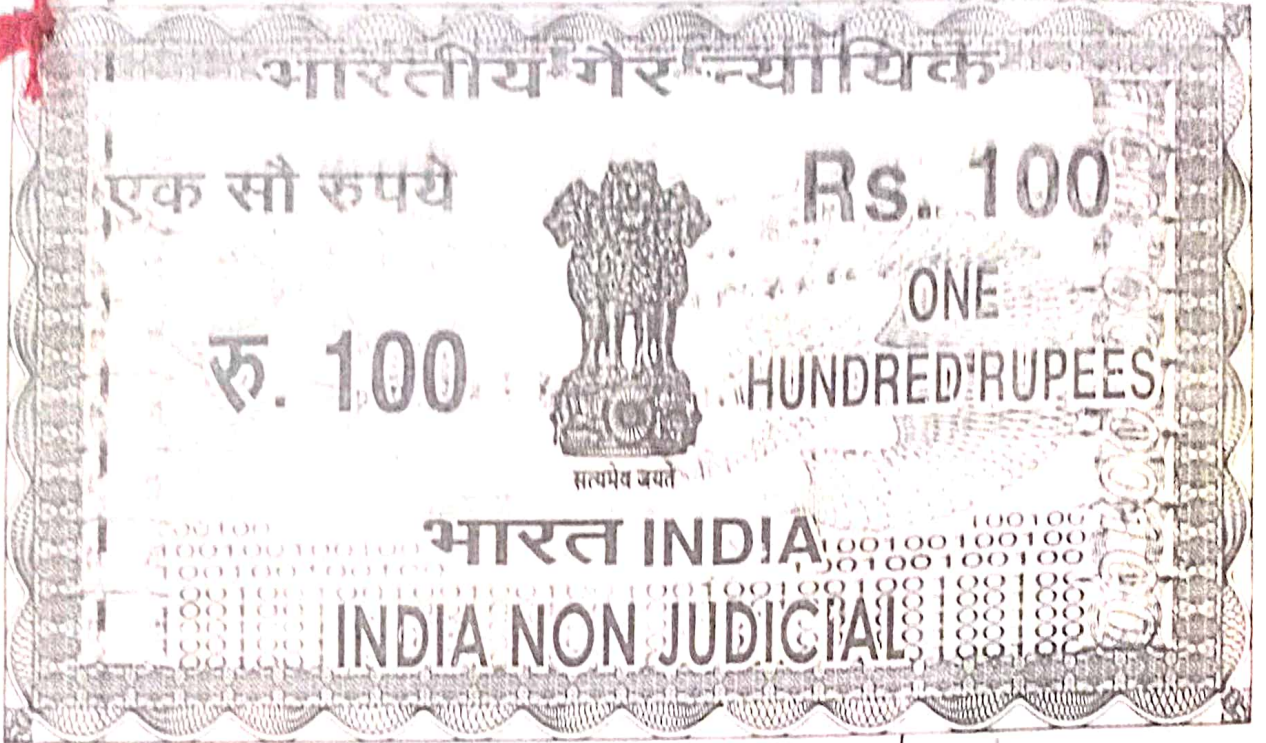


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02

J. 00030/29



14/12/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/3059070/23

AK 499381

Certified that the document is admitted to registration. The signature sheets/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

[Handwritten Signature]

Additional District Sub-Registrar
Rajarhat New Town, North 24 Pgs

2 JAN 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We, 1) SRI SAMIR ROY CHOWDHURY, (PAN - BNBPR5027H), (Aadhaar No. 4222 4878 5818), Son of Late Bimal Roy Chowdhury, 2) SRI SOUMEN ROY CHOWDHURY, (PAN - BBZPC3927P), (Aadhaar No. 9721 8102 7550), Son of Sri Samir Roy Chowdhury, 3) SMT. MOUSUMI ROY CHOWDHURY, (PAN - BJLPC9909D), (Aadhaar No. 7493 0643 1762), Wife of Sri Samir Roy Chowdhury, all are residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata -

To be contdp/2

1633 11-12-2023

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100f (100f)
Samir Roy Chowdhury
Recnjoani, Rajasthat, Kol-135

07 NOV 2023

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Samir Roy Chowdhury



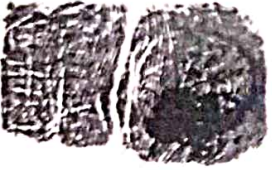
10496

Samir Roy Chowdhury



10497

Samir Roy Chowdhury



10498

સામીર રોય ચૌધરી



10499

Samir Roy Chowdhury



District Sub-Registrar,
Barrack New Town, North 24 Pgs

4 DEC 2023

(2)

700135, in the District of North 24 Parganas, State - West Bengal, Occupation - No. 1 Service, No. 2 Student and No. 3 House Wife, hereinafter collectively called and referred to as the "LAND OWNER/PRINCIPAL/EXECUTANT" do hereby nominate, constitute and appoint 1) SRI ARUP BOSE alias ARUP BASU, (PAN - AKCPBS18311), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business, Partners of "M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, State - West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for our in our name on our behalf and to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS We, Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury (Principal Nos. 1 to 3 herein) are the absolute owners of Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9182, Bastu land measuring an area of 07.70 (Seven point Seven Zero) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9183, Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9181, measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9169, Bastu land measuring an area of 05.625 (Five point Six Two Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 9183, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, total measuring an area 37.325 (Thirty Seven

To be contdp/3

(3)

point Three Two Five) Decimals more or less, vacant land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas. There is no structure in the said property.

<u>Land Owner</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag. No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Samir Roy Chowdhury	1313	9182	08
Samir Roy Chowdhury	1313	9183	07.70
Soumen Roy Chowdhury	1313	9181	08
Mousumi Roy Chowdhury	1313	9169	08
Samir Roy Chowdhury	1313/1815	9183	05.625

Total area of 37.325 (Thirty Seven point Three Two Five) Decimals of land more or less.

AND WHEREAS We, Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury (Principal Nos. 1 to 3 herein) entered into a registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by our with the said "**M/S BASU AND HAJRA BUILDERS**" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, represented by its partners namely 1) **SRI ARUP BOSE** alias **ARUP BASU**, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) **SRI SUSANTA HAJRA**,

To be contdp/4

(4)

(PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjalpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business. The said Development Agreement executed and submitted dated on 25.11.2022 and registered dated on 01.12.2022 in the office of A.D.S.R. Rajarhat and recorded as Book No. 1, Volume No. 1523-2022 Pages 728325 to 728376 and Deed No. 152319245 for the year 2022 and registered a Supplementary Development Agreement executed and submitted dated on 06.12.2023 and registered dated on 12.12.2023 in the office of A.D.S.R. Rajarhat and recorded as Query No. 2002948759/2023 and Deed No. 152318209 for the year 2023.

AND WHEREAS referencing the above Registered Agreement for Development and for smooth development work, we, the Principals/Executant/Land Owners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our name and on our behalf to do exercise and perform all and every or any or the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Rajarhat Bishnupur 1 No. Gram Panchayet, W.B.S.E.D.C.I./CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of new buildings and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of Flats, Covered Car Parking Spaces & Open Car Parking Spaces of Developer's Allocation.

2. To apply, obtain electricity, Gas, Water, Sewerage orders and permission from the necessary authorities as to expedient for sanction, modification and/or

To be contdp/5

(5)

alteration of the development, Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the buildings to be constructed thereon.

4. To sign, verify and file application, forms, building plans and revised building plans for multi storied buildings, deeds, documents and papers in respect of our said premises before Rajarhat Bishnupur 1 No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of buildings over and above the said premises.

5. To pay all Panchayet/Municipal and other Statutory Taxes, Rates and Charges in respect of the said land premises on our behalf and in our name as and when the same will become due and payable.

6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instrument and Deed and documents in respect of sale of Flats, units and or Covered Car Parking Spaces or Open Car Parking Spaces within Developer's Allocation Portion in the said new buildings in favour of in intending purchaser or purchasers in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending Purchaser or Purchasers from any financial concern by depositing and mortgaging Flat/ Flats/Covered Car Parking Space/Open Car Parking Spaces from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and or Deed of Conveyance and or any other instruments and documents in respect of sale of Flats, Units and or Cover Car

To be contdp/6

(6)

Parking Space in the said new buildings in favour of the intending purchasers relating to Developer's Allocation as per said Registered Development Agreement. To execute deed of amalgamation with neighbour's plot of land of the schedule property, Developer should made by the consent with the land owners.

7. To receive the consideration money in cash or by Cheque/Draft from the intending Purchaser or Purchasers for booking of Flats and Covered Car Parking Spaces, Open Car Parking Space or units relating to Developer's Allocation Portion and to grant receipts thereof and to give full discharge to the Purchaser or Purchasers as our lawful representatives.

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact of sale of Flats/units, Covered Car Parking Space & Open Car Parking Space within the Developer's Allocation Portion.

9. To instruct the Advocate/Lawyer for preparing and or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Registered Development Agreement, as may be necessary for the purpose for sale of the Flats/units, Covered Car Parking Space & Open Car Parking Space in the said buildings relating to Developer's Allocation Portion in our said premises.

10. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreement for Sale/Deed of Conveyance in favour of any intending purchasers related to Developer's Allo-

To be contdp/7

(7)

cation portion only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.

13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.

14. The Attorney will do the aforesaid acts, deeds, and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development and herein before stated and to appear and represent us before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereon.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as We could do and personally present.

AND We hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9182, Bastu land measuring an area of 07.70 (Seven point Seven Zero) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9183, Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9181, measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No.

To be contdp/8

(8)

9169, Bastu land measuring an area of 05.625 (Five point Six Two Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 9183, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, total measuring an area 37.325 (Thirty Seven point Three Two Five) Decimals more or less, vacant land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas. There is no structure in the said property.

<u>Land Owner</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Samir Roy Chowdhury	1313	9182	08
Samir Roy Chowdhury	1313	9183	07.70
Soumen Roy Chowdhury	1313	9181	08
Mousumi Roy Chowdhury	1313	9169	08
Samir Roy Chowdhury	1313/1815	9183	05.625

Total area of 37.325 (Thirty Seven point Three Two Five) Decimals of land more or less.

The Property Butted and Bounded by

ON THE NORTH : R.S. & L.R. Dag No. 1313.

ON THE SOUTH : R.S. & L.R. Dag No. 1313.

ON THE EAST : R.S. & L.R. Dag No. 1310 & 1311.

ON THE WEST : 25' Feet wide Panchayet Road.

To be contdp/9

(9)

IN WITNESS WHEREOF We, the Principal/Executant and Attorney hereto have set and subscribed our respective hands and seals on this 14th day of December in the year of 2023.

SIGNED SEALED AND DELIVERED

IN PRESENT OF

WITNESSES :-

Samir Roy Chowdhury
Saumen Roy Chowdhury

সমীর রায় চৌধুরী
সৌমেন রায় চৌধুরী

Signature of the Principals/Executant

Samir Roy Chowdhury

Saumen Roy Chowdhury

Signature of the Attorney

Drafted, Read and Explained by:

Rani Kana Das

Rani Kana Das
Advocate

En No - 708/707/90
Barasat Judges' Court
Barasat, North 24 Parganas

Computer by:

Timirbaran Mandal

Timirbaran Mandal

Kanjial Para, Rajarhat.

WITNESSES

1. *Timirbaran Mandal*
Kanjialpara, Rajarhat.
Kolkata - 700135.

2. *Banabir Roy Choudhury*
Reckhani, Rajarhat
KJ - 135.

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name **SRI SAMIR ROY CHOWDHURY**

Presentant/Claimant



Samir Roy Chowdhury

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Samir Roy Chowdhury*

Name **SRI SOUMEN ROY CHOWDHURY**

Presentant/Claimant



Soumen

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Soumen Roy Chowdhury*

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name SMT. MOUSUMI ROY CHOWDHURY

Presentant/Claimant



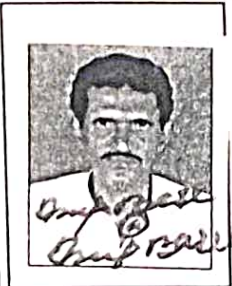
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RIGHT HAND				
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Signature *মসুমী রায় চৌধুরী*

Name SRI ARUP BOSE alias ARUP BASU

Presentant/Claimant



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RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

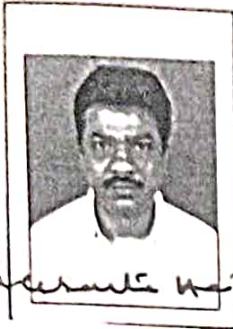
Signature *Arup Bose @ Arup Basu*

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name SRI SUSANTA HAJRA

Presentant/Claimant



Susanta Hajra

LEFT HAND				
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RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Susanta Hajra*

Name

Presentant/Claimant



Identified
by me

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Dionis basam Mandal*

भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
भारतीय निर्वाचन आयोग का पहला पहचान कार्ड



QCC2236400



नाम: तिमिर बरान मण्डल
Name: TIMIR BARAN MANDAL

पिता का नाम: गुरुदास मण्डल
Father's Name: Gurudas Mondal

Timirbaran Mandal

Sex/Gender: M / Male
जन्म तिथि/DOB: 03-01-1978
Date of Birth/Age:
पता: राधासाई नरसिंहराव नगर राजारहाट उत्तर 24
-पिन 700135
Address: Radhasai Narsingharav Nagar RAJARHAT NORTH 24
PARGANAS 700135

Issue Date: 15-01-2021
निर्वाचन अधिकारी
Electoral Registration Officer

संसदीय क्षेत्र/Constituency No. and Name: 115-राजारहाट नया शहर (GENERAL)
Assembly Constituency No. and Name: 115-Rajarhat New Town (GENERAL)
भाग/Part No. and Name: 126-विवेकानंद कॉलोनी एस.एस.एच. स्कूल कमरा-2
School: Room-2

ध्यान दें/Note:
1. इस कार्ड का प्रयोग केवल निर्वाचन सूची में नाम दर्ज कराने के लिए है।
2. इस कार्ड का प्रयोग मतदान के लिए नहीं है।
3. इस कार्ड में उल्लिखित जन्म तिथि को निर्वाचन सूची में नाम दर्ज कराने के लिए प्रमाण के रूप में नहीं माना जाएगा।
4. (Date of birth mentioned in this card shall not be treated as a proof of age / D.O.B. for any purpose other than registration in electoral roll)

Major Information of the Deed

Deed No :	I-1523-00030/2024	Date of Registration	02/01/2024
Query No / Year	1523-8003059070/2023	Office where deed is registered	
Query Date	12/12/2023 3:26:31 PM	A D S R RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	TIMIRBARAN MONDAL KANJIALPARA, Thana Rajarhat, District North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. 9830668849, Status Solicitor firm		
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 5/-	Rs. 2,32,16,038/-		
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] - 152318209/2023		

Land Details :

District North 24-Parganas, P.S - Rajarhat, Gram Panchayat RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1313	LR-9182	Bastu	Bastu	8 Dec	1/-	49,75,976/-	Width of Approach Road 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1313	LR-9183	Bastu	Bastu	7.7 Dec	1/-	47,89,377/-	Width of Approach Road 25 Ft., Adjacent to Metal Road, , Project Name
L3	LR-1313	LR-9181	Bastu	Bastu	8 Dec	1/-	49,75,976/-	Width of Approach Road 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1313	LR-9169	Bastu	Bastu	8 Dec	1/-	49,75,976/-	Width of Approach Road 25 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1313/1815	LR-9183	Bastu	Bastu	5.625 Dec	1/-	34,98,733/-	Width of Approach Road 25 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					37.325Dec	5/-	232,16,038 /-	
Grand Total :					37.325Dec	5/-	232,16,038 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SAMIR ROY CHOWDHURY (Presentant) Son of Late BIMAL ROY CHOWDHURY RECKJOANI, City - Not Specified, P.O - RAJARHAT, P.S:-Rajarhat, District -North 24-Parganas, West Bengal, India, PIN - 700135 Sex Male, By Caste Hindu, Occupation: Service, Citizen of India, PAN No.: BNxxxxxx7H, Aadhaar No: 42xxxxxxxx5818, Status Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence</p>
2	<p>SOUMEN ROY CHOWDHURY Son of SAMIR ROY CHOWDHURY RECKLJOANI, City - Not Specified, P.O - RAJARHAT, P.S -Rajarhat, District - North 24-Parganas West Bengal, India, PIN - 700135 Sex Male, By Caste Hindu, Occupation Student, Citizen of India PAN No. BBxxxxxx7P, Aadhaar No 97xxxxxxxx7550, Status Individual, Executed by: Self, Date of Execution 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence</p>
3	<p>MOUSUMI ROY CHOWDHURY Wife of SAMIR ROY CHOWDHURY RECKJOANI, City - Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:- North 24-Parganas West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. BJxxxxxx9D, Aadhaar No 74xxxxxxxx1762, Status Individual, Executed by: Self, Date of Execution 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>BASU AND HAJRA BUILDERS KANJIALPARA, City:- Not Specified, P.O - RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India PIN - 700135 . PAN No.: AAxxxxxx0E,Aadhaar No Not Provided by UJDAI, Status :Organization, Executed by Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ARUP BOSE, (Alias Name: ARUP BASU) Son of Late INDU BHUSAN BASU KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District -North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AKxxxxxx3H, Aadhaar No: 94xxxxxxxx6049 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)</p>
2	<p>SUSANTA HAJRA Son of Late SURENDRA NATH HAJRA KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District -North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ABxxxxxx2F, Aadhaar No: 97xxxxxxxx3515 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr. TIMIRBARAN MANDAL Son of Mr. GURUDAS MANDAL KANJAI PARA, City - P.O - RAJARHAT, P.S. Rajarhat, District North 24- Parganas, West Bengal, India. PIN - 700135			
Identifier Of SAMIR ROY CHOWDHURY, SOUMEN ROY CHOWDHURY, MOUSUMI ROY CHOWDHURY, ARUP BOSE, SUSANTA HAJRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAMIR ROY CHOWDHURY	BASU AND HAJRA BUILDERS-8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAMIR ROY CHOWDHURY	BASU AND HAJRA BUILDERS-7.7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SOUMEN ROY CHOWDHURY	BASU AND HAJRA BUILDERS-8 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	MOUSUMI ROY CHOWDHURY	BASU AND HAJRA BUILDERS-8 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SAMIR ROY CHOWDHURY	BASU AND HAJRA BUILDERS-5.625 Dec.

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No - 1313, LR Khatian No - 9182	Owner: সর্দার রায় চৌধুরী, Gurdian: বিমল রায় চৌধুরী, Address: নিজ , Classification: বাগান, Area: 0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No - 1313, LR Khatian No - 9183	Owner: সর্দার রায় চৌধুরী, Gurdian: মুক্ত বিমল রায় চৌধুরী, Address: রেকজয়ানী, খান্দা-রাজারহাট, জেলা: - উত্তর ২৪ পরগনা, Classification: বাগান, Area 0.07000000 Acre,	Owner Name not selected by applicant.

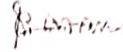
L3	LR Plot No - 1313, LR Khatian No - 9181	Owner: লেখন রায় চৌধুরী, Gurdian: শহীদ রায় চৌধুরী, Address: নিউ , Classification: বাগান, Area: 0.08000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No - 1313, LR Khatian No - 9169	Owner: চৌধুরী রায়চৌধুরী, Gurdian: শহীদ রায়চৌধুরী, Address: নিউ , Classification: বাগান, Area: 0.08000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No - 1313/1815, LR Khatian No: - 9183	Owner: শহীদ রায় চৌধুরী, Gurdian: মৃত বিমল রায় চৌধুরী, Address: বেকজোয়ানী, খানা-রাজলফাট, জেলা:- উত্তর ২৪ পরগনা, Classification: বাও, Area: 0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152300030 / 2024

On 13-12-2023

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 2,32,16,038/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 14-12-2023

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

Presented for registration at 16:42 hrs on 14-12-2023, at the Private residence by SAMIR ROY CHOWDHURY , one of the Executants.

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

Execution is admitted on 14/12/2023 by 1. SAMIR ROY CHOWDHURY, Son of Late BIMAL ROY CHOWDHURY, RECKJOANI, P.O. RAJARHAT, Thana Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 2. SOUMEN ROY CHOWDHURY, Son of SAMIR ROY CHOWDHURY, RECKJOANI, P.O. RAJARHAT, Thana Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Student, 3. MOUSUMI ROY CHOWDHURY, Wife of SAMIR ROY CHOWDHURY, RECKJOANI, P.O. RAJARHAT, Thana Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Identified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

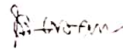
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 14-12-2023 by ARUP BOSE, , ARUP BASU PARTNER, BASU AND HAJRA BUILDERS, KANJIALPARA, City - Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-12-2023 by SUSANTA HAJRA, PARTNER, BASU AND HAJRA BUILDERS, KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 02-01-2024

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.

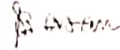
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 1633, Amount: Rs.100.00/-, Date of Purchase: 11/12/2023, Vendor name: Mita Dutta



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Register of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 11685 to 11706
being No 152300030 for the year 2024.



Digitally signed by SANJOY BASAK
Date: 2024.01.09 15:58:22 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 09/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.