

696/23

I-57624/2023

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 669980

Handwritten notes:
8-07-07-2023
1060825
Case No. 246/2023
V.C.M.

800.1060825/23

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY executed this 27th day of April, Two Thousand Twenty Three (2023) of the Christian Era.

KNOW ALL MEN BY THESE PRESENTS THAT WE 1)SMT MANJU ROY (AADHAAR-4123-6193-1433)(PAN NO.- AYBPR5367C) wife of Late Prasad Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- House-wife, residing at – E-219, Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas,

Certified that the document is admitted to registration, the Signature sheet/s and the endorsement sheet/s attached with this document is/are part of this document.

Sub-Registrar
Alipore, South 24 Parganas

28 APR 2023

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V.C.M. 246/23
6-24 PM

2384

04 JAN 2023

SL. No.....Date.....

Rs. 50/-

Name Subhajit Mondal

Address APC Park, Baghajatin, 41-86.

[Signature]

SMRITI BIKASH DAS
Govt. Litigator in Charge
Alipore Police Court
Koi-27

✓ Subhajit Mondal



Vcaw 865

✓ Subhajit Mondal



Vcaw 866

✓ Manjy Roy



Vcaw 867

✓ Dhrubajyoti Roy



Vcaw 868

✓ Dhrubajyoti Roy



Vcaw 869

✓ LTI of Kaishna Mukherjee
by the pen of Shashank Mukherjee

Shashank Mukherjee
s/o Debu Mukherjee.
E 219 Talpukur Baghajatin
Kolkata - 700086



[Signature]

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2) SRI DHRUBAJYOTI ROY (AADHAAR- 9671-8226-9321)(PAN NO.- BPVPR2682Q) son of Late Manoj Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- Service, residing at – E-219, Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas, **3) SRI DEBAJYOTI ROY (AADHAAR- 6847-1669-3186)(PAN NO.- BONPR8540G)** son of Late Manoj Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- Service, residing at – E-219, Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas, **4) SMT KRISHNA MUKHERJEE (AADHAAR- 2714-0535-6881)(PAN NO.- FAQPM1245E)** daughter of Late Arun Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- House-Wife, residing at – E-219, Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas, in the District of South 24-Parganas, both hereinafter called and referred to as the **“OWNERS”** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART.**

WHEREAS the property in question belonged to Govt. Of West Bengal And Whereas The Govt. Of West Bengal got possession by acquisition as vested to the state.

AND WHEREAS the Govt. Of West Bengal as donor gifted 03 Katha 00 Chittaks 00 Sqft. of land appertaining to E/P No.-219, S.P. No.- 941 in C.S. Plot No.-524(P), 526(P) of Mouza-Bademasur under J.L no. 31, Under P.S.- Patuli within District - South 24 Parganas to **SMT MANJU ROY** wife of Late Prasad Kumar Roy by a deed



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of indenture (hereinafter called & referred to as DEED OF GIFT) dated 13th day of September'2022, which was registered in the office of Additional District Register at Alipore and entered in Book no. – 1, Vol. no. 1, Pages no 221 to 224, Being no. 56 for the year 2022.

AND WHEREAS SMT MANJU ROY as the absolute Owner and in lawful possession and enjoyment of the said landed property by erecting house and she has mutated her name in the K.M.C. recorded as KMC Premises no.- 20 Talpukur Baghajatin Road, Kolkata-700086 under Police Station- Patuli, District 24 Parganas(South), Sub-Registry office at Alipore, at present lying and situated under Kolkata Municipal Corporation, ward no.-101, and Assessee No. 31-101-230020-0 .

AND WHEREAS thus the said **SMT MANJU ROY** first party herein the absolute Owner of the said property and in lawful & khas possession of the said land and structure.

AND WHEREAS the Govt. Of West Bengal as donor gifted 03 Katha 00 Chittaks 00 Sqft. of land appertaining to E/P No.-219A, S.P. No.- 941/1 in C.S. Plot No.-524(P), 526(P) of Mouza-Bademasur under J.L no. 31 , Under P.S.- Patuli within District - South 24 Parganas to **SRI DHRUBAJYOTI ROY** son of Late Manoj Kumar Roy and **SRI DEBAJYOTI ROY** son of Late Manoj Kumar Roy by a deed of indenture (hereinafter called & referred to as DEED OF GIFT) dated 13th day of September'2022, which was registered in the office of Additional District Register at Alipore and entered in Book no. – 1, Vol. no. 1, Pages no 225 to 228, Being no. 57 for the year 2022.



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AND WHEREAS SRI DHRUBAJYOTI ROY and SRI DEBAJYOTI ROY as the absolute Owners and in lawful possession and enjoyment of the said landed property by erecting house and they have mutated their names in the K.M.C. recorded as KMC premises no- 20/1 Talpukur Baghajatin Road, Kolkata-700086 under Police Station- Patuli, District 24 Parganas (South), Sub-Registry office at Alipore, at present lying and situated under Kolkata Municipal Corporation, ward no.-101, and Assessee No. 31-101-1230222-1.

AND WHEREAS thus the said **SRI DHRUBAJYOTI ROY and SRI DEBAJYOTI ROY** Second party herein the absolute Owners of the said property and in lawful & khas possession of the said land and structure.

AND WHEREAS the Govt. Of West Bengal as donor gifted 02 Katha 04 Chittaks 00 Sqft. of land appertaining to E/P No.-219B, S.P. No.- 941/2 in C.S. Plot No.-524(P), 526(P) of Mouza-Bademasur under J.L no. 31 , Under P.S.- Patuli within District - South 24 Parganas to **SMT KRISHNA MUKHERJEE** daughter of Late Arun Kumar Roy by a deed of indenture (hereinafter called & referred to as DEED OF GIFT) dated 13th day of September 2022, which was registered in the office of Additional District Register at Alipore and entered in Book no. – 1, Vol. no. 1, Pages no 229 to 232, Being no. 58 for the year 2022.

AND WHEREAS SMT KRISHNA MUKHERJEE as the absolute Owner and in lawful possession and enjoyment of the said landed property by erecting house and she has mutated her name in the K.M.C. recorded as KMC Premises no.- 20/2 Talpukur Baghajatin Road, Kolkata-700086 under Police Station- Patuli, District 24 Parganas(South), Sub-Registry office at Alipore, at present lying and situated



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under Kolkata Municipal Corporation, ward no.-101, and Assessee No.- 31-101-230221-0.

AND WHEREAS thus the said **SMT KRISHNA MUKHERJEE** third party herein the absolute Owner of the said property and in lawful & khas possession of the said land and structure.

Moreover it is to be noted that the owners:-

- 1) **SMT MANJU ROY** wife of Late Prasad Kumar Roy have received NOC/Permission vide Case No. 306[263/(DCR)dated-14/10/2022]/III/2P-357/2022 dated 04/01/2023 from The Joint Secretary- Government of West Bengal Refugee Relief & Rehabilitation Department NABANNA, 6th Floor to sell out the land to any Indian Citizen by a register Deed without prejudice to the right of the Donor.
- 2) **SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** both son of Late Manoj Kumar Roy have received NOC/Permission vide Case No. 308[265/(DCR)dated-14/10/2022]/III/2P-359/2022date 04/01/2023, from The Joint Secretary- Government of West Bengal Refugee Relief & Rehabilitation Department NABANNA, 6th Floor to sell out the land to any Indian Citizen by a register Deed without prejudice to the right of the Donor.
- 3) **SMT KRISHNA MUKHERJEE** daughter of Late Arun Kumar Roy have received NOC/Permission vide Case No. 307[264/(DCR)dated-14/10/2022]/III/2P-358/2022 dated 04/01/2023 from The Joint Secretary- Government of West Bengal Refugee Relief & Rehabilitation Department NABANNA, 6th Floor to sell out the land to any Indian Citizen by a register Deed without prejudice to the right of the Donor.



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AND WHEREAS both the parties namely **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** and **SMT KRISHNA MUKHERJEE** have mutually agreed to amalgamate the property.

This Deed of Amalgamation made on 5th April, Two Thousand Twenty Three (2023) which was duly registered in the office of the Additional District Registration at Alipore and recorded in Book-I, Volume No.- 1605-2023, Pages From 20265 to 20295 being no.-160500518 for the year 2023.

Now after amalgamation they mutated their names in the Kolkata Municipal Corporation.

Now the Amalgamated property become more or less measuring about 8(Eight)Cottahs, 4(Four)Chittak, 00(Zero)sqft., together with two storied building measuring 3700 Sq.ft. (Ground floor 1850 sqft. and 1st floor 1850 sqft.) more or less at and being Kolkata Municipal Corporation premises no- 20 Talpukur Baghajatin Road and premises no- 20/1 Talpukur Baghajatin Road and premises no- 20/2 Talpukur Baghajatin Road having Assessee No. 31-101-230020-0 and Assessee No. 31-101-230222-1 and Assessee No. 31-101-230221-0 respectively, P.S.-Patuli, Kolkata-700086, within K.M.C. Ward No.- 101, District 24 Parganas (South), comprised in Mouza- Bademasur, J.L. No.- 31, C.S.Plot no. 524(P), 526(P) being identified by E.P. NO.-219, 219A, 219B corresponding to S.P. No.-941, 941/1,941/2.

It is hereby stated that after execution and registration of this Deed of Amalgamation the said party herein namely **SMT MANJU ROY,**



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SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY and SMT KRISHNA MUKHERJEE became the absolute (100%) Joint Owners or Co-Owners of said Property allotted to **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY and SMT KRISHNA MUKHERJEE** as shown in the plan annexed here, and that **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY and SMT KRISHNA MUKHERJEE** jointly shall be entitled to sell the said Property or its portion to any person or persons as they may desire. And they have exclusive right over the said property with right to raise further construction and with all rights, to sell, transfer, mortgage, let out etc. and the same in any manner whatsoever and shall have the full right to enjoy the same without any interference or disturbance from any other person. That they are entitled to Mutate their name in the record of K.M.C. and as well may erect building in the said Plot of Land at their own cost and expenses and in their name and nor any of the other person or any one also can have any right, claim or interest over the said land and/or construction made or to be made therein. It is hereby provided that **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY and SMT KRISHNA MUKHERJEE** jointly will have the right to have water connection, electrical connection, cable connection, telephone connection and also right of egress & ingress etc. over the K.M.C. road.

AND WHEREAS on account of paucity of fund and lack of technical knowledge, the said desire could not be materialized and on account of fulfillment of such desire, the owners herein jointly enjoying total land measuring 8(Eight)Cottahs, 4(Four)Chittak, 00(Zero)sqft.more or less is under the possession of the said



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owners and was in search of a person/firm/company who will undertakes such constructional work on the said land by collecting men, materials and providing proper finance for the construction of Multi storied building thereon.

AND WHEREAS knowing such desire of the owners, the said "M/S. SUBHA CONSTRUCTION", a proprietor Firm, having its office 9, A.P.C. Park, P.O.- Baghajatin, P.S.- Patuli, Kolkata-700086, became interested to undertake such constructional work by using its own finance and made a proposal to the Owners to that effect and on discussion, the Owners herein became agreed to enter into a Development Agreement allowing the said person/firm to undertake such construction on the said premises proposed straight Three storied building at the costs and expenses to be incurred by the said Developer/Firm under certain terms and conditions and accordingly the owners and the Developer enter into a Development Agreement on 26/04/2023 with the said M/S. SUBHA CONSTRUCTION.

Subhasit Mondal

AND WHEREAS for avoiding any future litigations and both the Owners and Developer became agreed on certain terms and conditions and certain rights and obligations of which both the parties will be binding therein.

AND WHEREAS by virtue of the said Development Agreement the **OWNER'S ALLOCATION:-**

The owners shall get 4 no. of 2BHK Flat in 2nd Floor and 2no. of 2BHK Flat in 3rd Floor and 50% of 1BHK Flat in 2nd Floor and 50% area including 4 shops in the ground floor of the building as per plan along with undivided proportionate



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importable share or interest on the land underneath the building together with common right of common passage, paths, drain, sewerage, septic tank, overhead and underground water tank, pipe line connection, stairs, staircase, landings, boundary wall, common roof right and all other common areas and facilities in building and premises . Moreover **SMT MANJU ROY** be given Rs.8,00,000/-(Rupees Eight Lakh only), **SRI DHRUBAJYOTI ROY and SRI DEBAJYOTI ROY** be given Rs.8,00,000/-(Rupees Eight Lakh only) and **SMT KRISHNA MUKHERJEE** be given Rs.8,00,000/-(Rupees Eight Lakh only) as non refundable money.

That prior to the said sanction of the building plan the developer, through an LBS have prepared a primary sketch of the building plan and part of this supplementary agreement determining the actual possession of the developer subject to final sanction building plan from the Kolkata Municipal Corporation.

(DEVELOPER'S ALLOCATIONS)

The Developer will get rest no. of flats, shops, garages of the building as per building plan along with the undivided proportionate impartable share or interest on the common right of common passage, paths, drain, sewerage, septic tank, overhead and underground water tank, pipe line connection, stairs, staircase, landings, boundary wall, common roof right and all other common areas and facilities in building and premises.

That prior to the said sanction of the building plan the developer, through an LBS have prepared a primary sketch of the building plan and part of this



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supplementary agreement determining the actual possession of the developer subject to final sanction building plan from the Kolkata Municipal Corporation.

The roof right of the said proposed building shall remain common, joint and undivided between the Land Owners and Developer in proportion of 50% share of each. No buyer be given roof right.

AND WHEREAS it was agreed by and between the parties herein all the terms and conditions contained in the said Development Agreement is being registered in the office of the A.D.S.R. at Alipore and same was recorded in Book No.- I , Volume No.- 1605-23 Pages No.- 22088 to 22140, Being No.- 613 for the year 2023.

AND WHEREAS owing to our personal difficulties and also we are not in a position to look after, manage, control, supervise, maintain and construction of such Development work in our said property and We hereby solemnly nominate, constitute and appoint **SRI SUBHAJIT MONDAL (AADHAAR- 2684-0608-0182) (PAN: BCOPM9705R)** son of Late Siromoni Mondal, Proprietor:- **M/S SUBHA CONSTRUCTION** by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 9, A.P.C. Park, P.O.- Baghajatin, P.S. - Patuli, Kolkata-700086, Dist. - South24 Paragans, as our **TRUE AND LAWFUL CONSTITUTED ATTORNEY** by executing as **Development Power of Attorney** for the Construction of the proposed Building upon the said land and empowering the Developer on our behalf to do all acts, execute all or any of the following acts, deeds and things relating to our land measuring about 8 cottahs 4 chittaks 00 sqft more or less land in our name and on our behalf , which is morefully and particularly in the schedule hereunder written.

Subhajit Mondal



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AND WHEREAS due to unavoidable circumstances, We are unable to look after, manage and supervise the said land, hence we do hereby appoint said **SRI SUBHAJIT MONDAL** son of Late Siromoni Mondal, by Faith –Hindu, by Nationality – Indian, by Occupation – Business, residing at 9, A.P.C. Park, P.O.- Baghajatin, P.S.- Patuli, Kolkata-700086, Dist. - South 24 Paragans, as our true and lawful attorney and agent to look after, manage and supervise the said property and to do the following acts deeds and things in our name and on our behalf:-

1. To look after maintain, manage, control and supervise the said property and its affairs in our name, on our behalf as our Attorney or authorized agent.
2. To appoint on our behalf, pleader, Advocate or Solicitor wherever our said attorney shall think fit and proper to do so for the purposes of management of the said property and discharge and/or terminate his / their or other appointment.
3. To settle adjust, compromise or submit to all complaint, actions, suits, accounts, plaints and disputes between us and other person or persons to compound or compromise the same if any arising out of the said property or any agreement or deed relating to the same.
4. To sign and execute any document for electric line, gas, telephone line, sewerage/drainage line, water connection whatsoever documents to be placed before the authority concerned and/ or KOLKATA MUNICIPAL CORPORATION which our said attorney shall consider necessary as fully and effectual in all respect as we could do the same our self.



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5. On our behalf to appear for and represent us before the Board of Revenue Collector any District, Sub-Divisional Officer, Government or any Non-Government or semi Government Authorities for permission to transfer, any magistrate, Judge, Munsiff, Settlement Offices, J.L.R.O.'S Offices, B.L.R.O'S Offices and all Government Offices, Kolkata Municipal Corporation, Improvement Trust, K.M.D.A Commissioners of any Division on all matter and things relating to estate or its affairs.
6. To give valid and effective receipts and discharge for all payments as may be received and/ or realized by our said Attorney from any person.
7. To negotiate with any intending Purchaser or Purchasers of the Proposed Building to be constructed on our said land more fully mention in the SCHEDULE hereunder written and if required our said ATTORNEY shall have right to execute, enter into any Agreement for sale of the proposed Flat/Flats of developers allocation save and except owner's allocation in the term of the said development agreement with them and to receive Earnest Money and/or any part payment thereof and acknowledge receipt of the same by the said ATTORNEY in respect of his Allotment, as per the said Development Agreement.
8. To negotiate with any intending Purchaser or Purchasers of the Proposed flats to be constructed on our said land more fully mentioned in the SCHEDULE hereunder written and if required our said ATTORNEY shall have right to execute, enter into any Agreement for Sale of the Proposed Flat/Flats with them and to received Earnest Money and/or any Part Payment thereof and acknowledge receipt of the same and sign execute

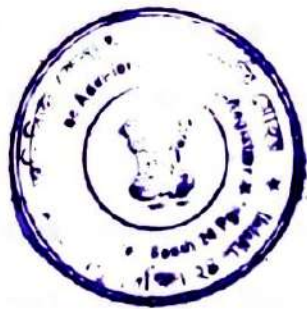


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the Final Deed of Conveyances by the said ATTORNEY in respect of Flat of the developer's Allocation on behalf of the Owners/Vendors as per Development Agreement.

9. On our behalf to make sign and verify an applications or objections to appropriate authorities for all and any license permission or consent etc, required by law in connection with management of the property mentioned in Schedule below.
10. On our behalf to appear before Kolkata Municipal Corporation and submit the building plan for sanction and sign the building plan and others necessary papers and documents if necessary and receive the building plan from the K.M.C and to deposit any fees and charges for the same and to do all formalities to submit plan, also for modification and/or alteration of the plan to prepare and submit revision plan and sign, execute any papers and documents.
11. On our behalf to appear and to apply for obtaining sanction, permission, boundary declaration, clearances and service connection before appropriate authorities (Both sanitary and water), C.E.S.C. all Governments Offices and sign on our behalf all necessary forms, applications, petitions and documents.
12. To institute any case or defend any suit, proceedings, appeals revision, injunction, enquiry, claims, etc., relating to the said property on our behalf.
13. To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all



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other appeals and papers, documents and exhibits for the aforesaid purposes.

14. To visit and represent us before all the West Bengal Govt. Office or Offices concerned and/or Central Govt. Office, Thika Tenancy Office or Offices concerned and all other offices concerned for smooth management of our said property in the schedule stated and written hereunder on our behalf.
15. To apply and to pay all rent, taxes, and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.
16. To sign and execute all other deeds, instruments, assurances, which will be necessary and to enter into and/or to agree to such covenants and documents upon the said premises on our behalf.
17. To make and present before the Register Office for executing any Deed of Conveyances, Agreement, Deed of Gift, Deed of Lease, or other documents and its registration by our said Attorney on our behalf and submit, admit, execution and registration thereof before the registering authority or authorities concerned and put signature as and when necessary on our behalf.
18. On our behalf to negotiate on terms for and to agree to and sell the property or part thereof to any Purchaser or Purchasers at such price which our said Attorney thinks, fit and proper to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel



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and/or repudiate the same. And to receive any advance money, Purchased money and balance purchased money from them in our name and on our behalf. And to give them valid receipt and discharge for the same.

19. To sign all the receipt or receipts for such sale of flat(s) by our said Attorney in favour of the intending purchaser or purchasers in respect of the schedule property on our behalf.

20. All the receivable will be paid back to the Principal and all the payables will be borne by the Principal.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in his absolute discretion which he may deem fit and proper, think necessary to do so or perform in regard to the said property.

AND We do hereby agree and undertake to ratify and confirm all such acts, deeds, and things which our said Attorney may lawfully, do execute and caused to be done, performed by virtue of this Development Power of Attorney.

Be it noted that this Power of Attorney is being granted in favour of the said attorney with consideration as stated in the Agreement of Development and no right or interest of the attorney except what has stated in the Agreement for Development is created on the property which is the subject matter of this Power of Attorney.



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THIS SCHEDULE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring more or less 8(Eight) Cottahs, 4(Four) Chittak, 00 (Zero)sqft. together with 3700 Sq.ft. (Ground floor 1850 sqft. and 1st floor 1850 sqft.) more or less being Kolkata Municipal Corporation 20 Talpukur Baghajatin Road and having Assessee No. 31-101-230020-0, P.S.-Patuli, Kolkata-700086, within K.M.C. Ward No.- 101, District 24 Parganas (South), comprised in Mouza- Bademasur, J.L. No.- 31, C.S.Plot no. 524(P), 526(P) being identified by E.P. NO.-219, 219A, 219B corresponding to S.P. No.-941, 941/1,941/2 being butted and bounded as follows :-

ON THE NORTH : Colony Boundary.

ON THE SOUTH : 3250 MM. Colony Road.

ON THE EAST : EP No.-218.

ON THE WEST : 4250 MM. Colony Road.



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IN WITNESS WHEREOF We, the Principal hereby set and subscribe our signatures on this the 27th day of April, Two Thousand Twenty Three (2023).

SIGNED, SEALED AND DELIVERED

In the Presence of:-

1) Shashank Mukherjee
E 219 Talpukur Baghobatin
Kolkata 700086

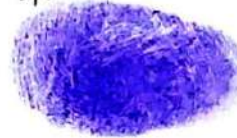
2) Aniruddha Roy
E-219 Talpukur
Baghobatin
Kolkata-700086

1. Manju Roy

2. Dhruvrajyoti Roy

3. Subijyoti Roy

4.



LTI of Aniruddha Mukherjee
by the said Shashank Mukherjee.

SIGNATURE OF THE PRINCIPAL


Subhajit Mondal

SIGNATURE OF THE ATTORNEY

Drafted by:

SUKDEV HAJRA
Advocate
High Court Calcutta
Regd. No.-WB/2261/2325 of 2017


Advocate

Typed by 














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




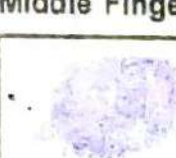



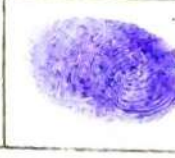
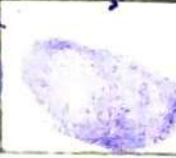

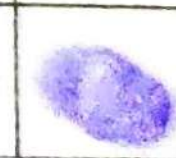
Name

Signature

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	left hand					
	right hand					




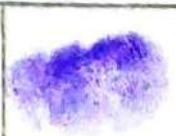

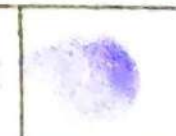





Name

Signature *Manju Roy*

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

Name *DHRUBAJYOTI ROY*

Signature *Dhrubajyoti Roy*

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

Name *DEBAJYOTI ROY*

Signature *Debjyoti Roy*



[Handwritten signature]

Addl. Dist. Sub-Registrar
Airpore
27 APR 2023
South 24 Parganas
Kolkata-700027







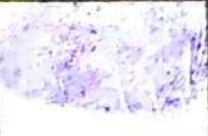




Thumb 1st finger Middle Finger Ring Finger Small Finger


PHOTO	left hand					
	right hand					

Name










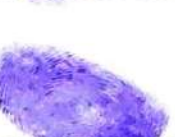

Signature

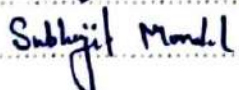
Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name
 Signature  Lt I of Krishna Mukherjee.
 by the pen of Shaikhano Mukherjee.

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name **SUBHAJIT MONDAL**
 Signature  Subhajit Mondal

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



[Handwritten signature]

Addl. Dist. Sub-Registrar
Aripore
27 APR 2023
South 24 Parganas
Kolkata-700027

[Faint handwritten notes]






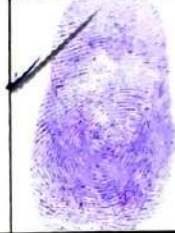


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas









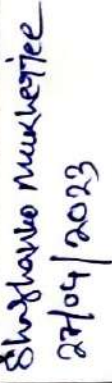
Signature / LTI Sheet of Query No/Year 16058001060825/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Principal			Manju Roy 27/04/23
2	Mr Dhrubajyoti Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Principal			Dhrubajyoti Roy 27/04/2023
3	Mr Debajyoti Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Principal			Debajyoti Roy 27/04/23



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Krishna Mukherjee E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Principal			 LTI of Krishna Mukherjee to the son of Subhajit Mukherjee.
5	Mr Subhajit Mondal 9, A P C Park, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Represent ative of Attorney [Subha Constructi on]			 Subhajit Mondal 27/04/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SHASHANKA MUKHERJEE Son of Mr DEBU MUKHERJEE E-219, TALPUKUR, City:- Kolkata, P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Smt Manju Roy, Mr Dhruvajyoti Roy, Mr Debajyoti Roy, Smt Krishna Mukherjee, Mr Subhajit Mondal			 Shashanka Mukherjee 27/04/2023

(MANIMALA
CHAKRABORTY)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

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Major Information of the Deed

Deed No :	I-1605-00624/2023	Date of Registration	28/04/2023
Query No / Year	1605-8001060825/2023	Office where deed is registered	
Query Date	27/04/2023 11:17:38 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRASUN MAHAPATRA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007092400, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,05,13,831/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500613/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Bagha Jatin Road, , Premises No: 20, , Ward No: 101 Pin Code : 700086

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	8 Katha 4 Chatak	1/-	80,16,331/-	Property is on Road , Project Name :
Grand Total :				13.6125Dec	1 /-	80,16,331 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3700 Sq Ft.	1/-	24,97,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3700 sq ft	1 /-	24,97,500 /-	

Pal Details :**Name,Address,Photo,Finger print and Signature**

1	Smt Manju Roy Wife of Late Prasad Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxx7c, Aadhaar No: 41xxxxxxxx1433, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence
2	Mr Dhrubajyoti Roy Son of Late Manoj Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bpxxxxx2q, Aadhaar No: 96xxxxxxxx9321, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence
3	Mr Debajyoti Roy Son of Late Manoj Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: boxxxxx0g, Aadhaar No: 68xxxxxxxx3186, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence
4	Smt Krishna Mukherjee Daughter of Late Arun Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: faxxxxx5e, Aadhaar No: 27xxxxxxxx6881, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence

Attorney Details :**SI No Name,Address,Photo,Finger print and Signature**

1	Subha Construction 9, A P C Park, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: bcxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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Representative Details :**SI No Name,Address,Photo,Finger print and Signature**

1	Mr Subhajit Mondal (Presentant) Son of Late Siromoni Mondal 9, A P C Park, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bcxxxxx5r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Subha Construction (as SOLE PROPRIETORSHIP)
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Details :

	Photo	Finger Print	Signature
SHASHANKA MUKHERJEE son of Mr DEBU MUKHERJEE E-219, TALPUKUR, City:- Kolkata, P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086			
Identifier Of Smt Manju Roy, Mr Dhruvayoti Roy, Mr Debajyoti Roy, Smt Krishna Mukherjee, Mr Subhajit Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Roy	Subha Construction-3.40313 Dec
2	Mr Dhruvayoti Roy	Subha Construction-3.40313 Dec
3	Mr Debajyoti Roy	Subha Construction-3.40313 Dec
4	Smt Krishna Mukherjee	Subha Construction-3.40313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Roy	Subha Construction-925.00000000 Sq Ft
2	Mr Dhruvayoti Roy	Subha Construction-925.00000000 Sq Ft
3	Mr Debajyoti Roy	Subha Construction-925.00000000 Sq Ft
4	Smt Krishna Mukherjee	Subha Construction-925.00000000 Sq Ft

27-04-2023

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

Presented for registration at 18:24 hrs on 27-04-2023, at the Private residence by Mr Subhajit Mondal ..

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 1,05,13,831/-

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

Execution is admitted on 27/04/2023 by 1. Smt Manju Roy, Wife of Late Prasad Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Mr Dhruvajyoti Roy, Son of Late Manoj Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service, 3. Mr Debajyoti Roy, Son of Late Manoj Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service, 4. Smt Krishna Mukherjee, Daughter of Late Arun Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by Mr SHASHANKA MUKHERJEE, , Son of Mr DEBU MUKHERJEE, E-219, TALPUKUR, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Others

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

Execution is admitted on 27-04-2023 by Mr Subhajit Mondal, SOLE PROPRIETORSHIP, Subha Construction, 9, A P C Park, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr SHASHANKA MUKHERJEE, , Son of Mr DEBU MUKHERJEE, E-219, TALPUKUR, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Others



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 28-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Statement of Stamp Duty

It is certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2384, Amount: Rs.50.00/-, Date of Purchase: 04/01/2023, Vendor name: S B Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1605-2023, Page from 22672 to 22700
being No 160500624 for the year 2023.**



Digitally signed by MANIMALA
CHAKRABORTY
Date: 2023.05.03 12:38:23 -07:00
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 2023/05/03 12:38:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**

(This document is digitally signed.)