

0876/22

I - 294/23

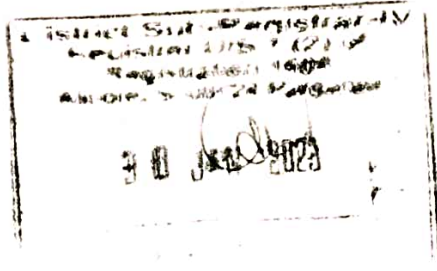


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 054901

30/01/2023
8000232137/2023

certified that the execution is required for
Registration. The signature sheets and the
other documents attached with the
development of this document



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY this Development power of attorney I, SMT. PALI RAY (PAN- AFBPR4881A) (AADHAAR No. 9198 2998 5404.) (Mob. No. 8981529047) wife of Sit Subrata Ray , by faith Hindu, by occupation selfemployed, by nationality Indian , residing at 2/154, Vidyasagar Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 District South 24 Parganas SEND GREETINGS .

SL. NO. 38905.....DT. 17/01/2023

NAME.. Samir Dey (Adv).....

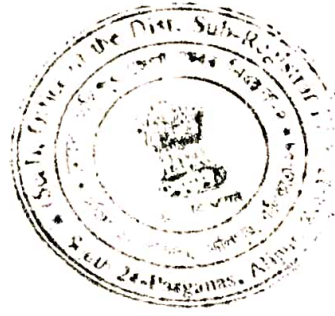
ADDRESS.. Alipore Judges Court

Kol-700027

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Deepen Bhowmick.
S/O Ratan Bhowmick.
12/26 Padma Pukur
Road. Kol-92,
P.S. - Netaji Nagar.
P.O. Regent Estate.
SERVICEL



District Sub-Registrar-IV
Registration 1918
Alipore, South 24 Parganas

30 JAN 2023

WHEREAS I am the rightful absolute owner of all that piece and parcel of land measuring about 2 cottahs 14 chittacks 35 sq. ft. more or less, together with a one storied residential building, the floor is finished with neat cement, measuring about 388 sq.ft. more or less standing thereon, lying and situated at District South 24 Parganas, A.D.S.R.O. Alipore, P.S.- previously Jadavpur now Netaji Nagar, Mouza- Raipur, J.L. No. 33, E.P.No. 220A, S.P. No. 479/1, C.S. Plot No. 1132 (P) within the limits of Kolkata Municipal Corporation, Ward No. 100, being premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is more fully described in the Schedule hereunder written and hereinafter referred to as the 'Said Property'.

AND WHEREAS on 30/1/2023 I have entered into a Development Agreement with M/S. GOLDEN KEY CONSTRUCTION (PAN- AAVFG9569R), a partnership firm, having its office at 4/61, Vidyasagar Colony, P.S.- Previously Jadavpur, now Netaji Nagar, Kolkata- 700 047, represented by its partners namely 1. SRI PARTHA SENGUPTA (PAN- BQHPS0162F) (AADHAAR No. 5475 1614 6091.) (Mob. No. 8240767391) son of Sri Subrata Sengupta, by faith Hindu, by occupation business, by nationality Indian, residing at 4/117, Vidyasagar Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 and 2. SRI SURAJIT SAHA (PAN- BLIPS6493R) (AADHAAR No. 3025 0717 2582.) (Mob. No. 9830576304) son of Sri Bishnupada Saha, by faith Hindu, by occupation business, by nationality Indian, residing at 3/72, Vidyasagar Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047, the Developer for developing my aforesaid property being premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is more fully described in the schedule

hereunder written by constructing a G + 3 storied residential building thereon as per sanctioned building plan duly sanctioned by Kolkata Municipal Corporation and on the other terms and conditions stated therein which was registered at the office of District Sub Registrar – IV, South 24 Parganas, Alipore , recorded in Book No. I, Being No. 160400888..... for the year 2023.

AND WHEREAS in the aforesaid Development Agreement Dt. 30/1/2023, it has been clearly mentioned that the the Owner will get 50 % of the ground floor on the South East West Side of which 50% area will be a shop with shutter and the rest 50% area for car parking space, one 2bhk flat on the North East West Side , 50 % of the 1st floor, one 2bhk flat on the South East West Side, 50 % of the 2nd floor and one 2bhk flat on the North East West Side , 50 % of the 3rd floor of the building which will be called the Owner's share and/ or Owner's allocation. And the Developer will get 50 % of the ground floor on the North East West Side for car parking space, one 2bhk flat on the South East West Side, 50 % of the 1st floor, one 2bhk flat on the North East West Side , 50 % of the 2nd floor and one 2bhk flat on the South East West Side , 50 % of the 3rd floor of the building which will be called the Developer's share and/ or Developer's allocation.

AND WHEREAS as per aforesaid Development Agreement Dt. 30/1/2023, I do hereby and hereunder nominate, appoint and constitute 1. SRI PARTHA SENGUPTA (PAN- BQHPS0162F) (AADHAAR No. 5475 1614 6091.) (Mob. No. 8240767391) son of Sri Subrata Sengupta, by faith Hindu, by occupation business, by nationality Indian, residing at 4/117, Vidyasagar Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 and 2. SRI SURAJIT SAHA (PAN- BLIPS6493R) (AADHAAR No. 3025 0717 2582.) (Mob. No.

7980716035) son of Sri Bishnupada Saha, by faith Hindu, by occupation business, by nationality Indian, residing at 3/72, Vidyasagar Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047, partners of M/S. GOLDEN KEY CONSTRUCTION, the Developer as my true and lawful attorneys, for me, in my name, on my behalf to do and execute all or any of the following acts, deeds and things viz. :-

1. To look after, manage and supervise my aforesaid property which is more fully described in the schedule below.

2. To appear before any officer of the Municipal Authority or any court or tribunal for mutation, assessment of valuation or other purpose in respect of the aforesaid property which is more fully described in the schedule below.

3. To appear for and represent me before any court, competent authority, tribunal authority, arbitrator or revenue, administrative civil and criminal jurisdiction relating to any matters concerning the said property as per mentioned and written in the schedule below on my behalf.

4. To institute any case, defend any suit, proceedings, appeal, revision, injunction, proceedings, enquiry, claims etc. relating to the said property.

5. To appoint or engage any legal practitioner, solicitors, auditor, valuer, assessor, arbitrators and or any other person or persons and to sign causes petition etc. for the aforesaid purpose on my behalf.

6. To prepare and submit any building plan on my behalf and put their signature on the building plan on my behalf in respect of the aforesaid property which is more fully described in the schedule below before the Kolkata Municipal Corporation for sanctioning the same for constructing a G + 3 storied building thereon. And if necessary, the sanctioned plan can be modified.

7. To sign the building plan and all the relevant papers in respect of the building for sanction.

8. To sign all other relevant documents relating to the said premises, present the same to the Kolkata Municipal Corporation, KMDA, and / or any competent authority for getting the sanctioned building plan.

9. To sign all documents and registered the same to the Kolkata Municipal Corporation for getting the building plan sanctioned.

10. To sign all other documents and registered the same to the Kolkata Municipal Corporation for getting the water supply connection and internal and external drainage sanction for the said premises.

11. To sign all documents and registered the same to the Kolkata Municipal Corporation for getting the building regularized if any deviation is made within the ambit of the sanctioned building of the Kolkata Municipal Corporation.

12. To sign all documents and registered the same . if required, for getting the completion certificate from the Kolkata Municipal Corporation.

13. to sign and apply for sanction of drainage, water , electricity and other utilities as may be necessary for convenience.

14. to sign in all the documents, understanding, declarations, affidavit, indemnity bonds etc. and registration thereof with the competent Registration Authority for approval of the building plan as required by the Kolkata Municipal Corporation.

15. to sign in all the documents, understanding, declarations, affidavit, indemnity bonds , drawings etc. and registration thereof with the competent Registration Authority for approval/ regularize deviation if occurs, required by the Kolkata Municipal Corporation.

16. to sign in all the documents, understanding, declarations, affidavit, indemnity bonds , drawings etc. and registration thereof with the competent Registration Authority for approval of completion certificate, after completion of building.

17. to sign all the documents, drawings, understanding, declarations, affidavit, indemnity bonds etc. and registration thereof with the competent Registration Authority as required by the Kolkata Municipal Corporation for approval of inside and outside drainage.

18. to sign all the documents, understanding, declarations, affidavit, indemnity bonds, drawings etc. and registration thereof with the competent Registration Authority as required by the Kolkata Municipal Corporation for approval of water connection.

19. To make application for obtaining Electricity power for the said Premises mentioned in the schedule below.

20. To appoint or engage masons, labourers, architect and engineer for constructing the building on my property mentioned in the schedule below.

21. To apply and for to pay all rates, taxes and revenues , charges, expenses outgoing payable for an on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income , rents, awards , compensations etc.

22. To negotiate with the intending Purchaser/purchasers , lessee/ lessees to sell, transfer and lease out in respect of the Developer's allocation in the building on the said premises which is more fully described in the schedule below on the terms and conditions as my attorney thinks fit and proper .

23. To sign, execute and register the agreement for sale and /or agreement for lease to the person/persons after taking the earnest and/or advance money out of the consideration /premium from them and issue and discharge valued receipt thereof and will also receive the balance consideration money prior to execute and register deed of sale and /or any other transfer in respect of Developer's allocation in the building.

24. To attend before any Registrar, Sub -Registrar or Registrar of Assurances, Kolkata on my behalf and to execute the agreement for sale, Deed of Sale , Deed of lease or any other transfer deed and to present for registration of the Said Deeds or any other

instruments writing , the registration of which is compulsory and generally do all things necessary and expedient for registration of the said deed of conveyance or any other instruments or writing or as necessary in respect of Developer's allocation in the building on the said premises which is more fully described in the schedule below .

AND I HEREBY AGREE to ratify and confirm all and whatever other act or acts my said attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the property mentioned in the schedule below under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE ABOVE REFERRED TO :-
(said property)

ALL THAT piece and parcel of land measuring about 2 cottahs 14 chittacks 35 sq. ft. more or less , together with a one storied residential building, the floor is finished with neat cement, measuring about 388 sq.ft. more or less standing thereon, lying and situated at District South 24 Parganas , A.D.S.R.O. Alipore , P.S.- previously Jadavpur now Netaji Nagar , Mouza- Raipur , J.L. No. 33 , E.P.No. 220A, S.P. No. 479/1, C.S. Plot No. 1132 (P) within the limits of Kolkata Municipal Corporation, Ward No. 100, being premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is butted and bounded as follows:-

On the North :- E.P.No. 219 and 187

On the South :- 20 ft. wide K.M.C. Road

On the East :- E.P.No. 220

On the West :- 7 ft. wide K.M.C. Road

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals at Kolkata, this 30th day of January 2023.

SIGNED SEALED & DELIVERED

In the presence of :-

WITNESSES:

1. Deepten Bhawmick
12/26 Padma Pukun
Road. KSI-92,

2. Subrata Ray
2/154 Vidyasagar
Nestony, P.O. Nalanda,
Kolkata-700047.

Pali Ray
SIG. OF THE EXECUTANT

Golden Key Construction
partha bojoptra Swajit Saha
Partner

SIG. OF THE ATTORNEYS












Drafted and prepared by me

Samir Dey Adv

Samir Dey, Advocate, WB-942/1993












Alipore Judges' Court.

Kolkata -700027

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












Name..... Pali Ray

Signature..... Pali Ray

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

Name..... PARTHAA SEN GUPTA

Signature..... Parthaa Sen Gupta

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

Name..... SANJIT SAHA

Signature..... Sanjit Saha



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000232137/2023	Office where deed will be registered
Query Date	30/01/2023 11:29:36 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DEEPTEN BHOWMICK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 92,60,774/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400888/2023	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 69/1/4/26, , Ward No: 100 Pin Code : 700047

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	2 Katha 14 Chatak 35 Sq Ft	1/-	89,98,874/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				4.824Dec	1 /-	89,98,874 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	388 Sq Ft.	1/-	2,61,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 388 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Co:mpletion: Complete					
Total :		388 sq ft	1 /-	2,61,900 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt PALI RAY Wife of Shri SUBRATA RAY2/154, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	GOLDEN KEY CONSTRUCTION 4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri PARTHA SENGUPTA Son of Shri SUBRATA SENGUPTA4/117, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQxxxxxx2F,Aadhaar No Not Provided	GOLDEN KEY CONSTRUCTION (as PARTNER)
2	Shri SURAJIT SAHA Son of Shri BISHNUPADA SAHA3/72, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLxxxxxx3R,Aadhaar No Not Provided	GOLDEN KEY CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMAPUKUR ROAD, City:- , P.O:- REGEN ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt PALI RAY, Shri PARTHA SENGUPTA, Shri SURAJIT SAHA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-4.82396 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-388.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01-03-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 01-03-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act. 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No. :	I-1604-00894/2023	Date of Registration	30/01/2023
Query No / Year	1604-8000232137/2023	Office where deed is registered	
Query Date	30/01/2023 11:29:36 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEEPTEN BHOWMICK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 92,60,774/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400888/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



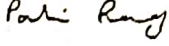
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 69/1/4/26, , Ward No: 100 Pin Code : 700047

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	2 Katha 14 Chatak 35 Sq Ft	1/-	89,98,874/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				4.824Dec	1 /-	89,98,874 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	388 Sq Ft.	1/-	2,61,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 388 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		388 sq ft	1 /-	2,61,900 /-	




Principal Details :



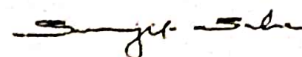
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt PALI RAY (Presentant) Wife of Shri SUBRATA RAY Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
2/154, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	GOLDEN KEY CONSTRUCTION 4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PARTHA SENGUPTA, Son of Shri SUBRATA SENGUPTA Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	 Jan 30 2023 12:35PM	 LTI 30/01/2023	 30/01/2023
4/117, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx2F,Aadhaar No Not Provided Status : Representative, Representative of : GOLDEN KEY CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri SURAJIT SAHA Son of Shri BISHNUPADA SAHA Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	 Jan 30 2023 12:35PM	 LTI 30/01/2023	 30/01/2023
3/72, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLxxxxxx3R,Aadhaar No Not Provided Status : Representative, Representative of : GOLDEN KEY CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMAPUKUR ROAD, City:- , P.O:- REGEN ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	 30/01/2023	 30/01/2023	 30/01/2023
Identifier Of Smt PALI RAY, Shri PARTHA SENGUPTA, Shri SURAJIT SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-4.82396 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-388.00000000 Sq Ft

Endorsement For Deed Number : I - 160400894 / 2023

On 30-01-2023

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 11:43 hrs on 30-01-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt PALI RAY ,Executant.

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 92,60,774/-

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

Execution is admitted on 30/01/2023 by Smt PALI RAY, Wife of Shri SUBRATA RAY, 2/154, VIDYASAGAR COLONY, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMAPUKUR ROAD, P.O: REGEN ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-01-2023 by Shri PARTHA SENGUPTA, PARTNER, GOLDEN KEY CONSTRUCTION, 4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMAPUKUR ROAD, P.O: REGEN ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2023 by Shri SURAJIT SAHA, PARTNER, GOLDEN KEY CONSTRUCTION, 4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMAPUKUR ROAD, P.O: REGEN ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 38905, Amount: Rs.100.00/-, Date of Purchase: 17/01/2023, Vendor name: Tanmoy Kar Purkayastha

(Signature)

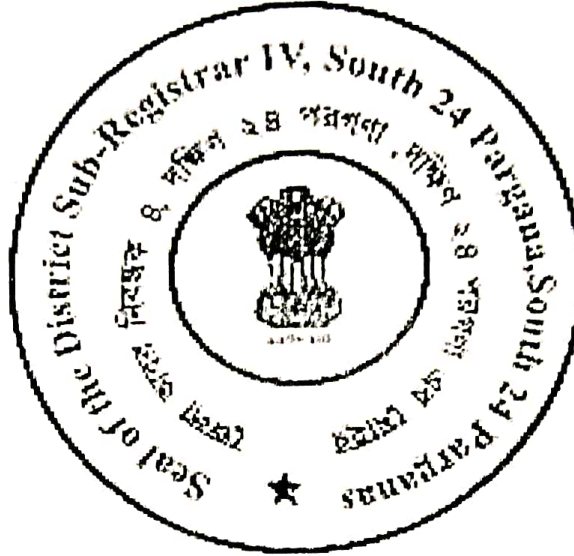
Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 30041 to 30058

being No 160400894 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.02.01 10:45:03 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/02/01 10:45:03 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)