

10085/23

D-10096/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

to register the document to admit the signature sheet of this document are the part of this document.

AP 370981

S.No. 2001949852/2023  
6:40 P.M  
18/8

*(Signature)*  
Addl. District Sub-Registrar  
Behala, South 24 Parganas


17 AUG 2023

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS. We, (1) SMT. JOLLY ROY (PAN BJKPR4870B and AADHAAR No. 2415 6298 8209), Wife of Late Rabindra Nath Roy, by Occupation – Housewife, (2) SRI ABHIJIT ROY (PAN DGJPR3201J and AADHAAR No. 5691 4209 9495), Son of Late Rabindra Nath Roy, by Occupation – Student, both are residing at 83/1, Patal Danga Street, P.O. Raja Ram Mohan Sarani, Police Station Amherst Street, Kolkata – 700009, (3) MS. ANU ROY (PAN BVGPR7857A and AADHAAR No. 7286 7532 5323), Daughter of Late Kali Pada Roy, by Occupation – Home Maker, residing at 51/A/7, Bama Charan Roy Road, , P.O. Behala, Police Station Behala, Kolkata – 700034, District South 24 Parganas, (4) SMT. LILY DAS (PAN BUZPD9321H and AADHAAR No. 3669 9471 1732), Wife of Sri Sakti Das, by Occupation – Housewife, residing at 71, Sitanath Bose Lane, P.O. Salkia, Police Station Golabari, Howrah 711106, (5) SMT. DOLLY ROY (PAN BRHPR2628L and AADHAAR No. 5841 2785 5941), Wife of Late Samar Roy, by Occupation – Housewife, residing at 51/A/7, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata – 700034,

Contd..

No. 2397 Date 09/8/23  
Sold to B C Chiri Pa  
of Am 111  
Rupees 444

  
Samira Das  
Stamp Vendor  
Allpore Police Club  
South 24 Pgs., No. 27

Anup Kumar



7752  
10.8.23

For M. S. CONSTRUCTION

Anup Kumar

Partner



7753

For M. S. CONSTRUCTION

Mitruj Singh

Partner



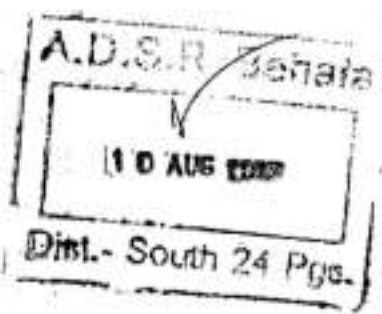
7754

Joley Roy



7755

Abhijit Roy



### Major Information of the Deed

Deed No :	I-1607-10096/2023	Date of Registration	17/08/2023
Query No / Year	1607-2001949852/2023	Office where deed is registered	
Query Date	31/07/2023 12:35:53 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	RUPALI ROY 59/1A, MAJHER PARA, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 7059086410, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 77,62,497/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bama Charan Roy Road(Jayashree park), , Premises No: 410, , Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha	1/-	64,12,497/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>8.25Dec</b>	<b>1/-</b>	<b>64,12,497/-</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/-	13,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1/-</b>	<b>13,50,000 /-</b>	

**Personal Details :**

**Name,Address,Photo,Finger print and Signature**

1	<p><b>Mrs JOLLY ROY</b>                  Wife of Late RABINDRA NATH ROY 83/1, PATAL DANGA STREET, City:- , P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx0B, Aadhaar No: 24xxxxxxxx8209, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence</p>
2	<p><b>Mr ABHIJIT ROY</b>                  Son of Late RABINDRA NATH ROY 83/1, PATAL DANGA STREET, City:- , P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DGxxxxxx1J, Aadhaar No: 56xxxxxxxx9495, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence</p>
3	<p><b>Ms ANU ROY</b>                  Daughter of Late KALI PADA ROY 51/A/7, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx7A, Aadhaar No: 72xxxxxxxx5323, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence</p>
4	<p><b>Mrs LILY DAS</b>                  Wife of Mr SAKTI DAS 71,SITANATH BOSE LANE, City:- , P.O:- SALKIA, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx1H, Aadhaar No: 36xxxxxxxx1732, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence</p>
5	<p><b>Mrs DOLLY ROY</b>                  Wife of Late SAMAR ROY 51/A/7, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx8L, Aadhaar No: 58xxxxxxxx5941, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence</p>
6	<p><b>Mrs POLLY SEN</b>                  Wife of Mr BIJAN SEN HATABARI, City:- , P.O:- CONTAI, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FPxxxxxx0Q, Aadhaar No: 21xxxxxxxx7097, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence</p>
7	<p><b>Mrs MOLLY PANDIT</b>                  Wife of Mr JAGADISH PANDIT 67/2C RAJA RAMMOHAN ROY ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx6P, Aadhaar No: 73xxxxxxxx8945, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023                  , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence</p>

**INDRAJIT KUMAR DAS**

Son of Late AJIT KUMAR DAS 51A/6, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3C, Aadhaar No: 67xxxxxxxx1739, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence

9 **Mr SMARAJIT KUMAR DAS**  
 Son of Late AJIT KUMAR DAS 51A/6, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7G, Aadhaar No: 64xxxxxxxx4089, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence

10 **Mr SUSMITA CHANDRA**  
 Wife of Mr SANTANU CH CHANDRA A-10/11/2,SATYEN PARK, THAKURPUKUR, City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx3P, Aadhaar No:64xxxxxxxx4089, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M S CONSTRUCTION</b> 19, SATYAJIT ROY SARANI, J J ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ARUP MITRA (Presentant )</b> Son of Late AJIT KUMAR MITRA 19,SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD(WEST), City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1J, Aadhaar No: 39xxxxxxxx4074 Status : Representative, Representative of : M S CONSTRUCTION (as PARTNER)
2	<b>Mr MRITUNJOY-SINGH</b> Son of Late AKHILESH KUMAR SINGH 3/61, MAHENDRA BANERJEE ROAD,3,RABINDRA NAGAR, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ILxxxxxx3J, Aadhaar No: 57xxxxxxxx9355 Status : Representative, Representative of : M S CONSTRUCTION (as PARTNER)

Details :

	Photo	Finger Print	Signature
<b>ARPAN KANTI GHOSH</b> Mr U K GHOSH C DAS ROAD, City:- , P.O:- BEHALA, S-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			

Identifier Of Mrs JOLLY ROY, Mr ABHIJIT ROY, Ms ANU ROY, Mrs LILY DAS, Mrs DOLLY ROY, Mrs POLLY SEN, Mrs MOLLY PANDIT, Mr INDRAJIT KUMAR DAS, Mr SMARAJIT KUMAR DAS, Mr SUSMITA CHANDRA, Mr ARUP MITRA, Mr MRITUNJOY SINGH

08-2023

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 7,62,497/-

*Sourav*

**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

On 10-08-2023

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

Presented for registration at 18:40 hrs on 10-08-2023, at the Private residence by Mr ARUP MITRA ,

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

Execution is admitted on 10/08/2023 by 1. Mrs JOLLY ROY, Wife of Late RABINDRA NATH ROY, 83/1, PATAL DANGA STREET, P.O: RAJA RAM MOHAN SARANI, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 2. Mr ABHIJIT ROY, Son of Late RABINDRA NATH ROY, 83/1, PATAL DANGA STREET, P.O: RAJA RAM MOHAN SARANI, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Student, 3. Ms ANU ROY, Daughter of Late KALI PADA ROY, 51/A/7, BAMA CHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 4. Mrs LILY DAS, Wife of Mr SAKTI DAS, 71,SITANATH BOSE LANE, P.O: SALKIA, Thana: Salkia, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession House wife, 5. Mrs DOLLY ROY, Wife of Late SAMAR ROY, 51/A/7, BAMA CHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Mrs POLLY SEN, Wife of Mr BIJAN SEN, HATABARI, P.O: CONTAI, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by Profession House wife, 7. Mrs MOLLY PANDIT, Wife of Mr JAGADISH PANDIT, 67/2C RAJA RAMMOHAN ROY ROAD, P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 8. Mr INDRAJIT KUMAR DAS, Son of Late AJIT KUMAR DAS, 51A/6, BAMA CHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 9. Mr SMARAJIT KUMAR DAS, Son of Late AJIT KUMAR DAS, 51A/6, BAMA CHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 10. Mr SUSMITA CHANDRA, Mr SANTANU CH CHANDRA, A-10/11/2,SATYEN PARK, THAKURPUKUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service

Identified by Mr ARPAN KANTI GHOSH, , Son of Mr U K GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

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

Execution is admitted on 10-08-2023 by Mr ARUP MITRA, PARTNER, M S CONSTRUCTION, 19, SATYAJIT ROY SARANI, J J ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr ARPAN KANTI GHOSH, , Son of Mr U K GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN :-700034, by caste Hindu, by profession Business

Execution is admitted on 10-08-2023 by Mr MRITUNJOY SINGH, PARTNER, M S CONSTRUCTION, 19, SATYAJIT ROY SARANI, J J ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

by Mr ARPAN KANTI GHOSH, . . Son of Mr U K GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, .  
4-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

*S. Das*

**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

On 17-08-2023

**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 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 2:22PM with Govt. Ref. No: 192023240173677905 on 17-08-2023, Amount Rs: 28/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CKIEVO7 on 17-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 370981, Amount: Rs.100.00/-, Date of Purchase: 09/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 2:22PM with Govt. Ref. No: 192023240173677905 on 17-08-2023, Amount Rs: 9,970/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CKIEVO7 on 17-08-2023, Head of Account 0030-02-103-003-02

*S. Das*

**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**



Date of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1607-2023, Page from 291313 to 291347  
being No 160710096 for the year 2023.



*S. Sourav*

Digitally signed by SOURAV  
CHAKRABORTY  
Date: 2023.08.17 16:57:14 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 2023/08/17 04:57:14 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

District South 24 Parganas, (6) SMT. POLLY SEN (PAN FPYPS6680Q and AADHAAR No. 2195 0832 7097), Wife of Sri Bijan Sen, by Occupation – Housewife, residing at Hatabari, P.O. Contai, Police Station Contai, Pin 721401, District East Midnapore, West Bengal, (7) SMT. MOLLY PANDIT (PAN BUXPP5056P and AADHAAR No. 7319 6144 8945), Wife of Sri Jagadish Pandit, by Occupation – Housewife, residing at 67/2C, Raja Rammohan Roy Road, P.O. Haridevpur, Police Station Thakurpukur presently Haridevpur, Kolkata – 700082, District South 24 Parganas, (8) SRI INDRAJIT KUMAR DAS (PAN AFOPD6333C and AADHAAR No. 6754 5175 1739), Son of Late Ajit Kumar Das, by Occupation – Business, (9) SRI SMARAJIT KUMAR DAS (PAN AFOPD6337G and AADHAAR No. 6484 7495 4089), Son of Late Ajit Kumar Das, by Occupation – Business, both are residing at 51A/6, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata – 700034, District South 24 Parganas and (10) SMT. SUSMITA CHANDRA (PAN AASPH1513P and AADHAAR No. 8885 4786 2521), Wife of Sri Santanu Ch. Chandra, by Occupation – Service, residing at A-10/11/2, Satyen Park, Thakurpukur, P.O. Joka, Police Station Thakurpukur presently Haridevpur, Kolkata – 700104, District South 24 Parganas, all by Nationality – Indian, all by religion – Hindu, hereinafter called and referred to as the PRINCIPALS/ EXECUTANTS.

**: SEND GREETINGS :**

WHEREAS the Executants herein being the joint owners of ALL THAT piece and parcel of Bastu land measuring 5 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Cemented Flooring Pucca Two Storied residential Building totally having an area of 2000 Sq. ft. comprising Ground Floor having an area of 1000 Sq. ft. (more or less) out of which 700 Sq. ft. occupied by one monthly Tenant and First Floor having an area of 1000 Sq. ft. (more or less) lying and situated in R. S. Dag No. 72 under R. S. Khatian No. 316 and L. R. Dag No. 81 and L. R. Khatian Nos. 6485, 6486, 6487, 6488, 6489, 6490, 6491 6492, 6493 and 6494 in Mouza Muradpur, J. L. No. 13, Pargana Magura, Touzi Nos. 74-77 and 82, Police Station Behala, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and within the local limit of Ward No. 121 of The Kolkata Municipal Corporation in the District of South 24 Parganas and mutated their names in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property and the said property is assessed and numbered as **Municipal Premises No. 410, Bama Charan Roy Road, within Ward No. 121 of The Kolkata Municipal**



7756

Amrita



7757

Kaly Das



7758

Dolly Roy



7759

Polly sen

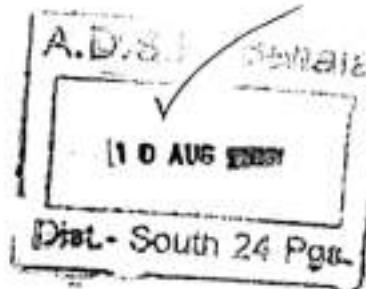


7760

Mally Pandit



7761



Indrajit Kumar Das,



7762

- Smarajit-Kumar Das

Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station Behala, Kolkata – 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas along with right to enjoy the 12' ft. wide K.M.C. Road on the Eastern Side and 11' ft. wide common Passage on the Northern Side and 5' ft. wide common Passage on the Western Side of the said property morefully mentioned in the Schedule hereunder written entered into a Development Agreement with M/S. M. S. CONSTRUCTION (PAN AAPFM4757R), a Partnership Firm, having its Office at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), Post Office Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, on 22/12/2020 with the terms and conditions incorporated in the said Development Agreement and the said Development Agreement duly registered in the Office of the Addl. District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Volume No. 1607-2021, Pages from 1803 to 1881, Being No. 160710079 for the year 2020.

AND WHEREAS as per the terms and conditions of the said Development Agreement dated 22/12/2020 the owner of the said property i.e. the Executants herein decided to appoint M/S. M. S. CONSTRUCTION (PAN AAPFM4757R), a Partnership Firm, having its Office at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), Post Office Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas,, represented by its Partners (1) SRI ARUP MITRA (PAN AFUPM5231J & AADHAAR NO. 3991 4733 4074), Son of Late Ajit Kumar Mitra, residing at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), Post Office Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas and (2) SRI MRITUNJOY SINGH (PAN ILUPS8853J & AADHAAR NO. 5772 6808 9355), Son of Late Akhilesh Kumar Singh, residing at 3/61, Mahendra Banerjee Road, 3, Rabindra Nagar, Parnasree Pally, Post Office Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, both by Nationality – Indian, both by religion Hindu, both by Occupation – Business as our Constituted Attorney who will do all acts, deeds, matters and things in respect of the development of the said property in pursuance of the said Development Agreement.

NOW KNOW YE BY THESE PRESENTS We, the said (1) SMT. JOLLY ROY (PAN BJKPR4870B and AADHAAR No. 2415 6298 8209), Wife of Late Rabindra Nath Roy, by Occupation – Housewife, (2) SRI ABHIJIT ROY (PAN DGJPR3201J and AADHAAR



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10 AUG 2024  
Dist. - South 24 Pgs.

No. 5691 4209 9495), Son of Late Rabindra Nath Roy, by Occupation – Student, both are residing at 83/1, Patal Danga Street, P.O. Raja Ram Mohan Sarani, Police Station Amherst Street, Kolkata – 700009, (3) MS. ANU ROY (PAN BVGPR7857A and AADHAAR No. 7286 7532 5323), Daughter of Late Kali Pada Roy, by Occupation – Home Maker, residing at 51/A/7, Bama Charan Roy Road, , P.O. Behala, Police Station Behala, Kolkata – 700034, District South 24 Parganas, (4) SMT. LILY DAS (PAN BUZPD9321H and AADHAAR No. 3669 9471 1732), Wife of Sri Sakti Das, by Occupation – Housewife, residing at 71, Sitanath Bose Lane, P.O. Salkia, Police Station Golabari, Howrah 711106, (5) SMT. DOLLY ROY (PAN BRHPR2628L and AADHAAR No. 5841 2785 5941), Wife of Late Samar Roy, by Occupation – Housewife, residing at 51/A/7, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata – 700034, District South 24 Parganas, (6) SMT. POLLY SEN (PAN FPYPS6680Q and AADHAAR No. 2195 0832 7097), Wife of Sri Bijan Sen, by Occupation – Housewife, residing at Hatabari, P.O. Contai, Police Station Contai, Pin 721401, District East Midnapore, West Bengal, (7) SMT. MOLLY PANDIT (PAN BUXPP5056P and AADHAAR No. 7319 6144 8945), Wife of Sri Jagadish Pandit, by Occupation – Housewife, residing at 67/2C, Raja Rammohan Roy Road, P.O. Haridevpur, Police Station Thakurpukur presently Haridevpur, Kolkata – 700082, District South 24 Parganas, (8) SRI INDRAJIT KUMAR DAS (PAN AFOPD6333C and AADHAAR No. 6754 5175 1739), Son of Late Ajit Kumar Das, by Occupation – Business, (9) SRI SMARAJIT KUMAR DAS (PAN AFOPD6337G and AADHAAR No. 6484 7495 4089), Son of Late Ajit Kumar Das, by Occupation – Business, both are residing at 51A/6, Bama Charan Roy Road, P.O. Behala, Police Station Behala, Kolkata – 700034, District South 24 Parganas and (10) SMT. SUSMITA CHANDRA (PAN AASPH1513P and AADHAAR No. 8885 4786 2521), Wife of Sri Santanu Ch. Chandra, by Occupation – Service, residing at A-10/11/2, Satyen Park, Thakurpukur, P.O. Joka, Police Station Thakurpukur presently Haridevpur, Kolkata - 700104, District South 24 Parganas, all by Nationality – Indian, all by religion – Hindu, do hereby nominate constitute and appoint M/S. M. S. CONSTRUCTION (PAN AAPFM4757R), a Partnership Firm, having its Office at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), Post Office Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas., represented by its Partners (1) SRI ARUP MITRA (PAN AFUPM5231J& AADHAAR NO. 3991 4733 4074), Son of Late Ajit Kumar Mitra, residing at 19, Satyajit Roy Sarani, Joyrampur Jala Road (West), Post Office Parnasree Pally, Police Station Behala presently Parnasree, Kolkata

- 700060, District South 24 Parganas and (2) SRI MRITUNJOY SINGH (PAN ILUPS8853J & AADHAAR NO. 5772 6808 9355), Son of Late Akhilesh Kumar Singh, residing at 3/61, Mahendra Banerjee Road, 3, Rabindra Nagar, Parnasree Pally, Post Office Parnasree Pally, Police Station Behala presently Parnasree, Kolkata - 700060, District South 24 Parganas, both by Nationality - Indian, both by religion Hindu, both by Occupation - Business as our true and lawful Attorney for us in our names and on our behalf to do execute and perform inter alia the following acts, deeds, matters and things in respect of the property described in the Schedule hereunder written.

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.
2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building at **Municipal Premises No. 410, Bāma Charan Roy Road, within Ward No. 121 of The Kolkata Municipal Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station Behala, Kolkata - 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas** morefully and particularly described in the Schedule hereunder written.
4. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the revised building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings

and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.

5. To appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the



Developer's allocation of the Building and give valid receipt and discharge for the same.

9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
10. To construct Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
14. To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above

matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
16. To present any Agreement for Sale/Sales, Deed of conveyance or conveyances, Deed of Gift for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as I could do the same by ourselves and also present Deed of Gift for amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority.
17. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Deed of Gift, Deed of Gift for amalgamation, Deed of Amalgamation and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule of the said Development Agreement in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

**THE SCHEDULE ABOVE REFERRED TO:**

**(Description of the total property)**

**ALL THAT** piece and parcel of Bastu land measuring 5 Cottahs 0 Chittak 0 Sq. ft. be the same or a little more or less together with Cemented Flooring Pucca Two Storied residential Building totally having an area of 2000 Sq. ft. comprising Ground Floor having an area of 1000 Sq. ft. (more or less) out of which 700 Sq. ft. occupied by one monthly Tenant and First Floor having an area of 1000 Sq. ft. (more or less) lying and situated in R. S. Dag No. 72 under R. S. Khatian No. 316 and L. R. Dag No. 81 and L. R. Khatian Nos. 6485, 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493 and 6494 in Mouza Muradpur, J. L. No. 13, Pargana Magura, Touzi Nos. 74-77 and 82, Police Station Behala, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and within the local limit of Ward No. 121 of The Kolkata Municipal Corporation in the District of South 24 Parganas and mutated their names in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property and the said property is assessed and numbered as Municipal Premises No. 410, Bama Charan Roy Road, within Ward No. 121 of The Kolkata Municipal Corporation and its Postal No. 51/A/7, Bama Charan Roy Road, Police Station Behala, Kolkata - 700034 and its Assessee No. 41-121-01-0911-4 in the District of South 24 Parganas along with right to enjoy the 12' ft. wide K.M.C. Road on the Eastérn Side and 11' ft. wide common Passage on the Northern Side and 5' ft. wide common Passage on the Western Side of the said property and the said property is butted and bounded as follows:-

ON THE NORTH	:	By 11' ft. wide common Passage.
ON THE SOUTH	:	By 51A/6, Bama Charan Roy Road
ON THE EAST	:	By 12' ft. wide K.M.C.Road.
ON THE WEST	:	By 5' ft. wide common Passage.

IN WITNESS WHEREOF both the parties hereunto set our hand and seal on this the  
10<sup>th</sup> day of August 2023.

WITNESSES:

1. Arpan Kanti Ghosh

24/08/23

Kolkata

2. Dipnjoyit Sen  
Contractor, Purna Medinipur

① Jolly Roy

② Abhijit Roy

③ Anurag

④ Lily Das

⑤ Dolly Roy

⑥ Polly Sen.

⑦ Mally Pandit

⑧ Anirajit Kumar Das.

⑨ Smarajit Kumar Das

⑩ Sumi to Chandre

SIGNATURE OF THE EXECUTANTS

Accepted by

For M. S. CONSTRUCTION

Anirajit Kumar Das  
Partner

SIGNATURE OF THE ATTORNEY

Drafted &amp; Prepared by me,

Bimal Chakraborty

ADVOCATE

Alipore Judges' Court, Kol-27

BIMAL CH. LAHIRI, M.A., U.B.

Advocate

Alipore Judges Court

Kolkata-700 027

Enrolment No.- WB/298/82



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... Joly Roy .....

Signature..... Joly Roy .....



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left hand					
right hand					

Name..... ABHIJIT Roy .....

Signature..... Abhijit Roy .....



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left hand					
right hand					

Name..... ANU Roy .....

Signature..... Anu Roy .....



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left hand					
right hand					

Name LILY DAS

Signature Lily Das



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left hand					
right hand					

Name DOLLY ROY

Signature Dolly Roy



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left hand					
right hand					

Name POLLY SEN

Signature Polly sen.



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left hand					
right hand					

Name..... MOLLY PANDIT .....

Signature..... Molly Pandit .....



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left hand					
right hand					

Name..... INDRAJIT KUMAR DAS .....

Signature..... Indrajit Kumar Das .....



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left hand					
right hand					

Name..... SHARAJIT KUMAR DAS .....

Signature..... Sharajit Kumar Das .....



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left hand					
right hand					

Name..... SUSHITA CHANDRA

Signature..... Sushita Chandra



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left hand					
right hand					

Name..... ARUP MITRA

Signature..... Arup Mitra



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left hand					
right hand					

Name..... HRIUNJOY SINGH

Signature..... Hritunjoy Singh





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001949852/2023	Office where deed will be registered
Query Date	31/07/2023 12:35:53 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RUPALI ROY 59/1A, MAJHER PARA, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 7059086410, Status :Solicitor firm	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 77,62,497/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bama Charan Roy Road(Jayashree park), Premises No: 410, Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	1/-	64,12,497/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.25Dec	1/-	64,12,497/-	

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/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1/-	13,50,000/-	

## Details :

	Name & address	Status	Execution Admission Details :
1	Mrs JOLLY ROY Wife of Late RABINDRA NATH ROY,83/1, PATAL DANGA STREET, City:- , P.O:- RAJA RAM MOHAN SARANI, P.S:- Amherst Street, District-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BJxxxxxx0B, Aadhaar No.: 24xxxxxxxx8209, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr ABHIJIT ROY Son of Late RABINDRA NATH ROY,83/1, PATAL DANGA STREET, City:- , P.O:- RAJA RAM MOHAN SARANI, P.S:- Amherst Street, District-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. DGxxxxxx1J, Aadhaar No.: 58xxxxxxxx9495, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Ms ANU ROY Daughter of Late KALI PADA ROY,51/A/7, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BVxxxxxx7A, Aadhaar No.: 72xxxxxxxx5323, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs LILY DAS Wife of Mr SAKTI DAS,71,SITANATH BOSE LANE, City:- , P.O:- SALKIA, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BUxxxxxx1H, Aadhaar No.: 36xxxxxxxx1732, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs DOLLY ROY Wife of Late SAMAR ROY,51/A/7, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BRxxxxxx8L, Aadhaar No.: 58xxxxxxxx5941, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mrs POLLY SEN Wife of Mr BUJAN SEN,HATABARI, City:- , P.O:- CONTAI, P.S:- Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. FPxxxxxx0Q, Aadhaar No.: 21xxxxxxxx7097, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Mrs MOLLY PANDIT Wife of Mr JAGADISH PANDIT,67/2C RAJA RAMMOHAN ROY ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BUxxxxxx6P, Aadhaar No.: 73xxxxxxxx8945, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



8	Mr INDRAJIT KUMAR DAS Son of Late AJIT KUMAR DAS,51A/6, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx3C, Aadhaar No.: 67xxxxxxxx1739,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Mr SMARAJIT KUMAR DAS Son of Late AJIT KUMAR DAS,51A/6, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx7G, Aadhaar No.: 64xxxxxxxx4089,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	Mr SUSMITA CHANDRA Wife of Mr SANTANU CH CHANDRA,A-10/11/2,SATYEN PARK, THAKURPUKUR, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AAxxxxxx3P, Aadhaar No.: 64xxxxxxxx4089,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Attorney Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	M S CONSTRUCTION .19, SATYAJIT ROY SARANI, J J ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 PAN No. AAxxxxxx7R, Aadhaar No Not Provided by UIDAI :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr ARUP MITRA Son of Late AJIT KUMAR MITRA19,SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD(WEST), City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx1J, Aadhaar No.: 39xxxxxxxx4074	M S CONSTRUCTION (as PARTNER)
2	Mr MRITUNJOY SINGH -- Son of Late AKHILESH KUMAR SINGH3/61, MAHENDRA BANERJEE ROAD,3,RABINDRA NAGAR, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ILxxxxxx3J, Aadhaar No.: 57xxxxxxxx9355	M S CONSTRUCTION (as PARTNER)



Query No: 2001949852 of 2023, Printed On : Jul 31 2023 12:36PM, Generated from wregistration.gov.in

**Details :**

**Name & address**

ARPAN KANTI GHOSH  
 Son of Mr U K GHOSH  
 2 N C DAS ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034,  
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs JOLLY ROY, Mr ABHIJIT ROY,  
 Mrs ANU ROY, Mrs LILY DAS, Mrs DOLLY ROY, Mrs POLLY SEN, Mrs MOLLY PANDIT, Mr INDRAJIT KUMAR DAS,  
 Mr SMARAJIT KUMAR DAS, Mr SUSMITA CHANDRA, Mr ARUP MITRA, Mr MRITUNJOY SINGH

**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411210109114 Premises No. : 410 Ward No. : 121 Street Name : BAMA CHARAN ROY ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMARAJIT KUMAR DAS, INDRAJIT KUMAR DAS , JOLLY ROY, ABHIJIT ROY , SUSMITA CHANDRA, ANU ROY , LILY DAS, DOLLY ROY , POLLY SEN, MOLLY PANDIT Owner Address : 51/A7, BAMA CHARAN ROY ROAD , UMA PALLY, BEHALA , KOLKATA Pin No. : 700034	Character of Premises: Constructed Building Total Area of Land: 5 Cottah, 9 Chatak, 11 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30-08-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 30-08-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.



Query No: 2001949852 of 2023. Printed On: Jul 31 2023 12:36PM, Generated from wbregristration.gov.in

Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240173677905

GRN Details

GRN:	192023240173677905	Payment Mode:	Debit Card Payment
GRN Date:	17/08/2023 14:20:53	Bank/Gateway:	State Bank of India
BRN :	IK0CKIEVO7	BRN Date:	17/08/2023 14:22:37
GRIPS Payment ID:	170820232017367789	Payment Init. Date:	17/08/2023 14:20:53
Payment Status:	Successful	Payment Ref. No:	2001949852/6/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	ARPAN GHOSH
Address:	BEHALA
Mobile:	9831740941
Contact No:	9831740941
Depositor Status:	Others
Query No:	2001949852
Applicant's Name:	Mr RUPALI ROY
Address:	A.D.S.R. BEHALA
Office Name:	A.D.S.R. BEHALA
Identification No:	2001949852/6/2023
Remarks:	Sale, Development Power of Attorney Payment No 6
Period From (dd/mm/yyyy):	17/08/2023
Period To (dd/mm/yyyy):	17/08/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001949852/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2001949852/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>9998</b>

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.









Government of West Bengal

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



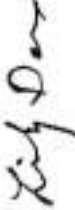





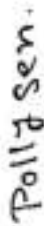



OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072001949852/2023







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
1	Mrs JOLLY ROY 83/1, PATAL DANGA STREET, City:- , P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	Principal			Jolly Roy 10/8/23
2	Mr ABHIJIT ROY 83/1, PATAL DANGA STREET, City:- , P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	Principal			Abhijit Roy 10/8/23
3	Ms ANU ROY 51/A/7, BAMA CHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Principal			Anu Roy 10/8/23

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



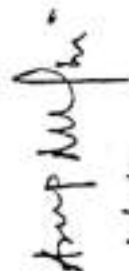


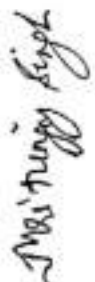


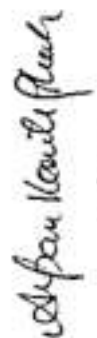
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs LILY DAS 71, SITANATH BOSE LANE, City:-, P.O:- SALKIA, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106	Principal			 10/8/23
5	Mrs DOLLY ROY 51/A/7, BAMA CHARAN ROY ROAD, City:-, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Principal			 10/8/23
6	Mrs POLLY SEN HATABARI, City:-, P.O:- CONTAL, P.S:-Contal, District:-Purba Midnapore, West Bengal, India, PIN:- 721401	Principal			 10/8/23
7	Mrs MOLLY PANDIT 87/2C RAJA RAMMOHAN ROY ROAD, City:-, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082	Principal			 10/8/23

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
8	Mr INDRAJIT KUMAR DAS 51A/6, BAMA CHARAN ROY ROAD, City:-, P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Principal			<i>Indrajit Kumar Das</i> 10/8/23
9	Mr SMARAJIT KUMAR DAS 51A/6, BAMA CHARAN ROY ROAD, City:-, P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Principal			<i>Smarajit Kumar Das</i> 10/8/23
10	Ms SUSMITA CHANDRA A-10/11/2, SATYEN PARK, THAKURPUKUR, City:-, P.O:- JOKA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Principal			<i>Susmita Chandra</i> 10/8/23

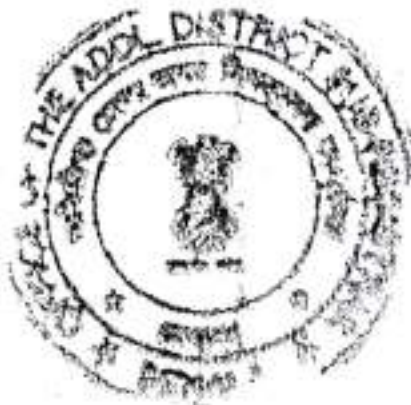


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr ARUP MITRA 19.SATYAJIT ROY SARANI, JOYRAMPUR JALA ROAD(WEST), City:- , P.O:- PARNASREE PALLY, P.S.-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Attorney [M S CONSTR UCTION]			 10/08/23
12	Mr MRITUNJOY SINGH 3/61, MAHENDRA BANERJEE . ROAD,3,RABINDRA NAGAR, PARNASREE PALLY. City:- , P.O:- PARNASREE PALLY, P.S.-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Attorney [M S CONSTR UCTION]			 10/08/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ARPAN KANTI GHOSH Son of Mr U K GHOSH 2 N C DAS ROAD, City:- , P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Mrs JOLLY ROY, Mr ABHIJIT ROY, Ms ANU ROY, Mrs LILY DAS, Mrs DOLLY ROY, Mrs POLLY SEN, Mrs MOLLY PANDIT, Mr INDRAJIT KUMA DAS, Mr SMARAJIT KUMAR DAS, Mr SUSMITA CHANDR Mr ARUP MITRA, Mr MRITUNJOY SINGH			 10/08/23

(Sourav Chakraborty)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BEHALA  
South 24-Parganas, West  
Bengal



A.D.S.R. Benala  
11 0 AUG 2019  
Dist - South 24 Pgs.