jointly called and referred to as the **“LAND OWNERS / PRINCIPALS / EXECUTANTS”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, administrators, executors, successors, legal representatives and assigns) state as follows :-

**WHEREAS** we are the joint owners absolutely in respect of **ALL THAT** piece and parcel of land measuring about **07 (Seven) Cottahs 07 (Seven) Chittak 06 (Six) Sq.Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about 2000 sq. fts (approx)

**P. R. CONSTRUCTION**  
*Prasenjit Roy.*  
Proprietor

*Dipankar Mondal*  
*Ali*  
*Dipankar Sadhukhan Mondal*



  
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Cossipora, Dum Dum

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together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No.-1, Ward No.- 1, **Assessee No. 110011700032**, situated at 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata – 700 036, morefully and particularly described in the **SCHEDULE** hereunder written hereinafter referred to the **SAID PREMISES**.

**AND WHEREAS** for construction of a Multi-storied (G+3) Building over the above mentioned property we the above named joint owners herein have entered into a registered Development Agreement with **“M/S. P.R. CONSTRUCTION”**, a Proprietorship Firm, having its registered office at 41, Behari Lal Ghosh Road, Post Office- Ariadaha, Police Station- Belgharia, Kolkata - 700057, District : North 24-Parganas, West Bengal, being represented by its Proprietor namely **SRI PRASENJIT ROY, PAN - ASWPR0008H, AADHAAR No.- 259535451920, MOBILE No.- 8777014689**, son of Sri Pradip Roy, by Faith – Hindu, by Nationality - Indian, by Occupation - Business, residing at 41, Behari Lal Ghosh Road, Post Office - Ariadaha, Police Station - Belgharia, Kolkata - 700057, District : North 24-Parganas, West Bengal, as the **“DEVELOPER”** and the said Development Agreement is registered today at the office of the Additional District Sub Registrar at Cossipore- Dum Dum, North 24 Parganas and the same is was recorded in the said office in Book No-I, Volume No. 1506-2023, Being No. **150606232.....** for the year 2023.

**AND WHEREAS** by the said Development Agreement we have agreed to execute and register a Development Power of Attorney in favour of the said Developer.

**NOW BY THIS DEVELOPMENT POWER OF ATTORNEY** We the executants of this Development Power of Attorney do hereby nominate, appoint, constitute **SRI PRASENJIT ROY, PAN - ASWPR0008H , AADHAAR No.- 259535451920, MOBILE No.- 8777014689**, son of Sri. Pradip Roy, by Faith – Hindu, by Nationality- Indian, by Occupation- Business, residing at 41, Behari Lal Ghosh Road, Post Office- Ariadaha, Police Station- Belgharia, Kolkata – 700 057, Dist. North 24-Parganas, West Bengal, the sole proprietor of **“M/S. P.R. CONSTRUCTION”**, a Proprietorship Firm, having its registered office at 41, Behari Lal Ghosh Road, Post Office- Ariadaha, Police Station-


*Prasenjit Roy*

**P. R. CONSTRUCTION**  
*Prasenjit Roy*  
Proprietor

*Dipankar Mondal*  
*Alin*

*Dipankar Sadukhona Mondal*



  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

' 15 JUN 2023 '

Belghoria, Kolkata- 700057, Dist- North 24 Parganas, West Bengal, as our true and lawful Attorney for us and on our behalf to do the following acts, deeds and things i.e. to say :-

- 1) To look after, manage, maintain, develop and supervise the **SAID PREMISES** properly lying at 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata – 700 036, on our behalf during the period of construction.
- 2) To appoint architect for preparation/draw up plan, drawings etc. covering the entire property belonging to us consisting of number of Flats, Car Parking spaces/Garages.
- 3) To get approved by any 4 (Four) of the Land Owners before presenting the sanctioned building floor plan, revised building floor plan and also for C.C. from Kolkata Municipal Corporation.
- 4) To appear for and on our behalf before Kolkata Municipal Corporation and local and/or statutory authority or authorities and all government offices and to apply for sanction and obtain sanction of the said plan from the Authorities Concerned.
- 5) To sign in plans, drawings, papers, forms, applications etc. on our behalf which will be required to get sanction of the said Building Plan.
- 6) To represent us and call at as and when necessary, all offices of the Government, Semi- Government, the Kolkata Municipal Corporation, and other authority or authorities in connection with the **SAID PREMISES** and to sign & Deposit all Applications, Affidavits Forms, Papers and all other necessary documents relating to the property which will be developed to be submitted for the said purpose as our said Attorney shall at his absolute discretion think fit and proper on our behalf.
- 7) To appear for and represent us in all Courts, Civil or Criminal or Revenue including Labour Tribunals as also Original Revisional or Appellate Courts, in any Registration Offices and to sign, execute, verify and file Plaints, Written Statements and Petitions and also to present appeals in any Court and

**P. R. CONSTRUCTION**  
Souranjit Roy.  
Proprietor

Dipankar Mondal  
Akin  
Dipankar Sadhukhan Mondal.





*[Handwritten Signature]*  
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Cossipore, Dum Dum

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to accept services of all Summons, Registered Letters, Notices and other process of law relating to or concerning the development of the **SAID PREMISES** on our behalf.

8) To appoint, engage, Pleaders, Advocates or Solicitors on our behalf whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointed.

9) To withdraw and receive documents or money from any Court and/or Offices on our behalf.

10) To sell the Developer's allocated portion except the Land Owners Allocated portions (morefully and particularly mentioned in the above mentioned Registered Development Agreement) i.e., the flats and /car parking spaces/garages, along with undivided, undemarcated, impartible, proportionate share and/or interest of the Land underneath the said G+3 multi-storied building lying and situated at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata – 700 036, (hereinafter referred to as the "**SAID PROPERTY**").

11) To sign, execute and register all Agreement for Sale to the prospective purchaser/purchasers in respect of "**DEVELOPER'S ALLOCATION**" except Owners' Allocated portion on our behalf as our Authorized Agent as also shall be entitled to receive the earnest money from such prospective purchaser / purchasers of the "**DEVELOPER'S ALLOCATION**".

12) To receive any earnest money and/or advances from the intending purchaser or purchasers of the "**DEVELOPER'S ALLOCATION**" and also the balance of purchase money and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.

13) Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances of the "**DEVELOPER'S ALLOCATION**" in favour of the said purchaser or purchasers or their nominee or nominees assignees on our behalf only after handover the Owners allocated portion.

14) To sign and execute all others deeds, instruments and assurances which he will consider necessary and to enter into and/or agree to such covenants

**P. R. CONSTRUCTION**

*Prasannjit Roy.*  
Proprietor

5 | Page

*Ditankar Mondal*  
Adv

*Ditankar Saha Mukherjee Mondal*



Addl. District Sub-Registrar  
Cossipore, Dum Dum

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and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if we personally present in connection with the **“DEVELOPER’S ALLOCATION”**.

15) To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the District Sub-Registrar-I, Additional District Sub-Registrar Cossipore- Dum Dum and Registrar of Assurances and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the **“DEVELOPER’S ALLOCATION”** to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.

16) To obtain approved Site Plan and Sanctioned Building Plan from Kolkata Municipal Corporation on our behalf.

17) To affix Sign Board or any Hoarding on the Scheduled Plot of land for advertisement purpose only in the name of Attorney for selling the flats of Developer’s Allocation of the proposed G+3 Multi-storied Building on our behalf.

18) To advertise in the News paper for procuring purchaser or purchasers for selling the flats of Developer’s Allocation of the proposed multi-storied on our behalf.

19) This Power of Attorney shall remain strictly restricted only with regard to construction of the proposed G+3 Multi-storied Building at the **“SAID PROPERTY”** as mentioned in the Schedule below.

20) Only after hand over the Land Owners’ Allocated portions, the Developer can execute and register Deed of Conveyance or Conveyances in favour of the intending purchaser(s) from the Developer’s Allocation and give possession to that effect. Before that the Developer will be entitled only to execute Registered Agreement for Sale in favour of the intending purchaser or purchasers from the Developer’s Allocation.

21) Be it mentioned here that We, being the Land Owners/ Principals/ Executants agree and undertake that before completion of the civil works of the proposed multi-storied building viz., lift facility, outside colour works, works of

**P. R. CONSTRUCTION**

*Prasmit Ray*  
Proprietor

*Dipankar Mondal*  
Ali

*Dipankar Saha Mukherjee Mondal*





  
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Cossipora, Dum Dum

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common passage as well as outside of the building and pending works of roof, incomplete works of garage etc. we will receive the possession of ours Allocated portion i.e. Land Owners' Allocation from the Developer without raising any claim or objection. Then the Land Owners will give a consent letter to the Developer for further proceeds of the Deed of Conveyance for the intending purchasers from the Developer's Allocation. Unfinished works will be finished within the stipulated time period as mentioned above.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**  
**(TO BE DEVELOPED)**


**ALL THAT** piece and parcel of BASTU land measuring about **07 (Seven) Cottahs 07 (Seven) Chittak 06 (Six) Sq.Ft. (498.062 Sq. M)** be the same a little more or less along with a old dilapidated one storied building measuring about 2000 Sq.ft. (approx) covered area together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No.- 1, Ward No.- 01, **Assessee No.- 110011700032**, lying and situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata - 700 036, A.D.S.R. Cossipore Dum Dum, D.R. Barasat, which is butted and bounded in the following :-

**ON THE NORTH** : Premises No. 3C, Rajendra Nath Roy Chowdhury Lane.  
**ON THE SOUTH** : By 4.010 M wide KMC Road namely Rajendra Nath Roy Chowdhury Lane.  
**ON THE EAST** : By Premises 4, Rajendra Nath Roy Chowdhury Lane  
**ON THE WEST** : 3.125 M wide Common Passage.

**P. R. CONSTRUCTION**  
*Prasenjit Roy,*  
Proprietor

*Dipankar Mondal*  
*Alin*  
*Dipankar Saha Mukherjee Mondal*



  
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Cossipore, Dum Dum

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**IN WITNESS WHEREOF** the parties hereto set and subscribed their respective hands and seals on **15<sup>th</sup> day of June, 2023 (TWO THOUSAND AND TWENTY THREE)** of Christian Era.

**SIGNED, SEALED**

**DELIVERED** by the parties herein at Kolkata in presence of :

Jagadish Ch. Mondal alias  
Jagadish Ch. Sadhukhan

**WITNESSES :**

1. Pradip Roy  
41, Bd. Ghosh Road,  
Kolkata - 700057.

2. Ashim K. Ghosh  
100, S. S. Road,  
WB - 30.

1. Mondal,

2. Pratima Mondal alias  
Pratima Sadhukhan Mondal

3. Dipankar Mondal Alias  
Dipankar Sadhukhan Mondal.

4. Rabindra Nath Mondal alias  
Rabindra Nath Sadhukhan Mondal

5. Mallika Das

6. Subir K. Bhowmik

(SIGNATURE OF OWNERS/PRINCIPALS  
/EXECUTANTS)

**P. R. CONSTRUCTION**

**Soumyajit Roy.**

Proprietor

(SIGNATURE OF DEVELOPER  
/CONSTITUTED ATTORNEY)

Drafted by me,

**Soumyajit Mukherjee**

**Soumyajit MUKHERJEE,**

**Advocate**

High Court, Calcutta

Bar Association Room No. 5

Enrolment No: WB/2154/2009














*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Cossipora, Dum Dum












5 JUN 2023

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO












UNDER RULE 44A OF THE I.R.ACT 1908  
L.H.BOX-SMALL TO THUMB PRINTS  
N.B.-R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					
<p>Jagadish Ch. Mondal alias Sadhukhan Jagadish Ch Mondal</p>						

ATTESTED

	L.H.					
	R.H.					
<p>Pratima Mondal alias Pratima Sadhukhan Mondal</p>						

ATTESTED

	L.H.					
	R.H.					
<p>Dipankar Mondal alias Dipankar Sadhukhan mondal</p>						

ATTESTED





*[Handwritten signature]*

Addl. District Sub-Registrar  
Coosipore, Dum Dum

'15 JUN 2023'

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R.ACT 1908  
L.H.BOX-SMALL TO THUMB PRINTS  
N.B.-R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					
<p>Radhendra Nath Mondal alias Radhendra Nath SahuKhan Mondal</p>						

ATTESTED

	L.H.					
	R.H.					
<p>Mallika Das</p>						

ATTESTED

	L.H.					
	R.H.					
<p>Subir Kumar Das</p>						

ATTESTED



*[Handwritten signature]*












Addl. District Sub-Registrar  
Cossipore, Dum Dum

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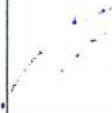



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R.ACT 1908  
L.H.BOX-SMALL TO THUMB PRINTS  
N.B.-R.H. BOX-THUMB TO SMALL PRINTS

 <i>Srasenjit Ray.</i>	L.H.					
	R.H.					

ATTESTED

PHOTO	L.H.					
	R.H.					

ATTESTED

PHOTO	L.H.					
	R.H.					

ATTESTED

11



*[Handwritten signature]*

Addl. District Sub-Registrar  
Cossipore, Dum Dum

' 5 JUN 2023 '

## Major Information of the Deed

Deed No :	I-1506-06246/2023	Date of Registration	15/06/2023
Query No / Year	1506-8001553344/2023	Office where deed is registered	
Query Date	15/06/2023 1:53:56 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Prasenjit Roy Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700057, Mobile No. : 8777014689, Status :Others		
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. 2/-	Rs. 1,22,98,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150606232/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajendra Nath Chowdhury Lane, , Premises No: 3, , Ward No: 001 Pin Code : 700036



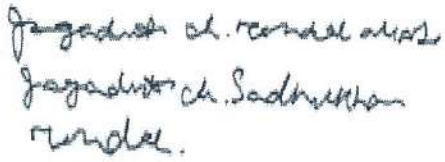


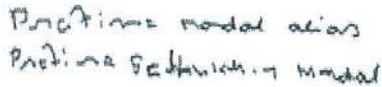


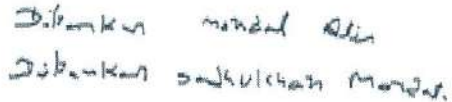
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 7 Chatak 6 Sq Ft	1/-	1,13,86,930/-	Width of Approach Road: 13 Ft.,
<b>Grand Total :</b>				<b>12.2856Dec</b>	<b>1 /-</b>	<b>113,86,930 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	9,11,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1 /-</b>	<b>9,11,250 /-</b>	



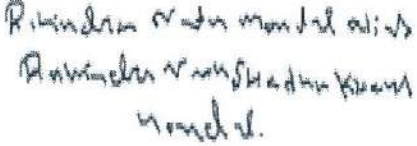


**Principal Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr JAGADISH CHANDRA MONDAL, (Alias: Mr JAGADISH CHANDRA SADHUKHAN MONDAL)</b> Son of Late PANCHANAN SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	
RAJENDRA NATH ROY CHOWDHURY LANE, 3, City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AZxxxxxx8K, Aadhaar No: 96xxxxxxxx1402, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt PRATIMA MONDAL, (Alias: Mr PRATIMA SADHUKHAN MONDAL)</b> Wife of Late DILIP KUMAR SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	
RAJENDRA NATH ROY CHOWDHURY LANE, 3, City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx0R, Aadhaar No: 95xxxxxxxx1354, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr DIPANKAR MONDAL, (Alias: Mr DIPANKAR SADHUKHAN MONDAL)</b> Son of Late DILIP KUMAR SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	






RAJENDRA NATH ROY CHOWDHURY LANE, 3, City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx1A, Aadhaar No: 83xxxxxxxxx2501, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Mr RABINDRA NATH MONDAL, (Alias: Mr RABINDRA NATH SADHUKHAN MONDAL)</b> Son of Late AMARENDRA NATH SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office	 15/06/2023	 LTI 15/06/2023	 15/06/2023

City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CXxxxxxx2E, Aadhaar No: 68xxxxxxxxx0727, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Smt MALLIKA DAS</b> Wife of Mr SUBARNA DAS Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office	 15/06/2023	 LTI 15/06/2023	 15/06/2023

RABINDRA SARANI, 487, Rabindra Sarani, City:- Kolkata, P.O:- HATHKHOLA, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx5E, Aadhaar No: 23xxxxxxxxx1119, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office

6	Name	Photo	Finger Print	Signature
	<b>Mr SUBIR KUMAR BISWAS</b> Son of Late SHIV RAM BISWAS Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office	 15/06/2023	 LTI 15/06/2023	 15/06/2023




BISWAS VILLA, PATHALKUDWA ROAD, CHURCH LANE, URDU GOVERNMENT SCHOOL, 19, City:- , P.O:- RANCHI, P.S:-LOWER BAZAR, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx1P, Aadhaar No: 88xxxxxxxxx4633, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office





**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>P R CONSTRUCTION</b> 41 Behari Lal Ghosh Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.:: ASxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Prasenjit Roy (Presentant )</b> Son of Pradip Roy Date of Execution - 15/06/2023, , Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office	 <small>Jun 15 2023 2:31PM</small>	 <small>LTI 15/06/2023</small>	 <small>15/06/2023</small>
41 Behari Lal Ghosh Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P R CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Pradip Roy</b> Son of Late Dulal Chandra Roy 41 B L Ghosh Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057	 <small>15/06/2023</small>	 <small>15/06/2023</small>	 <small>15/06/2023</small>
Identifier Of Mr JAGADISH CHANDRA MONDAL, Smt PRATIMA MONDAL, Mr DIPANKAR MONDAL, Mr RABINDRA NATH MONDAL, Smt MALLIKA DAS, Mr SUBIR KUMAR BISWAS, Prasenjit Roy			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr JAGADISH CHANDRA MONDAL	P R CONSTRUCTION-2.0476 Dec
2	Smt PRATIMA MONDAL	P R CONSTRUCTION-2.0476 Dec
3	Mr DIPANKAR MONDAL	P R CONSTRUCTION-2.0476 Dec
4	Mr RABINDRA NATH MONDAL	P R CONSTRUCTION-2.0476 Dec
5	Smt MALLIKA DAS	P R CONSTRUCTION-2.0476 Dec
6	Mr SUBIR KUMAR BISWAS	P R CONSTRUCTION-2.0476 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr JAGADISH CHANDRA MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
2	Smt PRATIMA MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
3	Mr DIPANKAR MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
4	Mr RABINDRA NATH MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
5	Smt MALLIKA DAS	P R CONSTRUCTION-333.33333333 Sq Ft
6	Mr SUBIR KUMAR BISWAS	P R CONSTRUCTION-333.33333333 Sq Ft



On 15-06-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:13 hrs on 15-06-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Prasenjit 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 1,22,98,180/-

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

Execution is admitted on 15/06/2023 by 1. Mr JAGADISH CHANDRA MONDAL, Alias Mr JAGADISH CHANDRA SADHUKHAN MONDAL, Son of Late PANCHANAN SADHUKHAN MONDAL, RAJENDRA NATH ROY CHOWDHURY LANE, 3, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 2. Smt PRATIMA MONDAL, Alias Mr PRATIMA SADHUKHAN MONDAL, Wife of Late DILIP KUMAR SADHUKHAN MONDAL, RAJENDRA NATH ROY CHOWDHURY LANE, 3, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 3. Mr DIPANKAR MONDAL, Alias Mr DIPANKAR SADHUKHAN MONDAL, Son of Late DILIP KUMAR SADHUKHAN MONDAL, RAJENDRA NATH ROY CHOWDHURY LANE, 3, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 4. Mr RABINDRA NATH MONDAL, Alias Mr RABINDRA NATH SADHUKHAN MONDAL, Son of Late AMARENDRA NATH SADHUKHAN MONDAL, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 5. Smt MALLIKA DAS, Wife of Mr SUBARNA DAS, RABINDRA SARANI, 487, Road: Rabindra Sarani, , P.O: HATHKHOLA, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 6. Mr SUBIR KUMAR BISWAS, Son of Late SHIV RAM BISWAS, BISWAS VILLA, PATHALKUDWA ROAD, CHURCH LANE, URDU GOVERNMENT SCHOOL, 19, P.O: RANCHI, Thana: LOWER BAZAR, , Ranchi, JHARKHAND, India, PIN - 834001, by caste Hindu, by Profession Service

Indetified by Pradip Roy, , , Son of Late Dulal Chandra Roy, 41 B L Ghosh Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Business

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

Execution is admitted on 15-06-2023 by Prasenjit Roy, Proprietor, P R CONSTRUCTION, 41 Behari Lal Ghosh Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Indetified by Pradip Roy, , , Son of Late Dulal Chandra Roy, 41 B L Ghosh Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 1876, Amount: Rs.100.00/-, Date of Purchase: 14/06/2023, Vendor name: R Pal

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 180301 to 180319

being No 150606246 for the year 2023.



Digitally signed by KAUSTAVA DEY  
Date: 2023.06.15 15:18:32 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2023/06/15 03:18:32 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)