

1441/21 7-1366/2091
भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
Signature sheet/s and
documents attached with this
document are the part of this document.

AA 183108

Asst. Dist. Sub-Registrar
Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

20 APR 2021

(After Registered Agreement for Development)

KNOW ALL MEN BY THESE PRESENTS that we, 1) **SRI SIDDHARTHA ROY**, having PAN - AQSPR3771R, Aadhaar No. 6098 5658 6517, Mobile No. 6291016359, son of Late Santosh Roy and Late Niharika Roy, Nationality - Indian, by faith - Hindu, by Occupation - Legal Practitioner, 2) **SRI SUBRATA ROY** alias **SRI SUBRATA RAY**, having PAN - ACSPR0895G, Aadhaar No. 9528 1785 0504, Mobile No. 9748303035, son of Late Santosh Roy and Late Niharika Roy, Nationality - Indian, by faith -

DELTA & CO.

Subrata Sanjiv
Proprietor

Handwritten notes in the left margin:
20.4.2021
14:00
AA 183108

Hindu, by Occupation - Service and 3) **SRI SOUMITRA ROY**, having PAN - AFNPR4344E, Aadhaar No. 9513 8278 0145, Mobile No. 9831186910, son of Late Santosh Roy and Late Niharika Roy, Nationality - Indian, by faith - Hindu, by Occupation - Business, all of them residing 4/35A, Chanditala Lane, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District - South 24 Parganas, do hereby nominate constitute and appoint **SRI SUBRATA SAMAJPATI**, having his PAN - AJOPS2997P, Aadhaar No. 7012 3444 4012, Mobile No. 9830650104, son of Late Sisir Ranjan Samajpati, by faith - Hindu, by occupation - Business, at present residing at 4/7, Chanditala Lane, Post Office and Police Station - Regent Park, Kolkata - 700040 in the District of South 24 Parganas, being the Proprietor of **M/S. DELTA & CO.**, a proprietorship firm, having PAN - AJOPS2997P, having its registered office at 4/7, Chanditala Lane, Police Station - Regent Park, Kolkata - 700 040 in the District of South 24 Parganas to be my true and lawful **ATTORNEY** in my name and on my behalf to do, execute and perform all or any of the following acts, deeds and things :-

WHEREAS we are the co-owners and seized and possessed of and/or otherwise well sufficiently entitled to in respect of **ALL THAT** piece and parcel of homestead land measuring about 04

(Four) Cottahs 09 (~~Nine~~) Chittacks 07 (Seven) Square Feet a little more or less with a three storied dwelling house /structure measuring 1800 Square Feet standing thereon (Ground Floor measuring 600 Square Feet, First Floor measuring 600 Square Feet and Second Floor measuring 600 Square Feet) situated at K.M.C. Premises No.4/35, Chanditala Lane, within Police Station - Regent Park, Kolkata - 700040 and the aforesaid plot of land under Mouza - Chandpur, J.L. No.41, R.S. No.40, Khatian No.581, C.S. Dag No.1708, Police Station - Regent Park, in the District of South 24 Parganas, now within the Municipal limits of the Kolkata Municipal Corporation Ward No.097, hereinafter referred to as "the said property".

AND WHEREAS we intended to develop "the said property" by raising and/or constructing a G+3 storied building thereon.

AND WHEREAS we have executed a Development Agreement on 29.04.2021 with **M/S. DELTA & CO.**, a proprietorship firm, having PAN - AJOPS2997P, having its registered office at 4/7, Chanditala Lane, Police Station - Regent Park, Kolkata - 700 040 in the District of South 24 Parganas, the Developer, incorporating therein all the terms and conditions of the said Development Agreement.

Subrata Roy

AND WHEREAS the said Development Agreement has been registered on ~~20.04.2021~~ **20.04.2021** in the office of the Additional District Sub-Registrar at Alipore and the said Agreement has been recorded in Book No. 1, Being No. ~~1695-1257~~ for the year 2021.

AND WHEREAS for the purpose of construction of said building on the said land/property by the said Developer, it is necessary to empower or authorize the said Developer to do such work on our behalves as it is not possible for us to look after such development works due to our busy schedule of works and day to day affairs and for the said purpose a Power-of-Attorney is required to be executed by us in favour of the said Developer and to authorize or empower for the said purpose.

AND WHEREAS as per terms and conditions, as mentioned in the said Development Agreement dated - ~~20.04.2021~~ **20.04.2021** the said developer have obligation and binding to complete the construction of the said Ground plus III storied building at its own costs and deliver possession of the Owners' Allocation of the said building to us as the Owners at first instance.

AND WHEREAS as per terms and conditions mentioned in the said Development Agreement dated - ~~20.04.2021~~ **20.04.2021**, the said Developer is entitled to sell the Developer's allocation of the said building only as

Shobab Ray

Shobab Ray

mentioned in the said Development Agreement and Development Supplement Agreement dated - 20.04.2021.

AND WHEREAS in view of the facts and circumstances stated hereinbefore we have decided to execute and register a Development Power of Attorney in favour of **SRI SUBRATA SAMAJPATI**, having PAN - AJOPS2997P, son of Late Sisir Ranjan Samajpati, by faith - Hindu, by occupation - Business, at present residing at 4/7, Chanditala Lane, Post Office and Police Station - Regent Park, Kolkata - 700040, the Proprietor of **M/S. DELTA & CO.**, a proprietorship firm, having PAN - AJOPS2997P, having its registered office at 4/7, Chanditala Lane, Post Office and Police Station - Regent Park, Kolkata - 700 040 in the District of South 24 Parganas.

NOW KNOW ALL MEN by these presents that we the above named Owners do hereby appoint, nominate and constitute **SRI SUBRATA SAMAJPATI**, having PAN - AJOPS2997P, son of Late Sisir Ranjan Samajpati, by faith - Hindu, by occupation - Business, at present residing at 4/7, Chanditala Lane, Post Office and Police Station - Regent Park, Kolkata - 700040, the Proprietor of **M/S. DELTA & CO.**, a proprietorship firm, having PAN - AJOPS2997P, having its registered office at 4/7, Chanditala Lane, Post Office and Police Station - Regent Park, Kolkata - 700 040 in the District of South 24

Subrata Roy

Parganas as our Attorney to do the following acts, deeds and things on our behalves.:-

- 1) To raise, build and/or construct the new building or any development work (Ground plus III storied Building as per KMC sanction plan) on the Schedule property.
- 2) To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by our said Attorney in respect of "the said property".
- 3) To initiate or defend any suits or proceedings by and against ourselves and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and sign all plaints, petitions, applications, written statements, written objections and also to adduce evidence before the competent Court of Law in respect of "the said property".
- 4) To appear and represent us before all Government and semi Government offices and all statutory authorities like Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Police, C.E.S.C. (W.B.S.E.D.C.L.) Ltd. Fire Brigade Authority, Kolkata Metropolitan Development Authority, Urban Land (Ceiling and Regulation) Department etc. and any other authority or authorities concerned to verify, affirm deposit,

- submit as the case may be and to obtain license, quota, permit, certificate and clearance for and/or in respect of the building to be constructed on the said property/premises.
- 5) To sign, execute and register any Deed of declaration in respect of the aforesaid property.
 - 6) To prepare, sign, apply and execute all papers and documents for and obtain necessary permission and sanction in respect of the aforesaid property from Kolkata Municipal Corporation Authority and to appear before the Drainage Department, Sewerage Department, Assessment Department, Water works Department, Building Department, Law Department, Survey Department and/or any other Department of Kolkata Municipal Corporation and to sign and execute all plans, revised plan Supplementary plan and obtain permission and sanction from the Authorities concerned in respect of the aforesaid property and also to deposit fees and/or penalties for the purpose aforesaid.
 - 7) To enter, sign and execute any agreement for sale with any intending purchaser or purchasers/buyers in respect of any flat/flats, car parking space/s and/or any other spaces or

units lying and situate at the ~~said~~ Premises to receive or collect the earnest money, consideration money and booking money from the prospective purchaser or purchasers except our share or our allocated of flats in the said newly proposed Ground plus III storied to be constructed by the Developer on the "said property".

- 8) To sign and execute any Deed of Conveyance or Conveyances in respect of any flat or flats in favour of the prospective purchaser or purchasers out of Developer's allocation as mentioned in the Schedule 'C' of the Development Agreement dated **20.04.2021** in respect of the said Premises and present the said Deed of Conveyance before the competent Registrar or Sub-Registrar having jurisdiction and admits the execution of the Deed of Conveyance. ~~The details of Owners' Allocation and the Developer's Allocation (50:50) has been enumerated in a separate supplementary agreement which has been notarized in on the same date of execution and registration of the Development Agreement and Development Power of Attorney.~~

S. M. Dasgupta Ray

- 9) That our said Attorney has the right to take new connection of the electricity from CESC and/or WBSEDCL Authority and

install electric meters in the new building in our names and also in the name of intending Purchasers.

- 10) To pay all rents, taxes, maintenance and other charges, expenses and other outgoings whatsoever payable for and on account of "the said property" and to claim and receive, refund, reimburse any other amount from the concerned person and authority and to grant receipts, discharges in respect thereof.
- 11) To produce and deliver and/or give inspection of our original Title Deed and other documents relating to our said property to the intending buyers and to answer and comply with all requisition that may be made out by such intending buyers/transferees.
- 12) To apply for obtain and submit, all clearance certificates, forms, declarations and/or permission if so and as may be required for or in relation to the otherwise transfer the said property or any part thereof.
- 13) To sign and submit the plan/s before the Kolkata Municipal Corporation, all papers, application and documents for obtaining sanction from the said authority and will be bound to procure Completion Certificate from KMC authority,

sanction of internal drainage and modification and/or revised plan, if any.

- 14) To sign the boundary declaration, splay corner gift to K.M.C. common passage in connection with the requisition with the Kolkata Municipal Corporation on our behalves.
- 15) To ask, demand, sue for, recover, realize, claim, collect and receive further or other consideration from intending buyers and also any part thereof which are duly payable or recoverable from any person/s or authority/s by cheque or pay order or demand draft and to grant valid receipts and discharge thereof.
- 16) To deliver peaceful, habitable, khas and vacant possession of our allocation (Owners' Allocation) before delivery of the Developer's Allocation in the newly proposed Ground plus III storied building.
- 17) To finish and complete our allocation (Owners' Allocation) within the stipulated period of time as mentioned in the Development Agreement dated 20:04.2021 before transfer to any intending Purchaser/s.

Subrata Roy

- 18) To issue no objection certificate/s on our behalves to any intending Purchaser/s for taking house building loan from any Bank, Company, Firm and any Financial institution for creation of mortgage by deposit of Title Deeds of the flat/s of the intending buyers/purchasers in respect of Developer's Allocation.

AND GENERALLY to do execute and perform any other act or acts Deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be done executed and performed in relation to our property or our concern engagement and business or affairs or incidental where thereto as fully and effectually as we could do the same if we personally present in respect of the said property.

AND we do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under this power on our behalves herein before contained, shall lawfully do execute or perform in execute or perform in exercise of the Power/Authorities and hereby confirmed upon under and by virtue of this Power of Attorney.

SCHEDULE OF THE SAID PROPERTY

ALL THAT piece and parcel of homestead land measuring about 04 (Four) Cottahs 09 (Nine) Chittacks 07 (Seven) Square Feet (305.834 sqm) be the same a little more or less with a three storied dwelling house /structure measuring 1800 Square Feet standing thereon (Ground Floor measuring 600 Square Feet, First Floor measuring 600 Square Feet and Second Floor measuring 600 Square Feet) situated at plot at K.M.C. Premises No.4/35, Chanditala Lane, within Police Station - Regent Park, Kolkata - 700040 and the aforesaid plot of land under Mouza - Chandpur, J.L. No.41, R.S. No.40, Khatian No.581, C.S. Dag No.1708, Police Station - Regent Park, in the District of South 24 Parganas, now within the Municipal limits of the Kolkata Municipal Corporation Ward No.097, being butted and bounded as follows :

- ON THE NORTH :** By Premises No.12/2, Chanditala Lane;
- ON THE SOUTH :** By Premises No.4/15, Chanditala Lane;
- ON THE EAST :** By Premises No.4/8, Chanditala Lane;
- ON THE WEST :** 17' feet wide Chanditala Lane;

IN WITNESS WHERE OF we the EXECUTANTS do hereby set and subscribe our respective hands on this the 20th day of April, 2021.

SIGNED in the presence of :-

1. Subrata Ray
F 307, Rajdanga Indu Park,
Kolar 10t.

Subrata Ray

Subrata Ray

Sonita Ray

EXECUTANTS

2. Sampar Choudhury,
Advocate,
Alipore Judges' Court,
Kolkata - 27.

I accept the Development Power of Attorney.

DELTA & CO.

Subrata Samajpat
Proprietor

ATTORNEY

Drafted by me as per instructions of the Parties:

Sampar Choudhury












SAMPA CHOUDHURY

Advocate,
Alipore Judges' Court,
Bar Library, Room No.1,
18, Judges' Court Road
Kolkata - 700 027
Enrolment No. F/407/06/99
Mobile No. - 9830603360

Computer Print by :












Mahadev Pramanik
Mahadev Pramanik,
Alipore Judges' Court,
Kolkata - 700027.

Siddhartha Roy

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












Name..... SIDDHARTHA ROY
Signature..... Siddhartha Roy

Subrata Roy

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












Name..... SUBRATA ROY
Signature..... Subrata Roy

Soumitra Roy

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

Name..... SOUMITRA ROY
Signature..... Soumitra Roy

Subrata Samajpati

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

Name..... SUBRATA SAMAJPATI
Signature..... Subrata Samajpati

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIDDHARTHA ROY

SANTOSH ROY

22/02/1954

Permanent Account Number

AQSPR3771R

Siddhartha Roy
Signature



18022003

यह कार्ड के खोने/पाने पर कृपया सूचित करें/तौलें
आयकर सेन सेवा इकाई, एन एन सी एल
महली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664
email: tininfo@nsdl.com

Siddhartha Roy
Siddhartha Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFNPR4344E



नाम /NAME

SOUMITRA ROY

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR ROY

जन तिथि /DATE OF BIRTH

25-08-1956

हस्ताक्षर SIGNATURE

Soumitra Roy

Shahin

आयकर आयुक्त, (संयुक्त: अणु), कोलकाता.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Soumitra Roy
Son. A. Roy

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACSPR0895G



नाम /NAME

SUBRATA RAY

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR RAY

जन्म तिथि /DATE OF BIRTH

05-03-1961

हस्ताक्षर /SIGNATURE

Subrata Ray

Subrata Ray

आयकर अधिकारी /OFFICER

COMMISSIONER OF INCOME TAX, W.B. XI

Subrata Ray

व्यक्तिगत के खाते /मिल जाने पर कृपया जारी करने

वाले अधिकारी को सूचित /वापस कर दें

सहायक आयकर अधिकारी

पी 7

चौरिंगी स्क्वायर

कलकत्ता - 700 069

In case this card is lost/found, kindly inform/return to
the issuing authority.

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Subrata Ray

प्राई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AJOPS2997P



नाम /NAME

SUBRATA SAMAJPATI

पिता का नाम /FATHER'S NAME

SISIR RANJAN SAMAJPATI

जन्म तिथि /DATE OF BIRTH

13/06/1974

हस्ताक्षर /SIGNATURE

Subrata Samajpati

Stalin

आयकर आयुक्त, (कम्प. अफ.), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Subrata Samajpati

Subrata Samajpati



সংসদ সংস্কার

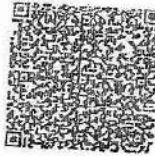


সিদ্ধার্থ রায়

Siddhartha Roy

জন্মতারিখ/ DOB: 22/02/1954

পুরুষ / MALE



6098 5658 6517

আমার আধার, আমার পরিচয়



সংসদ সংস্কার মহাবলী প্রাধিকারণ
সংসদ সংস্কার

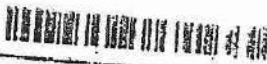
ঠিকানা:

এস/ও: লেট. সন্তোষ কুমার রায়,
4/35A, চন্ডিভালা লেন, ভারত মার্ঠের
নিকটে, কলকাতা, বিজেট পার্ক,
কোলকাতা,
পশ্চিম বঙ্গ - 700040

Address

S/O: Lt. Santosh Kumar Roy,
4/35A, CHANDITALA LANE,
NEAR BHARAT MATH
KOLKATA, Regent Park
Kolkata,
West Bengal 700040

6098 5658 6517



help@uidai.gov.in



www.uidai.gov.in

Siddhartha Roy
Siddhartha Roy



भारत सरकार
GOVERNMENT OF INDIA



Soumitra Roy
Year of Birth: 1958
Male



9513 8278 0145

आधार — आम आदमी का अधिकार

Soumitra Roy
Soumitra Roy



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Late Saritosh Kumar Roy, 4/35 A,
Chanditala Lane, Near Tollygunge NT1
Studio, Chanditala, P. S. Regent Park,
Regent Park S.O, Regent Park, Kolkata,
West Bengal, 700040

1947
1800 120 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947,
Dangshuru-360 001



ভারত সরকার
Government of India



স্বভূত নাম
Subrata Roy
পিতা : সন্তোষ কুমার রায়
Father : SANTOSH KUMAR ROY
জন্মতারিখ / DOB : 05/03/1961
লিঙ্গ / Male



9528 1785 0504

আধার - সাধারণ মানুষের অধিকার

Subrata Roy



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
4/35A, চন্দিতলা লেন, রিজেন্ট
পার্ক, রিজেন্ট পার্ক, কোলকাতা,
বিজেন্ট পার্ক, পশ্চিমবঙ্গ,
700040

Address
4/35A, CHANDITALA LANE,
REGENT PARK, Regent Park,
Kolkata, Regent Park West
Bengal, 700040

9528 1785 0504

1947
1800 300 1947

help@uidai.gov.in

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Subrata Roy



ভারত সরকার
Government of India



পূর্ণ নামঃ সন্ধ্যা সমাজপতি
SLBRATA SAMAJPATI
পিতা : শিশির রঞ্জন সমাজপতি
Father: SISHIR RANJAN SAMAJPATI
জন্মতারিখঃ / DOB: 13/04/1974
পুলকন / Male



7012 3444 4021

সাধারণ মানুষের অধিকার

Subrata Samajpati

ভারতীয় বিশিষ্ট পরিচয় বাথিকার
Unique Identification Authority of India

ঠিকানা
১৭ চন্দিতালা লেন, রেজেন্ট
পার্ক, রেজেন্ট পার্ক, কোলকাতা,
৭০০০৪০

Address
17 CHANDITALA LANE,
REGENT PARK, Regent Park,
Kolkata, Regent Park, West
Bengal, 700040

7012 3444 4021

1947
100% 300 (19.1)



india@uidai.gov.in



www.uidai.gov.in

Subrata Samajpati



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21184/01105

To
শম্পা চৌধুরী
Sampa Choudhury
26 B/2 A CHANDITALA LANE
REGENT PARK
Regent Park
Regent Park
Circus Avenue Kolkata
West Bengal 700040
67756516
MN677565169FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
6393 3863 1864

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শম্পা চৌধুরী
Sampa Choudhury
পিতা : অনিন্দ্য কুমার সেনগুপ্ত
Father : Anindya Kumar Sengupta
জন্মতারিখ / DOB : 22/06/1970
মহিলা / Female



6393 3863 1864

আধার - সাধারণ মানুষের অধিকার

Sampa Choudhury



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
26 বি/২এ, চন্ডিভালা লেন,
রিজেন্ট পার্ক, রিজেন্ট পার্ক,
কোলকাতা, রিজেন্ট পার্ক, পশ্চিম
বঙ্গ, 700040

Address:
26 B/2 A, CHANDITALA LANE,
REGENT PARK, Regent Park,
Kolkata, Regent Park, West
Bengal, 700040

6393 3863 1864

1947
1800 309 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1605-01266/2021	Date of Registration	20/04/2021
Query No / Year	1605-8000818575/2021	Office where deed is registered	1605-8000818575/2021
Query Date	20/04/2021 3:36:38 PM		
Applicant Name, Address & Other Details	SAMPA CHOWDHURY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9002582814, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 77,51,112/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501257/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Lane, , Premises No: 4/35, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 9 Chatak 7 Sq Ft	1/-	64,01,112/-	Property is on Road , Project Name :
Grand Total :				7.5442Dec	1/-	64,01,112/-	

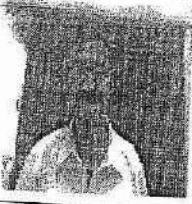

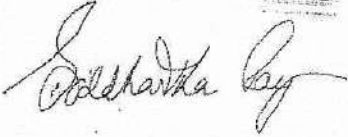
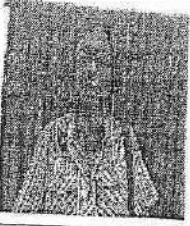

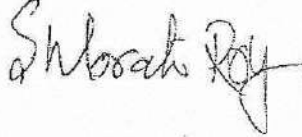
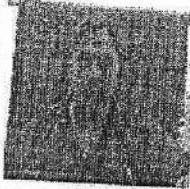

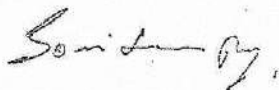
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	1/-	13,50,000 /-	

Principal Details :

Sl
No

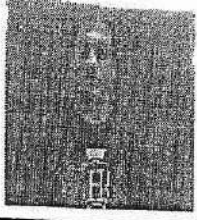


Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Mr Siddhartha Roy Son of Late Santosh Roy Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	 20/04/2021	 LTI 20/04/2021	 20/04/2021
4/35a, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx1R, Aadhaar No: 60xxxxxxxx6517, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office				
2	Mr Subrata Roy, (Alias: Mr Subrata Ray) (Presentant) Son of Late Santosh Roy Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	 20/04/2021	 LTI 20/04/2021	 20/04/2021
4/35a, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx5G, Aadhaar No: 95xxxxxxxx0504, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office				
3	Mr Soumitra Roy Son of Late Santosh Roy Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	 20/04/2021	 LTI 20/04/2021	 20/04/2021
4/35a, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4E, Aadhaar No: 95xxxxxxxx0145, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office				



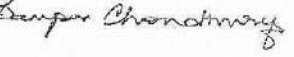
Journey Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Delta And Co 4/7, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No.:: AJxxxxxx7P,Aadhaar No:Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subrata Samajpati Son of Late Sisir Ranjan Samajpati Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office			
		Apr 20 2021 5:17PM	LTI 20/04/2021	20/04/2021
4/7, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7P, Aadhaar No: 70xxxxxxxx4012 Status : Representative, Representative of : Delta And Co (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs SAMPA CHOWDHURY Wife of Mr SANJOY CHOWDHURY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
	20/04/2021	20/04/2021	20/04/2021
Identifier Of Mr Siddhartha Roy, Mr Subrata Roy, Mr Soumitra Roy, Mr Subrata Samajpati			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Roy	Delta And Co-2.51472 Dec
2	Mr Subrata Roy	Delta And Co-2.51472 Dec
3	Mr Soumitra Roy	Delta And Co-2.51472 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Roy	Delta And Co-600.00000000 Sq Ft
2	Mr Subrata Roy	Delta And Co-600.00000000 Sq Ft
3	Mr Soumitra Roy	Delta And Co-600.00000000 Sq Ft

20-04-2021

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

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

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

Presented for registration at 14:00 hrs on 20-04-2021, at the Office of the A.D.S.R. ALIPORE by Mr Subrata Roy Alias Mr Subrata Ray, one of the Executants.

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 77,51,112/-

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

Execution is admitted on 20/04/2021 by 1. Mr Siddhartha Roy, Son of Late Santosh Roy, 4/35a, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 2. Mr Subrata Roy, Alias Mr Subrata Ray, Son of Late Santosh Roy, 4/35a, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 3. Mr Soumitra Roy, Son of Late Santosh Roy, 4/35a, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mrs SAMPA CHOWDHURY, , , Wife of Mr SANJOY CHOWDHURY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2021 by Mr Subrata Samajpati, PROPRIETOR, Delta And Co (Sole Proprietoship), 4/7, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mrs SAMPA CHOWDHURY, , , Wife of Mr SANJOY CHOWDHURY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 396, Amount: Rs.50/-, Date of Purchase: 13/11/2020, Vendor name: Kousik K Das



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 57856 to 57885

being No 160501266 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2021.04.28 16:05:03 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/04/28 04:05:03 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)