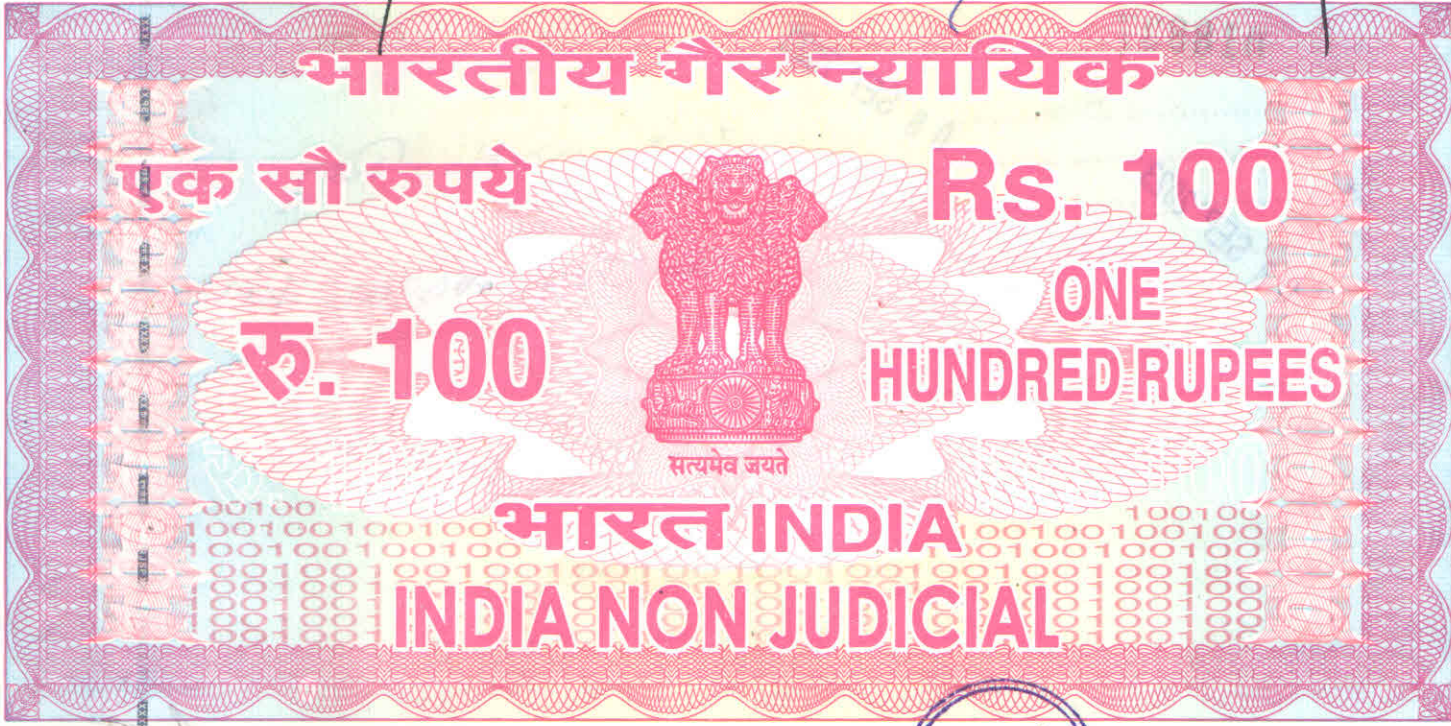


13303/2023

13020/2023



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL



AN 867821

13/05/2023  
8/2293402

Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

8 SEP 2023

**POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT  
AGREEMENT**

**BE it known to all that I, SRI GOPINATH ROY (PAN: ADLPR5600D), (AADHAAR NO.: 441723276192) Son of Late Bijoy Krishna Roy, aged about 73 years, by faith Hindu, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.S. Bidhannagar North, Kolkata- 700 064 hereinafter called as the "OWNER/ EXECUTANT";**

018837

Sl. No. .... Date .....  
Name .....  
Add. ....  
AMT ..... 100 .....

08 SEP 2023

08 SEP 2023

Gopi Nath Roy

Bidhan Nagar, Kol-69



*[Signature]*

SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1

To certify a stamp for use in the  
in the registration of documents  
and to certify the amount of the stamp  
and the date of issue of the stamp

Additional Registrar of  
Assurances-IV, Kolkata

8 SEP 2023

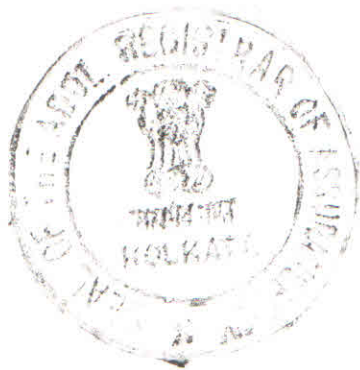


*[Signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 8 SEP 2023

**WHEREAS :**

- A. One K.M. Pool sold and transferred for valuable consideration **ALL THAT** Land lying and situate at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56 ,C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 (hereinafter referred to as the "said property") to one Radha Rani Das on execution of a Deed of Conveyance dated 13.06.1928 duly registered before the Dum Dum Sub Registrar recorded as Deed No. 824 of 1928 in Book No. 1 Volume No. 10 from pages 216 to 218.
- B. The said Radha Rani Das on 13.02.1931 sold and transferred for valuable consideration the said property to Neelkantha Naskar on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1179 of 1931 in Bool No. 1, Volume No. 24 from pages 99 to 102.
- C. The said Neelkantha Naskar on 4<sup>th</sup> of March 1974 sold and transferred for valuable consideration the said property to one Parul Bala Roy on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1735 of 1974 in Book No. 1, Volume No. 30 from pages 263 to 268.
- D. The said Parul Bala Roy on 11<sup>th</sup> of July 2001 out of natural love and affection gifted the said property to Gopinath Roy, owner herein on execution of a Deed of Gift duly registered before the Additional District Sub Registrar at Bidhannagar being Deed No. 500 of 2001.

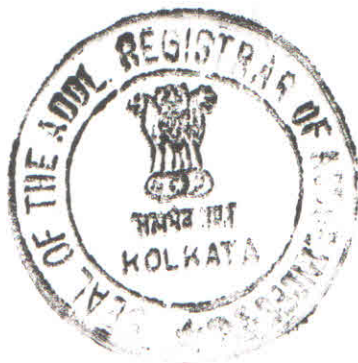


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ADDITIONAL REGISTRAR  
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- 8 SEP 2023

- E. Pursuant to execution and registration of the said deed the said Owner was put in actual physical possession of the said property and the said owner accordingly mutated his name in the records of the South Dum Dum Municipality and have been duly discharging his liability of paying the property taxes accruing therefrom and thus is in absolute possession of the said property.
- F. The Executant entered into an Registered Development Agreement with **KRISVAM DEVELOPERS LLP** (PAN:ABAFK3465A) a limited liability partnership concern having its registered office at 1, Swami Vivekananda Road, Jessore Road, Dum Dum, Kolkata- 700 074 represented by its partners namely (1) **SRI VIVEK AGARWAL** (PAN: AQWPA1813F) (AADHAAR: 747872311386) son of Ram Agarwal by faith Hindu by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, Police Station Baguihati, Kolkata- 700159 and (2) **SRI KETAN PATEL** (PAN: AMXPP7837M) (AADHAAR: 660514800211) , s/o Ramesh Patel, by faith Hindu by occupation Business residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, Police Station Tala, Kolkata- 700037 (therein called the Developer of the Other Part) for development of the said property by construction of a multi-storeyed building and other erection and structure in the said property on the terms, conditions, agreements and stipulations therein contained.
- G. In terms of said registered Development Agreement bearing Deed No. 13011/23 dated 8th September and as it is not possible for us due to my pre-occupation to be available it is necessary for us to appoint the said (1) **SRI VIVEK AGARWAL** (PAN: AQWPA1813F) (AADHAAR:

*Ujjwal Chatterjee*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
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747872311386) son of Ram Agarwal by faith Hindu by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, Police Station Baguihati, Kolkata- 700159 and (2) **SRI KETAN PATEL** (PAN: AMXPP7837M) (AADHAAR: 660514800211) , s/o Ramesh Patel, by faith Hindu by occupation Business residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, Police Station Tala, Kolkata- 700037 for the sale of flats, car parking space, and other spaces in the said multistoried building save and except the OWNER' allocation as mentioned in the said Development Agreement and other erections and structure in the said multi-storeyed building in the said property to different buyers and to enter into and execute Agreements, Contracts, Sale Deeds and all other related documents and papers as hereinafter mentioned.

**NOW KNOW YE AND THESE PRESENTS WITNESS** that I **SRI GOPINATH ROY** (PAN: ADLPR5600D), (AADHAAR NO.: 441723276192) Son of Late Bijoy Krishna Roy, aged about 73 years, by faith Hindu, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.S. Bidhannagar North, Kolkata- 700 064 appoint and/or engage (1) **SRI VIVEK AGARWAL** (PAN: AQWPA1813F) (AADHAAR: 747872311386) son of Ram Agarwal by faith Hindu by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, Police Station Baguihati, Kolkata- 700159 and (2) **SRI KETAN PATEL** (PAN: AMXPP7837M) (AADHAAR: 660514800211) , s/o Ramesh Patel, by faith Hindu by occupation Business residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, Police Station Tala, Kolkata- 700037 as my true and lawful **ATTORNEY** jointly or severally for myself and in my names and on



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 8 SEP 2023



my behalf to do, execute and perform of cause, to be done all acts, deeds and things, that is to say :-

1. To look after and manage the said property in such manner as my said Attorney shall think fit and proper in terms of the said Registered Development Agreement.
2. To caused necessary building plans and specifications to be prepared for construction of a multi-storeyed building in the said property as per the building plan and specifications in respect of such construction to sign all such building plans and specifications including revised or new plans and to submit the same to the concerned South Dum Dum Municipality for sanctions and to observe and perform all the formalities and obligations in connection with the sanction of the said building plans and specifications from the concerned Municipality authority upon giving proper acknowledgements and/or receipts for the same and my Attorney shall also mutated my names in the records of the concerned Municipality on my behalf in respect of my said property. The Attorney shall be entitled to apply for and obtain necessary certificate of completion from the competent authority.
3. To appear before and represent us at the offices under Urban Land (Ceiling and Regulation) Act, 1976 Income Tax Act and all other Act, Statutes, laws, Rules and Bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale, lease or disposal of the proportionate share in the land on which the said multi-storeyed building will be constructed together with all easements rights and appurtenances

thereto with any person or persons of the choice of my said Attorney in respect of the Developers allocation in the said multi-storeyed building to be constructed in the said property at such price and on such terms and conditions as my said Attorney shall think fit and proper and for that purpose to sign execute and perfect all Agreements, Contracts and other writings and papers relating to the said lease or disposal as aforesaid containing such covenants and conditions as my said Attorney shall think fit and proper.

5. To sign and execute, and present any such deed or deeds of sale, conveyance or conveyances or other document or documents respecting sale of the said properties in respect of the Developers allocation for registration, and such documents being executed by its to admit execution thereof and receipt of consideration for sale before the Sub-Registrar or Registrar having authority for, and to have its registered according to law, and to do all other acts, deed, and things, which my said Attorney shall consider necessary for transfer and/or conveyance of my said properties or any part thereof, mentioned in the **SCHEDULE** hereunder written to such Purchaser or Purchasers as fully and effectually in all respects.
6. To receive all moneys whether by way of earnest money or payment or payments of installments or full payment of consideration with sale, Lease or disposal of Flats or Units in Developers allocation in the said multistoried building as Ill as proportionate share in the land in the said property and to grant valid and effectual receipts and discharge therefore.



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OF ASSURANCES-IV, KOLKATA  
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7. To appoint Engineers, Architects, Surveyors, Supervisors, Care-takers, Masons, Carpenters, Plumbers, Mistries, Coolies, Labourers, Durwans and all other persons required for the constructions, supervision and all other works in connection with the said multi-storeyed building in the said property at such wages, remunerations, fees or other payments and on such terms and conditions as my said Attorney shall think fit and proper and to dismisses and discharge all or any of them and to re-appoint any of them.
8. To apply to appropriate authorities for cement, steel and other materials required for construction of the said multi-storeyed building and to purchase the same at such price and on such terms and conditions as my said Attorney shall think fit and proper.
9. To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drains and sewerage connection temporary or permanent, for the said multi-storeyed building in the said property on such terms and conditions as my said Attorney shall think fit and proper.
10. To pay or cause to be paid Municipal rates, taxes and other outgoings and impositions payable in respect of the said property during the construction of the said multi-storeyed building.
11. The Attorney shall be entitled to apply and obtain necessary certificate of completion and/or occupancy certificate from the concerned South Dum Dum Municipality or any other Concerned Competent Authority and shall be entitled to apply and obtain



REGISTRAR OF COMPANIES  
CHANDER N. KOLKATA  
- 8 SEP 2023

necessary assessment of the new building after its completion from the concerned Municipality.

12. To sign and execute all necessary Agreement, Contracts, Sale Deeds or conveyances and other related Documents and Writings in respect of all flats in the said multistoried building except OWNER' allocated portion in terms of the said registered Development Agreement to be erected and constructed in the said property in favour of different buyers of the said flats in such form and consisting of such covenants and conditions and at such price or consideration money as my said Attorney shall think fit and proper.
13. At or before the execution of the respective Agreement, Contracts, Sale Deeds or Conveyances and other related documents and writings, to resolve the price or consideration money payable respectively by various flat OWNER in respect of their respective flats in the said multi-storeyed building in the said property and to give valid receipts and discharge, therefore.
14. To register necessary Agreements, contracts, sale Deeds or Conveyances and other related documents and writings as may be executed by the said Attorney in respect of the Developers allocation at appropriate Registration or Sub-Registration Office according to the provisions of law.
15. To do execute and perform all such assurances acts deeds matters and things that may be expedient or found necessary for completion of the sale of various flats namely of the said Developer's allocation in the said multi-storeyed building in the



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said property as effectually and I could myself do if I am present in person.

16. In case of acquisition or requisition either by State Government or Central Government of the land in the said property as Ill as the said multi-storeyed building therein or any portion or portions thereof to file objection and to apply for compensation before such authorities and to receive all compensation and statutory allowances and to grant proper receipt and for the said purpose to appoint Advocates, Solicitors and Lawyers and to sign Retainers, Warrants of Attorney and Vakalatnama.
17. To make representation to government, Military, Railways, Public Bodies, Authorities and persons concerned relating to the said property and/or the said multi-storeyed building and all matters relating thereto.
18. To sign and acknowledge all registered or insured letter parcels or moneys orders and to receive delivery thereof.
19. To ask, demand, sue for, recover and receive all moneys securities for moneys goods, debts, merchandises, effects and things whatsoever nature and description now belonging or hereafter to belong to us whether solely or jointly with any other person or persons in connection with the said property and to give valid and effectual receipts and discharges for the same.
20. To commence, prosecute, defend and continue all action suits appeals and other legal proceedings (including land acquisition and requisition proceedings) that are now pending or which may





ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA

- 8 SEP 2023

hereafter be commenced by or against us or on my behalf in and outside the Union of India in any court of Justice, Civil Criminal or Revenue, both Appellate and Original in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right title, interest property matter or thing whatsoever now due or payable or deliverable or to become due or to become due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any account whatsoever to prosecute, defend or discontinue or become non-suit therein, to settle, compromise and refer to arbitration any suits appeals actions or proceedings to appoint Solicitors, Counsel Advocates, Pleaders or other legal agents and to sign Warrants or Attorney, Retainers Vakalatnama and other Authorities, to sign and verify complaints, written statements tabular statements petitions and other pleadings and documents, to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw moneys from any court, Accountant General Official received or other Authorities and to give effectual receipts and discharges for the same, to buy any property in execution of any decree or order, to accept service or writs or summons, subpoenas Notices and other legal processes and generally to completely represent us and my person before all courts, magistrates and other Judicial Criminal and Revenue Authorities in and outside the Union.

21. To represent us before State government, concerned Panchayet and other authorities Central, Provincial or local in Civil Criminal or Revenue, Jurisdiction or Judicial Officers regarding the said property.



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22. Generally, to do all other acts deed matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I myself could do in person.
23. For the better doing performing and executing the acts deeds matters and thing aforesaid I hereby further grant unto my said Attorney full power and authority to substitute and appoint in my place and stead on such terms as they shall think fit one or more Attorney or Attorneys to exercise for my Attorney and of all the power and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other place of such attorney as my said Attorney shall from time to time think fit.
24. It is hereby expressly declared that all costs charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and borne by my said Attorney and shall be treated as the cost of construction of the said multistoried building on the said property.
25. I hereby ratify and confirm and agree and covenant with the said Attorney or his substitute to ratify allow confirm and give effect to every acts, deeds matters and things which the said Attorney any substitute appointed by them shall lawful do or execute or purport to do or execute in or about the premises by virtue hereof and hereby declare that every such act, Deed matter or thing lawfully done or executed or purported to be done or executed by my said Attorney or substitute appointed by us in or about the premises by virtue hereof shall notwithstanding my previous death or the



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ADDITIONAL REGISTRAR  
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- 8 SEP 2023

revocation thereof other means be valid and effectual in favour of any person claiming the benefit thereof who shall not prior to the doing or execution thereof have received express notice of such death or revocation and that all payments whatsoever which shall be entered into with my said Attorney or the substitute appointed by us by virtue of these presents by any person or persons before such person or persons shall have express notice of such death or revocation of the authority hereby given by other means shall in fact have expired or been revoked by death as aforesaid or otherwise and no person making any payment to or entering into any agreement or transaction without said Attorney or the substitute appointed by them shall be bound before so doing to enquire whether I am dead or these presents are revoked.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Land measuring 06 Cottahs 00 Chittacks and 37 Square Feet at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56 ,C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 which is butted and bounded :-

**ON THE NORTH** : Common Passage



ADDITIONAL REGISTRAR  
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- 8 SEP 2023

**ON THE EAST** : Naskar Bagan Road then China Temple

**ON THE SOUTH** : Multi Storied Apartment

**ON THE WEST** : Factory of Madan Mohan Roy





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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 8 SEP 2023

**IN WITNESS WHEREOF** the Parties herein set and subscribed their respective signature and seals on the 8th day of September, 2023.

**SIGNED, SEALED AND DELIVERED**

by the Owner above named at  
Kolkata in the presence of:

1. Utpal Maithi  
S/O. Sankar Maithi  
Baidyatal, Herogh - 712222
2. Joydeb Maity  
S/O. Susanta Maity  
7A, K.S. Roy Road, Kolkata-1

  
**SRI GOPINATH ROY**

**(SIGNATURE OF THE  
EXECUTANT)**

**SIGNED, SEALED AND DELIVERED**

by the Developer above named at  
Kolkata in the presence of :

1. Utpal Maithi
2. Joydeb Maity



**SRI VIVEK AGARWAL**



**SRI KETAN PATEL**

**(SIGNATURE OF THE  
ATTORNEY)**



**DRAFTED BY**

**SOURITRA GANGULY**

**ADVOCATE**

**HIGH COURT AT CALCUTTA**

**WB 655/2007**



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 8 SEP 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS



E. J. ...

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



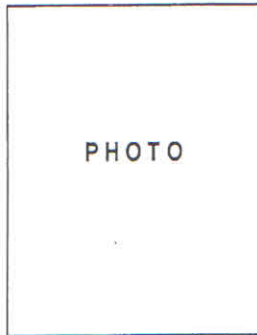
Krisvam Developers LLP  
Vim Asimil

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

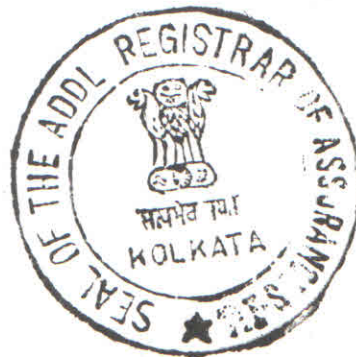


Krisvam Developers LLP  
Ketan Patel

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



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



ADDITIONAL REGISTRAR  
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- 8 SEP 2023

### Major Information of the Deed




Deed No :	I-1904-13020/2023	Date of Registration	08/09/2023
Query No / Year	1904-8002293422/2023	Office where deed is registered	
Query Date	08/09/2023 1:55:26 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gopinath Roy Bidhannagar, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 6290274266, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,72,31,251/-		
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]:- 190413011/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachhi, , Ward No: 020, Holding No:919/1 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1631	LR-7470	Bastu	Bastu	6 Katha 37 Sq Ft		2,72,31,251/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>9.9848Dec</b>	<b>0 /-</b>	<b>272,31,251 /-</b>	







### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Gopinath Roy</b> Son of Late Bijoy Krishna Roy Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office			
		08/09/2023	LTI 08/09/2023	08/09/2023
AD 52, Salt Lake, Sector I, Bidhannagar, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Krisvam Developers LLP</b> 1, Swami Vivekananda Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: ABxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Vivek Agarwal (Presentant)</b> Son of Ram Agarwal Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office			
	Sep 8 2023 2:18PM	LTI 08/09/2023	08/09/2023	
Nazrul Parik, Ashwini Nagar, City:- , P.O:- Ashwininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx3f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Krisvam Developers LLP (as Partners)				
2	<b>Name</b> <b>Shri Ketan Patel</b> Son of Ram Agarwal Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office			
	Sep 8 2023 2:19PM	LTI 08/09/2023	08/09/2023	
67A/1, Khudiram Bose Sarani, City:- , P.O:- Belgachia, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx7m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Krisvam Developers LLP (as Partners)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Tanmoy Dey</b> Son of Babul Dey Hasanpur, City:- Kolkata, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	08/09/2023	08/09/2023	08/09/2023
Identifier Of Shri Gopinath Roy, Shri Vivek Agarwal, Shri Ketan Patel			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Gopinath Roy	Krisvam Developers LLP-9.98479 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachhi, , Ward No: 020, Holding No:919/1 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1631, LR Khatian No:- 7470	Owner:গোপীনাথ রায়, Gurdian:বিজয় কৃষ্ণ রায়, Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 190413020 / 2023**

**On 08-09-2023**

**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 13:45 hrs on 08-09-2023, at the Office of the A.R.A. - IV KOLKATA by Shri Vivek Agarwal .

**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 2,72,31,251/-

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

Execution is admitted on 08/09/2023 by Shri Gopinath Roy, Son of Late Bijoy Krishna Roy, AD 52, Salt Lake, Sector I, Bidhannagar, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others

Identified by Mr Tanmoy Dey, , Son of Babul Dey, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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

Execution is admitted on 08-09-2023 by Shri Vivek Agarwal, Partners, Krisvam Developers LLP, 1, Swami Vivekananda Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Mr Tanmoy Dey, , Son of Babul Dey, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Execution is admitted on 08-09-2023 by Shri Ketan Patel, Partners, Krisvam Developers LLP, 1, Swami Vivekananda Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Mr Tanmoy Dey, , Son of Babul Dey, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700150, 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 18837, Amount: Rs.100.00/-, Date of Purchase: 08/09/2023, Vendor name: S Chanda



**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 750970 to 750992  
being No 190413020 for the year 2023.



*Mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2023.09.28 13:32:07 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 28/09/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.