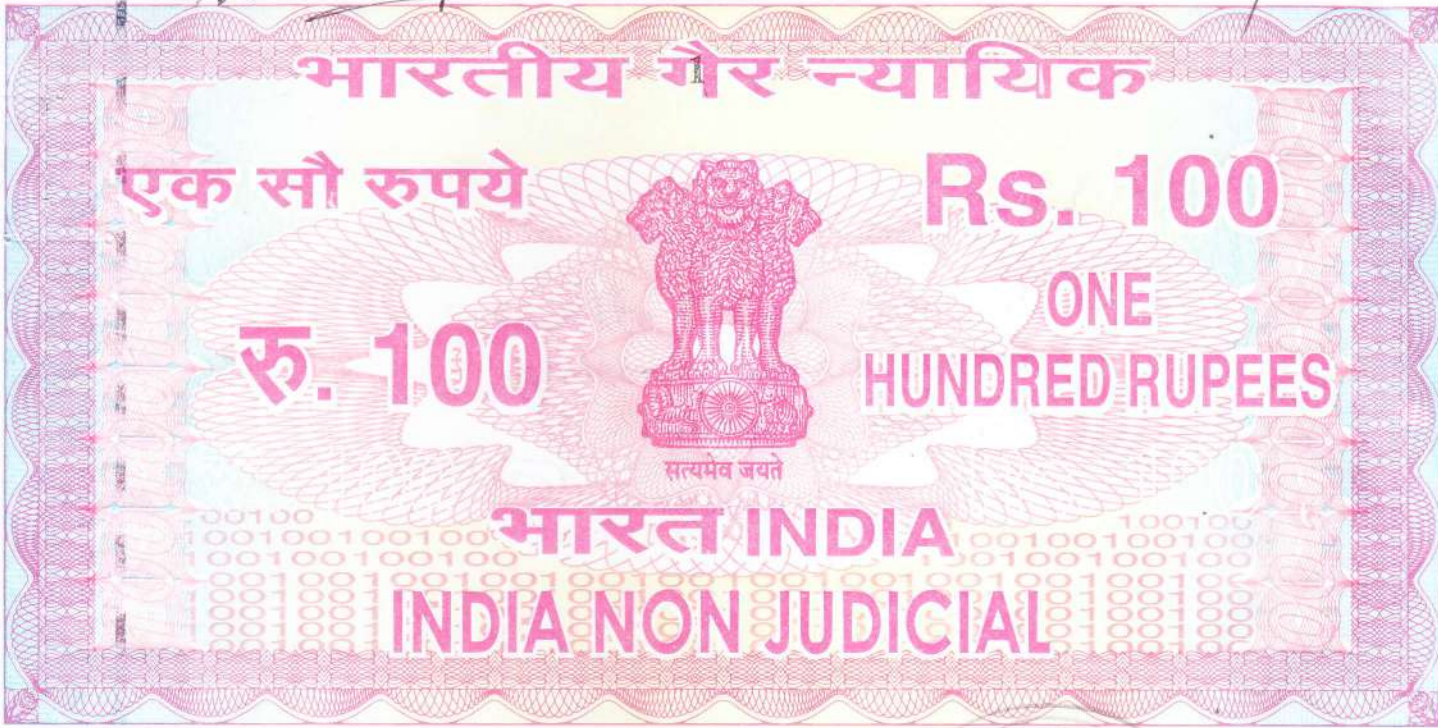


M-3023/22

D-3038/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 954626

8-1917533/22

Signature Sheet and  
endorsement Sheet are  
the Part & Parcel of the  
Document.

Addl. District Sub-Registrar  
Chinsurah, Dt.-Hooghly

27 JUN 2022

SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this the 27<sup>th</sup> day of June, 2022 (Two  
Thousand Twenty Two)

BETWEEN

- 1) SMT DIPTI DEY, PAN No. CFBPD8555F, AADHAAR No. 3970 5046 6528,  
wife of Late Satyabrata Dey, by faith - Hindu, occupation:- Housewife,
- 2) MISS MOUSUMI DEY, PAN No. CFBPD8636P, AADHAAR No- 3898  
8448 8725, daughter of Late Satyabrata Dey, by faith - Hindu, by occupation -  
Household work,

Continued....Pages

নং 3708

সন - 2022/24 June

ক্রমিক নাম  
মাং  
Dipti Deb Gohary,  
Chinsurah, Hooghly.

স্বাধীনতা  
Duttundia, Rajshahi

স্বাক্ষর -  
Duttundia, Rajshahi

ক্রমিক নাম

সন - 2022/24 June



Handwritten signature

Addl. District Sub-Registrar  
Sadar, Hooghly.

27 JUN 2022

both No.1 & No.2 residing at 23/273 Dey Para Lane, P.O & P.S- Chinsurah, Dist- Hooghly, Pin- 712101; hereinafter referred to as "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

M/S DONA CONSTRUCTION AND PROJECTS PVT. LTD, PAN NO. AADCD1921D, registered office at Crooked Lane, P.O. & P.S.- Chinsurah, District- Hooghly, represented by its Chairman cum Managing Director SRI SUBRATA MUKHERJEE, PAN NO. AGXPM6680R, AADHAAR NO. 488277519660, son of Sri Shyama Prosad Mukherjee, by faith - Hindu, by occupation - Business, resident of Crooked Lane, P.O. & P.S. - Chinsurah, District:- Hooghly hereinafter referred to and / or called as the "DEVELOPER / PROMOTER" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include its office of successors) of the SECOND PART.

WHEREAS all that piece of parcel of land at the then survey Dag No. 1135A, 1135B, 1135C and 1136 of Chinsurah Deypara Mohalla, originally belongs to Rasik Lal Mallik, son of Late Shib Chandra Mallik of Chinsurah Datta Ghat, District:- Hooghly.

AND WHEREAS the said Rashik Lal Mallik enjoyed the said land by paying land revenue to Hooghly Collector and Sri Babu Kshetronath Shil the then Zamindar of the land.

AND WHEREAS the said Rashik Lal Mallik while enjoying the aforesaid land transfer the same to one Sri Babu Chuni Lal Dey, son of late Jadav Chandra Dey of Chinsurah Panchanantala, District- Hooghly, through instrument being no. 1276 dated 17.08.1892 recorded in Book no. I, Volume no. 12, pages 234 to 237 registered at Deputy Register at Hooghly for the year 1892.

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Addl. District Sub-Registrar  
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AND WHEREAS the said Chuni Lal Dey enjoyed the said land by paying the land revenue to the respective authority and enjoyed the peaceful possession without any disturbance from any corner.

AND WHEREAS the said Chuni Lal Dey while enjoying the aforesaid land and building thereupon died leaving behind his wife Basanta Kumari Dasi and two sons named Surendra Nath Dey and Prahlad Chandra Dey.

AND WHEREAS as per provision of the than law of Hindu Succession the said Surendra Nath Dey and Prahlad Chandra Dey became the owners of the property left by Chuni Lal Dey and Basanta Kumari Dasi got the life interest over the aforesaid property.

AND WHEREAS the said Prahlad Chandra Dey became the owner of undivided half share of the aforesaid property where-in Basanta Kumari Dasi got the life interest.

AND WHEREAS the said Prahlad Chandra Dey and Basanta Kumari Dasi while enjoying their respective interest over the property executed an English mortgage in favour of Kali Charan Nandi, son of Late Shiv Narayan Nandi of Chinsurah Kamar Para Bazar, P.S.:- Chinsurah, District- Hooghly against loan of Rs. 4,000.00 only through instrument dated 20.02.1924 registered before the Sadar Sub Register of Hooghly.

AND WHEREAS the said Prohlad Chandra Dey and Basanta Kumari Dasi failed to repay the aforesaid loan amount to Kali Charan Nandi resulting the said Prohlad Chandra Dey and Basanta Kumari Dasi executed a sale deed for interest of equity of reduction in favour of Kali Charan Nandi through instrument being no. 607 dated 04.03.1925 registered before the Sadar Sub Register of Hooghly recorded in Book No. I, Volume No. 10, pages 140 to 145.

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Addl. District Sub-Registrar  
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27 JUN 2022

AND WHEREAS the said Kali Charan Nandi became the owner of undivided half share of the aforesaid property.

AND WHEREAS the said Surendra Nath Dey who was the owner of undivided half share of the aforesaid property died leaving behind his wife Khirode Kumari Dasi, two sons Narendra Nath Dey and Rajendra Nath Dey as his legal heirs and successors, the said Basanta Kumari Dasi died in the meantime.

AND WHEREAS the said Narendra Nath Dey and Rajendra Nath Dey became the owner of undivided half share of the property left by the Surendra Nath Dey and Khirode Kumari Dasi got the life interest of the aforesaid property.

AND WHEREAS the said Kali Charan Nandi while enjoying the aforesaid land without any disturbance from any corner, with the co-sharer of the property sold the same to one Khirode Kumari Dasi, widow of Surendra Nath Dey, through sale deed being no. 2470 dated 17.06.1925 registered at Registrar of Calcutta recorded in Book no. I, Volume No. 79, pages 36 to 41.

AND WHEREAS the said Khirode Kumari Dasi enjoyed the aforesaid property by paying the land revenue and municipal Tax time to time.

AND WHEREAS on introduction of Cadastral Survey the aforesaid land was recorded as C.S. Dag No. 5904 under C.S. Khatian No. 3434 and C.S. Dag No. 5931 under C.S. Khatian No. 1408 of Mouja - Chinsurah.

AND WHEREAS the said Khiroda Kumari Dasi while enjoying the aforesaid land purchased from Kali Charan Nandi died leaving behind a will involving the aforesaid property along with other properties executed on Bengali dated 11 Falgun 1339 wherein she appointed her two sons Narendra Nath Dey and Rajendra Nath Dey as the executer of the will.

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AND WHEREAS the said Khiroda Kumari Dasi died leaving behind the said Narendra Nath Dey and Rajendra Nath Dey as her only legal heirs and successors.

AND WHEREAS the said Nadendra Nath Dey and Rajendra Nath Dey filed an application for grant of probate of the aforesaid will under Sec 289 of the Indian Successions Act 1925 before the Court of Ld. District Delegate of Hooghly being Case no. 72 of 1941 which was later transferred to first Sub Judge at Hooghly resulting renumber of the case being no. 40 of 1941.

AND WHEREAS Hon'ble Bronjendra Saran Sanyal the then Ld. District Delegate Hooghly issued the probate of the aforesaid will in favour of Narendra Nath Dey and Rajendra Nath Dey on 7<sup>th</sup> January 1942 thereafter the said Narendra Nath Dey and Rajendra Nath Dey complete the formalities by depositing the required court fees assessed against the valuation of the Estate of the deceased Khiroda Kumari Dasi for the estimated valuation of Rs. 1,02,624.00.

AND WHEREAS the said Nadendra Nath Dey and Rajendra Nath Dey became the owner of the absolute property at C.S. Dag no. 5904 and 5931 of Mouja - Chinsurah, J.L. no. 20, District:- Hooghly by virtue of the aforesaid will and probate and as successors of Late Surendra Nath Dey.

AND WHEREAS on introduction of Revisional survey the aforesaid land was recorded as R.S. Dag No. 5904 measuring 0.230 acre under R.S Khatian No. 4708, 4709 and 4710 and R.S. Dag No. 5931 measuring 0.046 acre under R.S. Khatian No. 1408 both are of Mouza- Chinsurah, District- Hooghly.

AND WHEREAS on introduction of West Bengal Estate Acquisition Act the aforesaid lands were not affected and the owners of the land became the direct tenant under the Government.

AND WHEREAS on introduction of West Bengal Non Agricultural Tenant Act the

Continued....Pages

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Sadar, Hooghly.

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said land was not affected.

AND WHEREAS the said Narendra Nath Dey while enjoying the half share of the aforesaid property died on the year 1958 leaving behind his wife Smt. Jogamaya Dey, two sons Debabrata Dey and Satyabrata Dey and two married daughters Basanti Mallik, and Padmaboti Mallik as his legal heirs and successors as per provision of Hindu Succession Act 1956.

AND WHEREAS the said Smt. Jogamaya Dey, Debabrata Dey, Satyabrata Dey, Basanti Mallik and Smt. Padmaboti Mallik jointly owners of the undivided half share of the aforesaid property and Rajendra Nath Dey became the owner of undivided rest half share of the aforesaid property.

AND WHEREAS the said Smt. Jogamaya Dey, Debabrata Dey, Satyabrata Dey, Basanti Mallik and Smt. Padmaboti Mallik each of them became the owner of undivided 1/10<sup>th</sup> share of property and the aforesaid Smt. Jogomaya Dey, Debabrata Dey, Satyabroto Dey, Basanti Mallik and Smt. Padmaboti Mallik each of them owner of undivided 1/5<sup>th</sup> share of the property left by their father Narendra Nath Dey.

AND WHEREAS the said Basanti Mallik while enjoying the undivided 1/5<sup>th</sup> share of the aforesaid property executed a Gift deed in favour of her brothers Debebrata Dey and Satyabrata Dey through gift deed being no.7121 for the year 1965 recorded in Book no I, Volume No. 73, pages 257 to 260 registered before the Sub Registrar at Hooghly .

AND WHEREAS the said Padmabati Mallik while enjoying the undivided 1/5<sup>th</sup> share of the aforesaid property executed a Gift deed in favour of her brothers Debebrata Dey and Satyabrata Dey though gift deed being no. 7122 for the year 1965 recorded in Book no I, Volume No. 73, pages 261 to 264 registered before the Sub Registrar at Hooghly.

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Addl. District Sub-Registrar  
Sadar, Hooghly.

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AND WHEREAS the said Jogamaya Dey became the owner of undivided 1/10<sup>th</sup> share of the aforesaid property Debabrata Dey became the owner of undivided 1/5<sup>th</sup> share of the aforesaid property Satyabrata Dey became the owner of undivided 1/5<sup>th</sup> share of the aforesaid property, Rajendra Nath Dey became the owner of undivided half share of the aforesaid property.

AND WHEREAS the said Rajendra Nath Dey, Smt Jogamaya Dey, Sri Debabrata Dey, Satyabrata Dey while enjoying the respective share of the aforesaid property for proper administration of the same executed a partition deed on 24.05.1966 before the Sadar Joint Sub Registry Office at Chinsurah District Hooghly being original Deed No. 4530, duplicate deed no. 4531.

AND WHEREAS through the aforesaid partition deed the said Jogamaya Dey, Debabrata Dey, Satyabrata Dey jointly became the owner of demarcated 0.132 acre of land along with building at R.S. Dag No. 5904 under R.S. Khatian No. 4708, 4709 and 4710 of Mouja - Chinsurah, P.S.- Chinsurah, District:- Hooghly.

AND WHEREAS on introduction of urban land (Celling and Regulation Act) the land was declared as retained land of the owners.

AND WHEREAS the said Jogamaya Dey while enjoying the respective share of the aforesaid demarcated property died on 31.08.1992 leaving behind her sons Debabrata Dey and Satyabrata Dey as her only legal heirs and successors as Padmabati Mallik and Basanti Mallik both are predeceased.

AND WHEREAS the said Debabrata Dey while enjoying the respective share of the aforesaid property died on 25.04.2009 leaving behind his wife Malina Dey and son Rudra Dey as his legal heirs and successors as per provision of Hindu Succession Act 1956.

AND WHEREAS the said Satyabrata Dey, Malina Dey and Rudra Dey became the

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Sadar, Chittoor.

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joint owners of the land measuring 0.132 acre at R.S. Dag No. 5904 under R.S Khatiaan No. 4708, 4709 and 4710 of Mouja - Chinsurah, J.L. No. 20, P.S.- Chinsurah, District:- Hooghly and the building thereupon.

AND WHEREAS on introduction of the Land Reforms survey the aforesaid land was recorded as L.R. Dag No. 7358 of Mouja- Chinsurah. J.L. No. 20, P.S.:- Chinsurah, District:- Hooghly.

AND WHEREAS the then owners being the joint absolute owners of the aforesaid property enjoyed the same by paying the land revenue and municipal tax time to time without any disturbance from any corner

AND WHEREAS the then owners herein for proper usage of the property decided to make multistoried building on the part of the land particularly described in the "A" Schedule hereunder written by appointment of developer who at its own cost and responsibility shall complete the construction on the said land on the terms mentioned hereinafter.

AND WHEREAS the Second party being the DEVELOPER CUM PROMOTER has been carrying on the business of construction of ownership flats and shopping complex in different places and the First Party approached the Party of the Second Part for construction of multi-storied building over the "A" Schedule property and the Second Party Developer / Promoter has also agreed to make construction of Multistoried building over the 'A' Schedule property.

AND WHEREAS the then Owners and the Developer / Promoter executed an Agreement for Development with Power of Attorney being no060303370 for the year 2017 registered before the A.D.S.R. Chinsurah, Hooghly and the Developer on the strength of the aforesaid agreement started the construction.

AND WHEREAS the said Satyabrata Dey died on 11.05.2021 leaving behind the

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Addl. District Sub-Registrar  
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present owners as his only legal heirs and successors as per provision of Hindu Succession Act 1956.

AND WHEREAS the agreement for development being no 060303370 for the year 2017 registered before the A.D.S.R. Chinsurah, Hooghly is very much valid as the same shall be binding upon both the parties but due to the death of the said Satyabrata Dey the respective Power of Attorney became invalid as the power of a death person is nullity as per law.


AND WHEREAS the present owners confirms the condition of the Development agreement being no 060303370 for the year 2017 registered before the A.D.S.R. Chinsurah, Hooghly and now executing the fresh Power of Attorney in favour of the Developer herein for their respective share of the land details described in the schedule "A-1" below.

1. That the LAND OWNERS herein execute GENERAL POWER OF ATTORNEY in favour of the DEVELOPER's company represented by SRI SUBRATA MUKHERJEE conferring all powers together with the right of development and sale of the units/flats/shop/car parking space in the Developers share together with proportionate share of land underneath of the proposed multi storied building on behalf of the owners, SO KNOW ALL WOMEN & MEN BY this Power - of - attorney executed today, the LAND OWNERS herein do hereby nominate constitute and appoint DONA CONSTRUCTION & PROJECTS PVT. LTD., office at Crooked Lane, P.O. & P.S.- Chinsurah, District:- Hooghly, represented by its Chairman cum Managing Director SRI SUBRATA MUKHERJEE, son of Sri Shyama Prosad Mukherjee, by faith - Hindu, by occupation - Business, of Crooked Lane, Chinsurah, Hooghly, West Bengal AS OUR TRUE AND LAWFUL ATTORNEY, FOR OUR NAME AND ON OUR BEHALF, to do and execute and perform or cause to be done, executed and performed all or any of the

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Addl. District Sub-Registrar  
Sadar, Hooghly.

27 JUN 2022

following acts, deeds and things :

I) To work, manage, control and supervise the management and administration of the properties fully described in the schedule below and protect them from others.

II) To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as they shall think fit and proper.

III) To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to our estate, and to negotiate with them, to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to us in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested to us.

IV) To make, sign and verify all applications before the Court of Law, Tribunals, or such other places for conducting court cases or any other required by law in connection with the management of our property or properties.

V) To appear for and represent us before the Board of Revenue, Collector of the District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff, and in all Government Offices, Commissioners, in all matters and things relating to our estate or its affairs.

VI) To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

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Addl. District Sub-Registrar  
Sadar, Hooghly.

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VII) To compromise, compound or withdraw cases, or be non suited to refer to Reference Court or arbitration all dispute and differences.

VIII) To develop our property as per this developers agreement and to enter in the agreement for sale of flats, units of the multistoried building on our behalf.

IX) **GENERALLY TO ACT** as Attorney or agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deed, acts or things as

fully and effectual in all respect as ourselves to do if personally present.

X) **AND GENERALLY** to act as our Attorney or Agent in India in relation to all matters in respect of our schedule land and building which we are now or may hereafter be interested or concerned and on our behalf to execute and do all instruments, acts, matters and things as fully and effectually as we could do it personally present and we hereby agree to ratify and confirm whatsoever our said attorney shall lawfully do or purport to do by virtue of these presents.

XI) **TO EXECUTE AND REGISTER PROPER INSTRUMENT FOR DEED FOR SALE ON DULY STAMP CONVEYANCE FOR THE DEVELOPERS ALLOTMENT AS PER THIS SELF SAME DEVELOPER AGREEMENT ON OUR BEHALF AND SHALL PRESENT THE SAME BEFORE THE REGISTERING AUTHORITY AND SHALL ADMIT EXECUTION AND REGISTRATION** and also shall complete and observe all formalities in respect of our schedule land for deed for sale and shall take all money and consideration and to grant receipt for acknowledge of payment.

XII) **AND WE HEREBY AGREE TO RATIFY AND CONFIRM**

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Addl. District Sub-Registrar  
Sadar, Hooghly.

27 JUN 2022

all and whatsoever our said attorney shall lawfully do or cause to be done, under the power in that behalf herein before contained, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this deed.

**THE SCHEDULE "A" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land and property measuring 0.132 acre or 7 Cottah 15 Chittak 35 Sq.ft. more or less Bastu land together with a single storied dilapidated dwelling house measuring 600 sq. ft. at R.S. Dag No. 5904 under R.S Khatian No. 4708, 4709 and 4710 corresponding to L.R. Dag No. 7358 under L. R. Khatian No. 5489, 6913 and 2891, Mouza- Chinsurah, J.L. No.20, Ward No. 23 under Hooghly - Chinsurah Municipality, municipal holding no. 52/40/37, (old), 40/37 (new), Dey Para Lane, P.O. & P.S.:- Chinsurah, District:- Hooghly, Pin Code - 712 101 along with all easement right attached with the land and right of common passage egress and ingress Cable Line, Telephone, Drainage etc over the passage.

This land is butted and bounded by :

**NORTH** : Holding of Rajendra Nath Dey

**SOUTH** : Portion of Desbandhu School and House of Puspa Roy

**EAST** : Portion of Desbandhu Boys School

**WEST** : Municipal Road and Nilachal Apartment

**THE SCHEDULE "A-1" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of undivided  $\frac{1}{2}$  share of the "A" Schedule land **i.e. land and property measuring 0.066 acre or 3 Cottah 15 Chittak 40 Sq.ft. more or less Bastu land** at R.S. Dag No. 5904 under R.S Khatian No. 4708, 4709 and 4710 corresponding to L.R. Dag No. 7358 under L. R. Khatian No. 5489, 6913 and 2891, Mouza- Chinsurah, J.L. No.20, Ward No. 23 under Hooghly - Chinsurah Municipality, municipal holding no. 52/40/37 (old), 40/37 (new), Dey Para Lane, P.O. & P.S.:- Chinsurah, District:- Hooghly, Pin Code - 712 101 along with all

Continued....Pages

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easement right attached with the land and right of common passage egress and ingress Cable Line, Telephone, Drainage etc over the passage.

IN WITNESSES WHEREOF THE PARTIES hereto have set and subscribed their respective hands and seals the 27<sup>th</sup> day of June, 2022 first above written.

THE INSTRUMENT IS EXPLAINED  
OVER US AND UNDERSTANDING ALL  
THE MEANING IN BENGALI OF THE  
EXPRESSION USED IN THE  
INSTRUMENT AND KNOWING FULLY  
WELL THE EFFECT OF THE SAME,  
WITHOUT ANY INSTRUCTION AND  
FEAR OF ANYONE

SIGNED, SEALED & DELIVERED

WITNESSES:

1. *Al Farman Dey*  
*Scrambore Hooghly*

*Dipti Dey*  
*Mousumi Dey*

SIGNATURE OF THE FIRST PART  
/ LAND OWNERS

2. *Manjari Chakraborty*  
*Chinsurah, Hooghly.*

**DOMA CONSTRUCTION & PROJECTS PRIVATE LIMITED**  
*Sulabata Mukherjee*  
Chairman Cum Managing Director

SIGNATURE OF THE DEVELOPER

**PRAGNYA CHATTERJEE**

Drafted by me

*Pragnya Chatterjee*  
Pragnya Chatterjee, Advocate

Enrollment no F-1768/1319 of 2021

High Court Calcutta

Typed by

*Debdip Chakraborty*  
Debdip Chakraborty, Serampore, Hooghly

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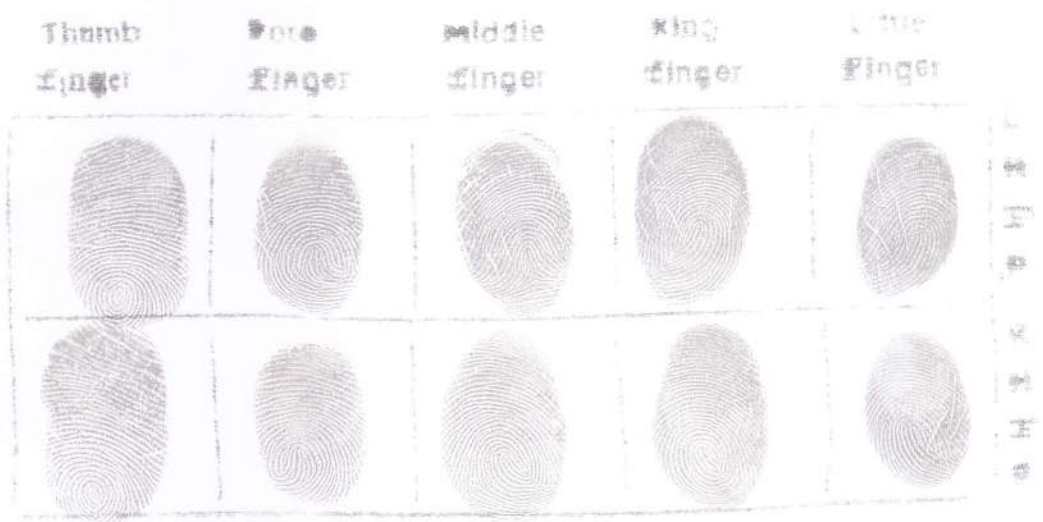
Additional District Sub-Registrar  
Coimbatore, Madhya Pradesh.

27 JUN 2022

# Finger Prints Of Both Hands



Sunita Mukherjee.



Diphi Dey



Mousumi Dey





Addl. District Sub-Registrar  
Sadar, Hooghly.

27 JUN 2022

## Major Information of the Deed

Deed No :	I-0603-03038/2022	Date of Registration	27/06/2022
Query No / Year	0603-8001917533/2022	Office where deed is registered	
Query Date	24/06/2022 2:53:41 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Koushik Chatterjee Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831097130, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 39,62,812/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060303370/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



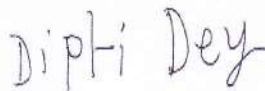


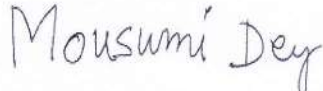
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Dey Para(chuchura), Mouza: Chinsurah, Pin Code : 712101

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-7358 (RS :- )	LR-5489	Bastu	Bastu	7 Katha 15 Chatak 35 Sq Ft	1/-	35,57,812/-	Property is on Road
<b>Grand Total :</b>					<b>13.1771Dec</b>	<b>1 /-</b>	<b>35,57,812 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>600 sq ft</b>	<b>1 /-</b>	<b>4,05,000 /-</b>	



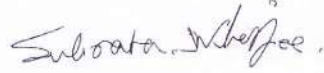
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Dipti Dey (Presentant)</b> Wife of Late Satyabrata Dey Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
	27/06/2022	LTI 27/06/2022		27/06/2022
23/273, Dey Para Lane, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cfxxxxxx5f, Aadhaar No: 39xxxxxxxx6528, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Miss Mousumi Dey</b> Daughter of Late Satyabrata Dey Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
	27/06/2022	LTI 27/06/2022		27/06/2022
23/273, Dey Para Lane, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cfxxxxxx6p, Aadhaar No: 38xxxxxxxx8725, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DONA CONSTRUCTION AND PROJECTS PRIVATE LIMITED</b> Crooked Lane, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Subrata Mukherjee</b> Son of Mr Shyama Prasad Mukherjee Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 <small>Jun 27 2022 2:44PM</small>	 <small>LTI 27/06/2022</small>	 <small>27/06/2022</small>
Crooked Lane, City:- , P.O:- Chinsuarh, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0R, Aadhaar No: 48xxxxxxxx9660 Status : Representative, Representative of : DONA CONSTRUCTION AND PROJECTS PRIVATE LIMITED (as Chairman cum ManagingDirector)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Raj Kumar Koley</b> Son of Late Madan Koley Serampore, City:- , P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201	 <small>27/06/2022</small>	 <small>27/06/2022</small>	 <small>27/06/2022</small>
Identifier Of Smt Dipti Dey, Miss Mousumi Dey, Mr Subrata Mukherjee			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Dipti Dey	DONA CONSTRUCTION AND PROJECTS PRIVATE LIMITED-6.58854 Dec
2	Miss Mousumi Dey	DONA CONSTRUCTION AND PROJECTS PRIVATE LIMITED-6.58854 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt Dipti Dey	DONA CONSTRUCTION AND PROJECTS PRIVATE LIMITED-300.00000000 Sq Ft
2	Miss Mousumi Dey	DONA CONSTRUCTION AND PROJECTS PRIVATE LIMITED-300.00000000 Sq Ft

**Land Details as per Land Record**

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Dey Para(chuchura), Mouza: Chinsurah, Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7358, LR Khatian No:- 5489	Owner:যোগমায়া দে, Gurdian:বরেন্দনাথ দে, Address:নিজ , Classification:বাস্তু, Area:0.04400000 Acre,	Seller is not the recorded Owner as per Applicant.

On 24-06-2022

**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 39,62,812/-

*Samit Ghosh*

**Samit Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHINSURA**  
**Hooghly, West Bengal**

On 27-06-2022

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

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

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

Presented for registration at 13:43 hrs on 27-06-2022, at the Office of the A.D.S.R. CHINSURA by Smt Dipti Dey , one of the Executants.

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

Execution is admitted on 27/06/2022 by 1. Smt Dipti Dey, Wife of Late Satyabrata Dey, 23/273, Dey Para Lane, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife, 2. Miss Mousumi Dey, Daughter of Late Satyabrata Dey, 23/273, Dey Para Lane, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife

Indetified by Mr Raj Kumar Koley, , , Son of Late Madan Koley, Serampore, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business

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

Execution is admitted on 27-06-2022 by Mr Subrata Mukherjee, Chairman cum Managing Director, DONA CONSTRUCTION AND PROJECTS PRIVATE LIMITED, Crooked Lane, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Mr Raj Kumar Koley, , , Son of Late Madan Koley, Serampore, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 3708, Amount: Rs.100/-, Date of Purchase: 24/06/2022, Vendor name: Animesh Rakshmit Srirampur

*Samit Ghosh*

**Samit Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHINSURA**  
**Hooghly, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0603-2022, Page from 59000 to 59021  
being No 060303038 for the year 2022.



Digitally signed by SAMIT GHOSH  
Date: 2022.07.13 15:14:27 -07:00  
Reason: Digital Signing of Deed.

*S. Ghosh*

(Samit Ghosh) 2022/07/13 03:14:27 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHINSURA  
West Bengal.

(This document is digitally signed.)