

1269/2023

1364/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 041160

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8/2023 57/23  
15-55

Additional Registrar of  
Assurances-IV, Kolkata

Certified that the Document is admitted of  
Registration. The Signatures and the  
endorsement sheets attached to this document  
are the part of this Documents

Additional Registrar of  
Assurances-IV, Kolkata

25 JAN 2023

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS shall come I, **SRI RAVI CHOURASIA**, PAN - AIWPC7627H, AADHAAR NO. 2650 6282 4304, son of Late Laxman Chourasia, by faith - Hindu, by occupation - business, by Nationality - Indian, residing at 6A, Tara Chand Dutta Street, Chittaranjan Avenue, P.O. and P.S. - Jorasanko, Kolkata - 700073, **SEND GREETINGS:-**

180578

SANJAY CHAKRABARTI

High Court, Calcutta

25 JAN 2023

SURANJAN BUKHARJEE

C. C. Judge

383, K. S. Road, Calcutta

25 JAN 2023

25 JAN 2023



*Sanjay*



**WHEREAS** the above named executant Sri Ravi Chaurasia is the sole and exclusive owner in respect of **ALL THAT** piece and parcel of Homestead Land, measuring about **06 (Six) Cottahs 01 (One) Chittack 07 (Seven) Square feet** be the same a little more or less TOGETHER WITH 3303 Square feet Tile Shed Structure, lying and situated at Municipal Premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station - Beleaghata, Kolkata -700 010, within the Limit of Ward No.33 of The Kolkata Municipal Corporation, being Municipal Assessee No. 11-033-040-022-5, and within the jurisdiction of Additional District Sub Registrar of Sealdah, District Registry Office - Alipore in the District of South 24 Parganas and absolutely seized and possessed the same with right, title and/or interest in respect of the said property and sufficiently entitled to enjoy the same by paying rates and taxes to the Competent Local Authority.

**AND WHEREAS** due to my inconveniences, incapacities and pre-occupations, I am not in a position to look after, control, manage and supervise my aforesaid property for which I have decided to commercially exploit my aforesaid property by constructing a new residential building thereon, upon demolition of the existing old structures thereof.

**AND WHEREAS** I have neither sufficient funds nor technical expertise and man-power required for the purpose of pursuing with my above intention of commercial exploitation of my aforesaid property by construction of a residential building thereat upon demolition of the existing structures.

**AND WHEREAS** in order to fulfill my objectives, I have entered into and executed a Joint Venture Agreement on 25<sup>th</sup> day of January , 2023 with **J.N. TOWER, PAN - AAPFJ4917J**, a Partnership Firm

*Namun P.L.*

having its office and principal place of business at 121A, Bidhan Sarani, P.O. - Bagbazar, P.S. - Shyampukur, Kolkata - 700 004, the said Firm being represented by its Partners namely (1) **MR. JAGADISH GHOSH, PAN - ADYPG4011E, AADHAAR NO. 4217 5155 9518**, son of Late Makhanlal Ghosh, by faith - Hindu, by occupation - Business, residing at 1176, R.N. Tagore Road, P.O. - Bediapara, P.S. - Nager Bazar, Kolkata - 700 077 and (2) **MR. NARAYAN PAL, PAN - AJRPP8850D, AADHAAR NO. 8813 9839 2234**, son of Late Manoranjan Pal, by faith - Hindu, by occupation - Business, residing at AD-102, Sector-I, Salt Lake City, P.O. - Bidhannagar, P.S. - North Bidhannagar, Kolkata - 700 064 duly registered in the office of ARA-IV, Kolkata and recorded therein as Book No. I, being No. 1339 for the year 2023 on such terms, conditions, stipulations and covenants as expressed therein with specific demarcations as to the Owners' Allocation and the Developer's allocation in the proposed residential building to be constructed over the said property as per sanctioned building plan.

*Narayan Pal.*

**AND WHEREAS** due to the above, it is now therefore expedient and necessary for me to appoint, entrust, empower and authorize such effective person to carry out with the objects of the above development work at my said property strictly in terms of the Development agreement.

**AND WHEREAS** for the above reason, I do hereby constitute, appoint and nominate **J.N. TOWER, PAN - AAPFJ4917J**, a Partnership Firm having its office and principal place of business at 121A, Bidhan Sarani, P.O. - Bagbazar, P.S. - Shyampukur, Kolkata - 700 004, the said Firm being represented by its Partners namely (1) **MR. JAGADISH GHOSH, PAN - ADYPG4011E, AADHAAR NO. 4217 5155 9518**, son of Late Makhanlal Ghosh, by faith - Hindu, by occupation - Business, residing at 1176, R.N. Tagore Road, P.O. -

Bediapara, P.S. – Nager Bazar, Kolkata – 700 077 and **(2) MR. NARAYAN PAL, PAN – AJRPP8850D, AADHAAR NO. 8813 9839 2234**, son of Late Manoranjan Pal, by faith – Hindu, by occupation – Business, residing at AD-102, Sector-I, Salt Lake City, P.O. - Bidhannagar, P.S. – North Bidhannagar, Kolkata – 700 064, as my true and lawful Attorney in my name and on my behalf to do the following acts, deeds, matters and things necessary and pertaining to my said property strictly in terms of the Development Agreement, description of which is more fully and particularly mentioned and described in the Schedule hereunder written as :

1. To cease/seize, enter into, take charge of and look after, manage and administer the said property or any part thereof and also to administer and manage all the affairs in respect thereto and to defend possession thereof on my behalf in respect of the said property.
2. To negotiate and enter into compromise and/or settlement with any person or person and/or occupants either tenant or not in respect of the said property and/or to make such payment as may be necessary for the purpose of obtaining vacant possession of the said property and/or to do each and everything necessary and incidental in connection therewith on my behalf in respect of the said property.
3. To demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever including cleaning the land by cutting trees etc. at present lying erected and/or built on the said property and to receive tenders and/or estimates and to enter into any contract for demolitions and on such terms and conditions as may think fit and proper by the said Attorney and to make all necessary expenditure for that purpose and expedite the same on my behalf in respect of the said property.

4. To sign, make, prepare or cause to be made or signed or prepared all or any sketches, scheme, plans, modification plan, all completion and/or any other types of plans, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or in relation to the construction and/or erection of residential/commercial building or buildings on the said property.
5. To make, sign, seal, execute, affirm, endorse, verify make over submit present file and deliver to any person or persons or authorities or any of them all or any such sketches, plans, schemes applications and all other papers or documents and may be necessary and/or required for the purposes of and/or for and/or in connection with the sanction of the building plan/s including revised building plan and/or any completion plan and/or other plans and/or for the sub-division of the holdings of the said property and/or in relation to the construction and/or erection of the said buildings on the said property which is in the opinions of the said Attorney to be made, signed, sealed, executed, affirmed, endorsed verified and delivered for the said purpose on my behalf in respect of the said property.
6. To sign and make over, submit, present, file and deliver all or any such sketches, plans, (building or any other plans), schemes, applications, petitions, declarations, undertakings, gift deeds of splayed portions and/or all other papers and/or documents as may be necessary and/or required for any of the said purposes in relation to and/or in connection with the said property before the Kolkata Municipal Corporation and/or Local Bodies, Kolkata Improvement Trust, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Electric Supply Board (CESC), Police Authorities, Pollution control Board or any other Judicial Administrative or Revenue authorities, Government Officer or

Officers or other local or public authority or authorities whomsoever (hereinafter collectively referred to as the "said Authorities") in order to get all or any of the aforesaid plans, sketches and/or schemes duly sanctioned as aforesaid and all necessary permissions licenses and/or approvals from the Authorities concerned on our behalf in respect of the said property.

7. To sign and apply for, obtain and renew all licenses and/or permits and/or permissions and/or approvals that may be necessary for carrying out the demolition, construction, new construction, decorating of the said building or buildings at the said property and/or for any other purpose concerning and/or in relation to the said property and to make, sign, seal, execute, endorse, affirm verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or require for the said purposes and to make over, present deliver and register and/or to submit and file before the said authorizes and/or any other officers or Authorities as may be required in the premises on my behalf in respect of the said property.

8. To get the plans or sketches or schemes for construction of the said building or buildings or structures on the said property and/or for connection or reconnection or applying for and obtaining of filtered and unfiltered water connections, drains and/or sewerage connections, electric power, gas, telephone, internet, any type of satellite or other public or private facilities or utilities of any kind whatsoever by obtaining proper sanction by the concerned Authorities or any of them as may be required and/or by their concerned departments in or to the said property and/or residential/commercial building/buildings and/or structures thereon as aforesaid and/or portion of the said property.

9. To apply for and to obtain either in its own name and/or in the name of any other person or persons or nominee or nominees, gas, electric, power, generator, transformer, lifts, escalators, telephone connections and other public utility services, facilities and amenities whatsoever into or upon any building or buildings, structures which are or may hereafter be standing on the said property and to make sign, seal, execute, affirm, endorse, verify all such plans, schemes, applications papers and/or documents as may be necessary for applying for and/or obtaining the aforesaid connections and/or public utility services facilities and/or amenities whatsoever in or upon the said property and to make over, submit and deliver to and/or present and file the same before any of the said Authorities or of any other Government and/or public Authorities and/or Telephones on my behalf in respect of the said property.

10. To appear and represent before all or any of the said authorities as and when the occasion arise in connection with the sanctioning, modification and/or alternation of the said building plans and/or any completion plan and/or schemes and for all other purposes in relation to and/or in connection with the said property including obtaining of Completion Certificate from local authority of Kolkata Municipal Corporation and/or other authorities and to pay fees for obtaining sanctions and such other orders and permissions from the necessary authorities as may be expedient for sanction modification and/or alteration of plans and also to submit and take delivery of papers and documents as may be required by the necessary authorities and to receive refund of the excess amount of fees, if any paid for the purposes aforesaid and to that effect its signatory power fully conclusive.

11. To appoint any architect and/or engineer and/or constructors and/or laborers and/or staffs and other related person(s) for the



purpose of the construction of building/buildings on the said property.

12. To amalgamate the land as well as to erect or construct building or buildings, to make any alteration and/or addition to the building or structures on the said property as and when the occasion may arise and/or to sub-divide such buildings or structure in one or more parts as the said Attorney may at its sole discretion think fit and proper.

13. To transfer and/or deal with and/or dispose of the respective flats, units, office spaces, shop rooms, show rooms, car parking spaces and/or portions thereof comprised in the said building/buildings as specified in the SCHEDULE-B hereunder written and the Developer shall also have to act in terms of the said Joint Venture Agreement being No. \_\_\_\_\_ dated \_\_\_\_\_ as the said Attorney jointly may deem fit and proper and to receive consideration in respect thereto and to grant valid receipts and discharges thereof.

14. To sign, appear and execute such registry in the form of boundary declaration, Deed of Gift of strip of land, splayed corner, non-eviction of tenants and addition/modification thereof which are required to submit before competent local body, Govt./Semi Govt. authorities for getting necessary clearance/sanction of plan from the competent authorities.

15. To sign and execute on my behalf any Agreement for Sale including Deed or Deeds or Sale or Conveyances in respect of the said property either in block or separately or unit basis unto or in favour of any intending purchaser or purchasers and to place them before appropriate Registering Authority vide Additional District Sub

Registrar, District Registrar, Registrar of Assurances for Registration by executing the same as I could do if personally done, at the price as agreed upon by my said Attorney and to receive the total consideration money by granting money receipts and to put the said intending purchaser or purchasers into physical possession thereof and also to make enter into sign execute acknowledge modify vary rescind cancel deliver and/or register all or any agreements contracts assignments transfers receipts deeds or documents whatsoever for which in the opinion in the said Attorney may be in any way requisite necessary or proper for sale and/or assignment and/or transfer of all or any units and/or flats and/or office spaces and/or shop rooms and/or showrooms and/or car parking spaces and/or portions comprised in the said property in favour of any persons firm or corporation desirous of owning flats and/or units and/or office spaces and/or shop rooms and/or showrooms and/or car parking spaces and/or portions therein and for registration of all or any such documents and/or deeds and/or agreements and/or assignments and/or transfers and to appear and represent the Appointer before the Registrar in any registry Office in jurisdiction including Assurances, Kolkata and all concerned Registration Officer and their officers and authorities having jurisdiction and to present for registration and admit execution thereof and to do all other things and acts that may be necessary for the purpose of registration of such deeds and/or documents and/or agreements and/or assignments and/or transfers and to do all such acts deeds or things as the said Attorney shall think fit or proper and/or otherwise complete the registration of all such instruments and/or deeds and/or agreements and/or assignments and/or transfers signed by the said attorney for and on behalf of and in the name of the Appointer by virtue of the powers hereby conferred in relation to the **Developer's Allocation**.

16. To negotiate with the Tenants as deem fit and proper by doing all of the maters in connection thereof on behalf of myself.
17. To sign, appear and execute such registry in the form of boundary declaration, strip of land splayed corner, non-eviction of tenants and addition/modification thereof, which are required to submit before competent local body, Government/Semi-Government authorities for getting necessary clearance/sanction plan from the competent authorities as my attorney think fit and proper.
18. To receive consideration money or earnest money or deposit in respect of the Developer's Allocation and also to receive, realize and obtain payment of all moneys which may hereafter become payable in connection with the said Developer's Allocation and to sign, give and grant receipts and which is sufficient and effectual receipts and discharge for the same, provided always that all such consideration receivable on account of the Owner's allocation shall be dealt with by the owner exclusively.
19. To appear and represent on behalf of myself before all or any Judicial Administrative, local Authorities, Electric Supply Corporation, Collector, Notary Public, Public Officers, Magistrate of all classes, Police Commissioner or any Government Officers or other Public Bodies or body politic or corporate and to make sign affirm, verify and execute all necessary papers, documents, applications, writs, notices, petitions, pleadings and affidavits and submit the same to all or any of the aforesaid authorities and/or Government Officers and/or public bodies and/or body corporate and to take all such steps as the said Attorney may think necessary in the premises.
20. To appear and represent on behalf of myself before the Chief Manager, Assessor-Collector, Deputy Assessor-Collector, Special

Officer, Deputy Commissioner, Commissioner or Collector of all Technical Cadres of the jurisdiction and/or any other Officer or Authorities of Kolkata Municipal Corporation and/or any other Government, Semi Government and/or Quasi Government Authorities and to sign all declarations and/or undertakings before the Municipal Authorities and its respective Authorities as the said Attorney may think necessary in respect of the said property.

21. To have the flats and/or units and/or offices spaces and/or shop rooms and/or showrooms and/or car parking spaces and/or portions as may be contained in the said building/buildings to be constructed on the said property separately assessed in the records of the local Kolkata Municipal Corporation and for that purposes to sign, execute and submit all papers applications and document and to do all other acts deeds and things so may be deemed fit and proper by my said Attorney.

22. To commence, institute and prosecute any action, suit, appeal, revision or other proceedings of any nature whatsoever in any Court, Civil or Criminal or revenue or before any Arbitrator or Tribunal and/or any other Government Authority in relation to and/or in connection with and/or in respect of any matter touching the said property and/or to enforce or defend any of my claims right title and interest in respect of the said property and/or to discontinue or compromise or compound the said action, suit, appeal or proceedings or whatsoever nature as the said Attorney shall in its discretion or judgment think fit and proper.

23. To appoint any Advocate, solicitors, pleaders, Agent or any other Legal Practitioner by executing Vakalatnama to file, defend a to proceed with any suit or litigation relating to the said property on my behalf for all or any of the purposes aforesaid and to revoke such

appointments and retainers from time to time and again to appoint as occasion shall rise and such other papers and documents as the said Attorney shall think necessary and expedient.

24. To make, sign, execute affirm, verify present and file any applications, declarations, undertakings petitions. Plaints, written statements, memo of appeals affidavits and Tabular Statements and all such other papers and documents or pleadings necessary and expedient in the opinion of the said Attorney to be made signed, executed, affirmed presented or filed or such document and to receive back all of the documents in connection with the said property from any Government and/or local offices including Kolkata Municipal Corporation Office and to withdraw money and to grant receipts thereof on my behalf in respect of the said property.

25. To allow and pay all fees, costs, charges and expenses necessary to be allowed or paid in the premises aforesaid on my behalf. Be it also specified that in the event of death of any owner if this indenture become void as per statutory provision of the law under such circumstances the owner herein liable to execute power of attorney in favour Developer, so nominated at the cost of the Developer.

**AND** I do hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or performed and cause to be done, executed or performed in connection with the said property under and by virtue of this deed.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Homestead Land, measuring about **06 (Six) Cottahs 01 (One) Chittack 07 (Seven) Square feet** be the same a little more or less TOGETHER WITH 3303 Square feet Tile Shed Structure, lying and situated at Municipal Premises No.53A, Ardhendu Sekhar Naskar Sarani, <sup>(Gagan Sankar Rd to Rash Moni (Bazar Rd))</sup> (previously known as Chaulpatty Road), Police Station - Beleaghata, Kolkata -700 010, within the Limit of Ward No.33 of The Kolkata Municipal Corporation, being Municipal Assessee No. 11033040225, and within the jurisdiction of Additional District Sub Registrar of Sealdah, District Registry Office - Alipore in the District of South 24 Parganas and the said premises is butted and bounded as follows :-

- On the North** : By 53B, Ardhendu Sekhar Naskar Sarani.
- On the South** : By Ardhendu Sekhar Naskar Sarani.
- On the East** : By 53B, Ardhendu Sekhar Naskar Sarani.
- On the West** : By 6 feet wide common passage and thereafter 52/H/10, Ardhendu Sekhar Naskar Sarani (Chaulpatty Road).

Total 3303 Sq feet



Government of West Bengal

Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19048000204357/2023	Serial No/Year	1904001269/2023
Transaction id	0000206697	Date of Receipt	25/01/2023 4:58PM
Deed No / Year	I - 190401364 / 2023		
Presentant Name	Mr Jagadish Ghosh		
Principal	Mr Ravi Chourasia		
Attorney	J.N. TOWER		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 2/-	Market Value	Rs. 2,27,35,554/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 73/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190401339/2023		

Stamp Duty Paid (Break up as below)

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	180578	25/01/2023	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	73/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

**IN WITNESS WHEREOF** we hereunto set and subscribed our respective hands on this the 25<sup>th</sup> day of January , 2023.

**SIGNED AND DELIVERED** in the presence of :

**WITNESSES :**

1. Krishna Sankar Ray  
7/16 Ray Para Road  
Kolkata - 700 50

2. Sanjay Chakrabarti  
Advocate  
High Court, Calcutta

*Ravi Choudhary*  
\_\_\_\_\_  
Signature of the Principal

Accepted.

J. N. TOWER

*Jagdish Prasad*  
Partner

J. N. TOWER

*Narayan K.*  
Partner

\_\_\_\_\_  
[Signature of the Attorney]

Drafted by :

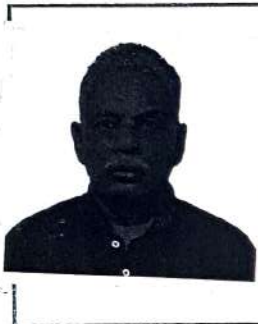
*Sanjay Chakrabarti*  
Sanjay Chakrabarti  
Advocate,  
High Court, Calcutta.  
WB-216/97



# SPECIMEN FORM FOR TEN FINGERPRINTS



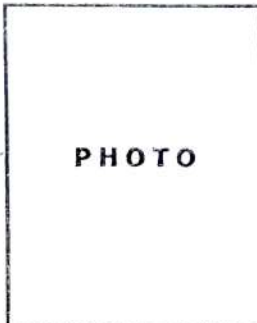
<i>Ravi Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Narayan Patel</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Jagdish Ghosh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

## Major Information of the Deed

Deed No :	I-1904-01364/2023	Date of Registration	25/01/2023
Query No / Year	1904-8000204357/2023	Office where deed is registered	
Query Date	25/01/2023 3:56:44 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S CHAKRABARTI HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8617291825, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,27,35,554/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190401339/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ardhendu Sekhar Naskar Sarani, Road Zone : (Gagan Sarkar Road -- Rashmoni Bz. Road) , , Premises No: 53A, , Ward No: 033 Pin Code : 700010

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	6 Katha 1 Chatak 7 Sq Ft	1/-	2,21,33,582/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>10.0192Dec</b>	<b>1 /-</b>	<b>221,33,582 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3303 Sq Ft.	1/-	6,01,972/-	Structure Type: Structure
Gr. Floor, Area of floor : 3303 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>3303 sq ft</b>	<b>1 /-</b>	<b>6,01,972 /-</b>	




**Principal Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Ravi Chourasia</b> Son of Late Laxman Chourasia Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office			
	26/01/2023	LTI 25/01/2023		25/01/2023
6A, Tara Chand Dutta Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxxx7h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office				

**Attorney Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>J.N. TOWER</b> 121, Bidhar Sarani, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: AAxxxxxx7J,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
	<b>Mr Jagadish Ghosh (Presentant)</b> Son of Late Makhan Lal Ghosh Date of Execution - 25/01/2023, , Admitted by: Self, Date of Admission: 25/01/2023, Place of Admission of Execution: Office			
	Jan 25 2023 4:55PM	LTI 25/01/2023		25/01/2023
1176, R. N. Tagore Road, City:- , P.O:- Bediapara, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx1e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : J.N. TOWER (as Partner)				

Name	Photo	Finger Print	Signature
<b>Mr Narayan Pal</b> Son of Late Manoranjan Pal Date of Execution - 25/01/2023, , Admitted by: Self, Date of Admission: 25/01/2023, Place of Admission of Execution: Office			
	Jan 25 2023 4:56PM	LTI 25/01/2023	25/01/2023
AD-102, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxx0d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : J.N. TOWER (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr KRISHNA SANKAR RAY</b> Son of Late S C RAY , 9/1G, RAY PARA ROAD, City:- Kolkata, P.O:- SINTHI, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050			
	25/01/2023	25/01/2023	25/01/2023
Identifier Of Mr Ravi Chourasia, Mr Jagadish Ghosh, Mr Narayan Pal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ravi Chourasia	J.N. TOWER-10.0192 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ravi Chourasia	J.N. TOWER-3303.00000000 Sq Ft

On 25-01-2023

**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.

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

Presented for registration at 15:55 hrs on 25-01-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Jagadish Ghosh .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,27,35,554/-

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

Execution is admitted on 25/01/2023 by Mr Ravi Chourasia, Son of Late Laxman Chourasia, 6A, Tara Chand Dutta Street, P.O: Jorasanko, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Business

Indetified by Mr KRISHNA SANKAR RAY, , , Son of Late S C RAY, , 9/1G, RAY PARA ROAD, P.O: SINTHI, Thana: Sinthi, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

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

Execution is admitted on 25-01-2023 by Mr Jagadish Ghosh, Partner, J.N. TOWER, 121, Bidhar Sarani, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr KRISHNA SANKAR RAY, , , Son of Late S C RAY, , 9/1G, RAY PARA ROAD, P.O: SINTHI, Thana: Sinthi, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Execution is admitted on 25-01-2023 by Mr Narayan Pal, Partner, J.N. TOWER, 121, Bidhar Sarani, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr KRISHNA SANKAR RAY, , , Son of Late S C RAY, , 9/1G, RAY PARA ROAD, P.O: SINTHI, Thana: Sinthi, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 180578, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: S Mukherjee



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 96602 to 96624  
being No 190401364 for the year 2023.



*Mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.01.28 11:01:52 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/01/28 11:01:52 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)