



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

680831/23

AE 685539

15/3/23
 This document is submitted for registration. The signature sheets & the enclosures sheets attached with this document are the part of this documents.

[Signature]
 Additional District Sub-Registrar,
 Rajarhat, New Town, North 24-Pgs

4 MAR 2023

**DEVELOPMENT POWER OF ATTORNEY
 AFTER REGISTRATION OF
 DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 24th day of February, 2023 (Two Thousand Twenty-Three).

TO ALL TO WHOM THESE PRESENTS shall we, **[1] SRI CHITTARANJAY ROY, [PAN No. AFWPR2857R, Aadhaar No. 2184 6443 5650]**, son of Late Satish Roy, by occupation – Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[2] SRI NIRANJAN ROY, [PAN No. ALKPR5643P, Aadhaar No.4413 4286 0168]**, son of Late Satish Roy, by occupation – Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata – 700059 **[3] SMT. PRAVABATI BISWAS, [PAN No. BZMPB4593D, Aadhaar No.4230 9373 4502]** daughter of Late Satish Roy, by occupation – Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata – 700059 **[4] SMT. ANITA ROY, [PAN No. AZUPR8698C, Aadhaar No.5129 2122 9353]** daughter of Late Satish Roy, by occupation – House hold work, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata – 700059 **[5] SMT. PUTUL MONDAL, [PAN No. AIJPM8980A, Aadhaar No.6389 3807 5698]** daughter of Late Satish Roy, by occupation – Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata – 700059 **[6] SMT. MOUMITA MONDAL, [PAN No. EHBPM5712B, Aadhaar No.4695 5639 1934]** daughter of Late Satish Roy, by occupation – Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata – 700059 **[7] SMT. BULA ROY alias BULA BISWAS, [PAN No. BVGPR9741F, Aadhaar No.3503 1366 0682]** daughter of Late Satish Roy, wife of Sukanta Biswas, by occupation – Housewife, by faith - Hindu, by nationality - Indian, residing at Joypur, P.O. Jyangra, District - South 24-Parganas, Pincode – 743502, **[8] SMT. GITA RAY, [PAN No. BILPR1523H, Aadhaar No.4362 5515 9308]** wife of Sri Chittaranjan Roy, by occupation – Business, by faith - Hindu, by nationality - Indian, residing at

Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[9] SMT. BASANTI ROY, [PAN No. BEYPR2820G, Aadhaar No. 7766 3382 6235]** wife of Sri Niranjan Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059, West Bengal, **SEND GREETINGS:**

WHEREAS we, **[1] SRI CHITTARANJAY ROY, [PAN No. AFWPR2857R, Aadhaar No. 2184 6443 5650]**, son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[2] SRI NIRANJAN ROY, [PAN No. ALKPR5643P, Aadhaar No.4413 4286 0168]**, son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[3] SMT. PRAVABATI BISWAS, [PAN No. BZMPB4593D, Aadhaar No.4230 9373 4502]** daughter of Late Satish Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[4] SMT. ANITA ROY, [PAN No. AZUPR8698C, Aadhaar No.5129 2122 9353]** daughter of Late Satish Roy, by occupation - House hold work, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[5] SMT. PUTUL MONDAL, [PAN No. AIJPM8980A, Aadhaar No.6389 3807 5698]** daughter of Late Satish Roy, by occupation - Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[6] SMT. MOUMITA MONDAL, [PAN No. EHBPM5712B, Aadhaar No.4695 5639 1934]** daughter of Late Satish Roy, by occupation - Homemaker, by faith -

Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 [7] **SMT. BULA ROY alias BULA BISWAS, [PAN No. BVGPR9741F, Aadhaar No.3503 1366 0682]** daughter of Late Satish Roy, wife of Sukanta Biswas, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Joypur, P.O. Jyangra, District - South 24-Parganas, Pincode - 743502, [8] **SMT. GITA RAY, [PAN No. BILPR1523H, Aadhaar No.4362 5515 9308]** wife of Sri Chittaranjan Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 [9] **SMT. BASANTI ROY, [PAN No. BEYPR2820G, Aadhaar No. 7766 3382 6235]** wife of Sri Niranjan Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 West Bengal, the APPOINTERS/PRINCIPALS hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Bastu land measuring about 8 (eight) Cottahs 3 (three) Chittacks 11 (eleven) sq.ft. along with 800 sq.ft. kancha one storied residential structure be the same little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 494 corresponding to R.S. Dag No. 631 Sali land (land area 3 Cottah 19 sq.ft), comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 495 corresponding to R.S. Dag No. 632 (land area 1 Cottah 3 Chittacks 21 sq.ft), comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 Bastu land (land area 15 chittacks 12 sq.ft) comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No.

499 corresponding to R.S. Dag No. 636 Sali land (land area 3 Cottah 11 chittacks 11 sq.ft) be the same a little more or less within Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 180, Touzi No. 228/229 situated at Jagatpur, Charaktala, P.S. Newtown (formerly Rajarhat), District North 24 Parganas within the local limits of Rajarhat Gopalpur Municipality within the local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R. Bidhannagar (Salt lake City), at present A.D.S.R.O. Rajarhat, situated at Jagatpur, Charaktala, Jyangra, as specifically mentioned in the **FIRST SCHEDULE** written hereunder hereinafter referred to as the SAID PREMISES.

AND WHEREAS we have entered into a Supplementary Development Agreement on 24th day of February, 2023 with **M/S DEBNATH CONSTRUCTION (PAN No. AAPFD3905J)**, a partnership firm having its office at - FF-4, Jorda Bagan, Hatiara Road, P.S- Baguiati, P.O- Hatiara, Kolkata - 700059, District North 24 Parganas the firm being represented by its partners namely **(1) SRI NITYA GOPAL DEBNATH (PAN No- AGCPD7148L, Aadhaar No-7860 1798 0041)**, son of Late Santosh Kumar Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas and **(2) SMT. MAHUA DEBNATH (PAN No- AHTPD0430D, Aadhaar No- 2835 3153 6245)**, wife of Sri Nitya Gopal Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas., to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the Office of the A.D.S.R. Rajarhat, New Town and recorded into Book No. 1, Being No. 3895 for the year 2023;

Chittaranjan Ray

AND WHEREAS we are busy with our own day to day service & business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building on comprised in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint **M/S DEBNATH CONSTRUCTION (PAN No. AAPFD3905J)**, a partnership firm having its office at - FF-4, Jorda Bagan, Hatiara Road, P.S- Baguiati, P.O- Hatiara, Kolkata - 700059, District North 24 Parganas the firm being represented by its partners namely **(1) SRI NITYA GOPAL DEBNATH (PAN No- AGCPD7148L, Aadhaar No-7860 1798 0041)**, son of Late Santosh Kumar Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas and **(2) SMT. MAHUA DEBNATH (PAN No- AHTPD0430D, Aadhaar No- 2835 3153 6245)**, wife of Sri Nitya Gopal Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas., to be our true and lawful ATTORNEY to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the ATTORNEY.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, **(1) SRI CHITTARANJAY ROY, (PAN No. AFWPR2857R, Aadhaar No. 2184 6443 5650)**, son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **(2) SRI NIRANJAN**

ROY, [PAN No. ALKPR5643P, Aadhaar No.4413 4286 0168], son of Late Satish Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[3] SMT. PROVABATI BISWAS, [PAN No. BZMPB4593D, Aadhaar No.4230 9373 4502]** daughter of Late Satish Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[4] SMT. ANITA ROY, [PAN No. AZUPR8698C, Aadhaar No.5129 2122 9353]** daughter of Late Satish Roy, by occupation - House hold work, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[5] SMT. PUTUL MONDAL, [PAN No. AIJPM8980A, Aadhaar No.6389 3807 5698]** daughter of Late Satish Roy, by occupation - Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[6] SMT. MOUMITA MONDAL, [PAN No. EHBPM5712B, Aadhaar No.4695 5639 1934]** daughter of Late Satish Roy, by occupation - Homemaker, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[7] SMT. BULA ROY alias BULA BISWAS, [PAN No. BVGPR9741F, Aadhaar No.3503 1366 0682]** daughter of Late Satish Roy, wife of Sukanta Biswas, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Joypur, P.O. Jyangra, District South 24-Parganas, Pincode - 743502, **[8] SMT. GITA ROY, [PAN No. BILPR1523H, Aadhaar No.4362 5515 9308]** wife of Sri Chittaranjan Roy, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059 **[9] SMT. BASANTI ROY, [PAN No. BEYPR2820G, Aadhaar**

No. 7766 3382 6235] wife of Sri Niranjana Roy, by occupation - Housewife, by faith - Hindu, by nationality - Indian, residing at Jagatpur, Gouranga Nagar, P.O. Jyanga, P.S. New Town, Kolkata - 700059, West Bengal, do hereby nominate, constitute and appoint **M/S DEBNATH CONSTRUCTION (PAN No. AAPFD3905J)**, a partnership firm having its office at - FF-4, Jorda Bagan, Hatiara Road, P.S. Baguiati, P.O- Hatiara, Kolkata - 700059, District North 24 Parganas the firm being represented by its partners namely **(1) SRI NITYA GOPAL DEBNATH (PAN No- AGCPD7148L, Aadhaar No-7860 1798 0041)**, son of Late Santosh Kumar Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas and **(2) SMT. MAHUA DEBNATH (PAN No- AHTPD0430D, Aadhaar No- 2835 3153 6245)**, wife of Sri Nitya Gopal Debnath, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at EB-1/3, Deshbandhunagar, P.O- Deshbandhunagar, P.S- Baguiati, Kolkata - 700059, District - North 24 Parganas, to be our lawful ATTORNEY for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before the any authority and authorities including the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976

and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.

3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan which to be approved and sanctioned by the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and also Amalgamation, rectification and declaration for an on behalf of landowners in respect of schedule property to any competent authority and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.

8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
9. To appear and represent us before all authorities including those under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation in respect of my property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers against my Attorneys' allocated portion and also do collect advance

- and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.
 14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
 15. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owner's allocation as stated in the said Development Agreement.
 16. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Principal's allocation as stated in the said Development Agreement.

17. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Principal's allocation as stated in the said Development Agreement.
18. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Principal's allocation as stated in the said Development Agreement.
19. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
20. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on our behalf save and except Principal's allocation as stated in the said Development Agreement.
21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Principal's allocation as stated in the said Development Agreement.
22. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings

- as aforesaid before any Learned Court of Civil, Criminal and Revenue.
23. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
 24. To advertise in the newspapers for Obtaining Purchaser for selling the flat/commercial and car parking space in the proposed building.
 25. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part thereof subject to the conditions stipulated in the deed of agreement for Development.
 26. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us it to be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
 27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications there for.
 28. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnamā, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.
- AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent. AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents.

This Power of Attorney is always revocable in nature.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece or parcel of Bastu land measuring about 8 (eight) Cottahs 3 (three) Chittacks 11 (eleven) sq.ft. along with 800 sq.ft. kancha one storied residential structure be the same little more or less comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 494 corresponding to R.S. Dag No. 631 Sali land (land area 3 Cottah 19 sq.ft), comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 495 corresponding to R.S. Dag No. 632 (land area 1 Cottah 3 Chittacks 21 sq.ft), comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 496 corresponding to R.S. Dag No. 633 Bastu land (land area 15 chittacks 12 sq.ft) comprised in C.S. Khatian No. 282 corresponding to R.S. Khatian No. 532 appertaining to C.S. Dag No. 499 corresponding to R.S. Dag No. 636 Sali land (land area 3 Cottah 11 chittacks 11 sq.ft) be the same a little more or less within Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 180, Touzi No. 228/229 situated at Jagatpur, Charaktala, P.S. Newtown (formerly Rajarhat), District North 24 Parganæs within the local limits of Rajarhat Gopalpur Municipality within the local limits of Rajarhat Gopalpur Municipality, previously A.D.S.R. Bidhannagar (Salt lake City), at present A.D.S.R.O. Rajarhat, situated at Jagatpur, Charaktala, Jyangra, along with facilities of all easement rights of the land being

present A.D.S.R.O. Rajarhat, situated at Jagatpur, Charaktala, Jyangra, along with facilities of all easement rights of the land being premises no. at Jagatpur, Gouranga Nagar, P.O. Jyangra, P.S. New Town, Kolkata - 700059, District- North 24-Parganas, which is butted and bounded as follows:

ON THE NORTH	: 5 ft' wide passage and other land.
ON THE SOUTH	: R.S. Dag No. 631.
ON THE EAST	: 16ft' wide Road.
ON THE WEST	: Land of Palan Roy.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT the Land Owners shall be entitled to get 40% of total construction area including the proportionate undivided share of land and all common spaces and area of the proposed building as follows :-

- a. Entire First Floor and
- b. Entire Fourth Floor
- c. Remaining area Ground Floor back side of the building.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT The Developer shall be entitled to remaining portion of the constructed area in the said proposed multi storied building more fully and particularly described in the Third Schedule TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and executed this **POWER OF ATTORNEY** on the day, month and year hereinabove written.

Signature of the Attesting Witnesses with Address: -

1. Palash Bamejee
C/O - Sadananda Bamejee
VILL - Rampur, P.O. - Buxa
P.S. - Bhaty, Dist - East Burdwan
PIN - 713121

2. Babur Ali Mia
of DB-32, Begniati
Kul-5

Chittaranjan Roy
Niranjan Roy

Gita Roy
Pravati Biswas
Ustadul

Pukul Mondal
Moumita Mondal

Bula Roy Bula Biswas

Basanti Roy

Explained the Contents of this
POWER OF ATTORNEY the
Parties to their Complete
understanding.

**DRAFTED & PREPARED IN MY
OFFICE**

Babur Ali Mia
WB/827/2003

(BABUR ALI MIA)
Advocate
High Court, Calcutta &
District Judges Court, Barasat
North 24 Parganas

SIGNATURE OF THE LAND OWNERS

Debnath Construction
Nirya copy Deb Nath
Partner

Debnath Construction
Mahua Deb Nath
Partner

SIGNATURE OF THE ATTORNEIS
(ON BEHALF OF DEBNATH
CONSTRUCTION)

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name CHITRAKANTAN ROY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person
Chitranjan Roy

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name NIRANJAN ROY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person
Niranjan Roy

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name GITA ROY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person
Gita Roy

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : PROVABATI BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Pravabati Biswas

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : ANITA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

অনিতা রায়

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : PUTUL MONDAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Putul Mondal

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : MOUMITA MONDAL

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Moumita Mondal

ডান হাত

Moumita Mondal

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : BULA ROY ALIAS BULA BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Bula Roy (Biswas)

ডান হাত

Bula Roy (Biswas)

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : BASANTI ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Basanti Roy

ডান হাত












Basanti Roy

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name : NITYA GOPAL DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	<i>Nitya Gopal Debnath</i> ডান হাত
					

Nitya Gopal Debnath
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : MAHUA DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	<i>Mahua Debnath</i> ডান হাত
					

All the above fingerprints are of the above named person and attested by the said person.

Mahua Debnath
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

आयकर विभाग
INCOME TAX DEPARTMENT
PALASH BANERJEE
SADHANANDA BANERJEE
28/07/1989
PAN: BAWW04224P
Palash Banerjee
REGISTRAR

भारत सरकार
GOVT OF INDIA



Palash Banerjee

Major Information of the Deed

Deed No :	I-1523-03906/2023	
Query No / Year	1523-8000680831/2023	Date of Registration
Query Date	14/03/2023 4:33:46 PM	14/03/2023
Applicant Name, Address & Other Details	Office where deed is registered	
	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction
Set Forth value		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Rs. 5/-	Market Value	
Stampduty Paid(SD)	Rs. 1,36,72,802/-	
Rs. 100/- (Article:48(g))	Registration Fee Paid	
Remarks	Rs. 21/- (Article:E, E)	
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152303895/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagatpur Charaktala (Jyangra), Mouza: Jyangra, Pin Code : 700059



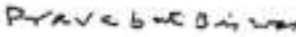





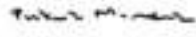


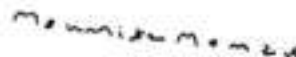
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-631	RS-532	Bastu	Bastu	3 Katha 19 Sq Ft	1/-	45,75,901/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-632	RS-532	Bastu	Bastu	1 Katha 3 Chatak 21 Sq Ft	1/-	18,39,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-633	RS-532	Bastu	Bastu	15 Chatak 12 Sq Ft	1/-	14,42,700/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-636	RS-532	Bastu	Bastu	3 Katha 11 Chatak 11 Sq Ft	1/-	55,98,601/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					14.685Dec	4 /-	134,56,802 /-	
Grand Total :					14.685Dec	4 /-	134,56,802 /-	

Structure Details :

Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1, L2, L3, L4	800 Sq Ft.	1/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	2,16,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Chittaranjan Roy (Presentant) Son of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7R, Aadhaar No: 21xxxxxxxx5650, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				
2	Shri Niranjn Roy Son of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3P, Aadhaar No: 44xxxxxxxx0168, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Pravabati Biswas Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
Jagatpur, Gouranga Nagar, City:- , P.O:- Jyamgra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx3D, Aadhaar No: 42xxxxxxxx4502, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
Smt Anita Roy Daughter of Late SATISH ROY Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx8C, Aadhaar No: 51xxxxxxxx9353, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
Smt Putul Mondal Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx0A, Aadhaar No: 63xxxxxxxx5698, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
Smt Moumita Mondal Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023

Joympur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EHxxxxxx2B, Aadhaar No: 46xxxxxxxx1934, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
7 Smt Bula Roy Daughter of Late Satish Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
14/03/2023	LTI 14/03/2023	14/03/2023	

Joympur, City:- , P.O:- Joympur, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVxxxxxx1F, Aadhaar No: 35xxxxxxxx0682, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
8 Smt Gita Ray Wife of Shri Chittaranjan Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
14/03/2023	LTI 14/03/2023	14/03/2023	

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BIxxxxxx3H, Aadhaar No: 43xxxxxxxx9308, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office



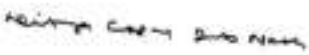


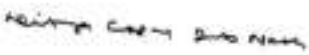


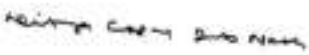









Name	Photo	Finger Print	Signature
9 Smt Basanti Roy Wife of Shri Niranjn Roy Executed by: Self, Date of Execution: 24/02/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
14/03/2023	LTI 14/03/2023	14/03/2023	

Jagatpur, Gouranga Nagar, City:- , P.O:- Jyangra, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx0G, Aadhaar No: 77xxxxxxxx6235, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Administrative Details :

SI No	Name, Address, Photo, Finger print and Signature
1	DEBNATH CONSTRUCTION FF-4, Jorda Bagan, Hatiara Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: AAxxxxxx5J, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Nitya Gopal Debnath Son of Late Santosh Kumar Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 14 2023 5:13PM</td> <td>LTI</td> <td>14/03/2023</td> <td>14/03/2023</td> </tr> </tbody> </table> <p>EB-1/3, Deshbandhunagar, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx8L, Aadhaar No: 78xxxxxxxx0041 Status : Representative, Representative of : DEBNATH CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Nitya Gopal Debnath Son of Late Santosh Kumar Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office				Mar 14 2023 5:13PM	LTI	14/03/2023	14/03/2023
Name	Photo	Finger Print	Signature										
Shri Nitya Gopal Debnath Son of Late Santosh Kumar Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office													
Mar 14 2023 5:13PM	LTI	14/03/2023	14/03/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Mahua Debnath Wife of Shri Nitya Gopal Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 14 2023 5:15PM</td> <td>LTI</td> <td>14/03/2023</td> <td>14/03/2023</td> </tr> </tbody> </table> <p>EB-1/3, Deshbandhunagar, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx0D, Aadhaar No: 28xxxxxxxx6245 Status : Representative, Representative of : DEBNATH CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Smt Mahua Debnath Wife of Shri Nitya Gopal Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office				Mar 14 2023 5:15PM	LTI	14/03/2023	14/03/2023
Name	Photo	Finger Print	Signature										
Smt Mahua Debnath Wife of Shri Nitya Gopal Debnath Date of Execution - 24/02/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office													
Mar 14 2023 5:15PM	LTI	14/03/2023	14/03/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PALASH BANERJEE Son of Shri SADANANDA BANERJEE , RAMPUR, City:- , P.O:- ARUAR, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713121			
	14/03/2023	14/03/2023	14/03/2023

Identifier Of Shri Chittaranjan Roy, Shri Niranjan Roy, Smt Pravabati Biswas, Smt Anita Roy, Smt Putul Mondal, Smt Mousmita Mondal, Smt Bula Roy, Smt Gita Ray, Smt Basanti Roy, Shri Nitya Gopal Debnath, Smt Mahua Debnath

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.554838 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.554838 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.554838 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.554838 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.554838 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.554838 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.554838 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.554838 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.554838 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.223056 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.223056 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.223056 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.223056 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.223056 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.223056 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.223056 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.223056 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.223056 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.174931 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.174931 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.174931 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.174931 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.174931 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.174931 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.174931 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.174931 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.174931 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-0.678843 Dec
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-0.678843 Dec
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-0.678843 Dec
4	Smt Anita Roy	DEBNATH CONSTRUCTION-0.678843 Dec
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-0.678843 Dec
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-0.678843 Dec
7	Smt Bula Roy	DEBNATH CONSTRUCTION-0.678843 Dec
8	Smt Gita Ray	DEBNATH CONSTRUCTION-0.678843 Dec
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-0.678843 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Roy	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
2	Shri Niranjan Roy	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
3	Smt Pravabati Biswas	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
4	Smt Anita Roy	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
5	Smt Putul Mondal	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
6	Smt Moumita Mondal	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
7	Smt Bula Roy	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
8	Smt Gita Ray	DEBNATH CONSTRUCTION-88.88888900 Sq Ft
9	Smt Basanti Roy	DEBNATH CONSTRUCTION-88.88888900 Sq Ft

On 14-03-2023

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 16:51 hrs on 14-03-2023, at the Office of the A.D.S.R. RAJARHAT by Shri Chittaranjan Roy , 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 1,36,72,802/-

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

Execution is admitted on 14/03/2023 by 1. Shri Chittaranjan Roy, Son of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Shri Niranjan Roy, Son of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Smt Pravabati Biswas, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 4. Smt Anita Roy, Daughter of Late SATISH ROY, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Smt Putul Mondal, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 6. Smt Moumita Mondal, Daughter of Late Satish Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 7. Smt Bula Roy, Daughter of Late Satish Roy, Joypur, P.O: Joypur, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 8. Smt Gita Ray, Wife of Shri Chittaranjan Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 9. Smt Basanti Roy, Wife of Shri Niranjan Roy, Jagatpur, Gouranga Nagar, P.O: Jyangra, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Shri PALASH BANERJEE, , Son of Shri SADANANDA BANERJEE, , RAMPUR, P.O: ARUAR, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713121, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2023 by Shri Nitya Gopal Debnath, Partner, DEBNATH CONSTRUCTION (Partnership Firm), FF-4, Jorda Bagan, Hatiara Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri PALASH BANERJEE, , Son of Shri SADANANDA BANERJEE, , RAMPUR, P.O: ARUAR, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713121, by caste Hindu, by profession Business

Execution is admitted on 14-03-2023 by Smt Mahua Debnath, Partner, DEBNATH CONSTRUCTION (Partnership Firm), FF-4, Jorda Bagan, Hatiara Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri PALASH BANERJEE, , Son of Shri SADANANDA BANERJEE, , RAMPUR, P.O: ARUAR, Thana: Bhatar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713121, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7055, Amount: Rs.100.00/-, Date of Purchase: 23/02/2023, Vendor name: S
CHATTERJEE

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2023, Page from 138185 to 138216
being No 152303906 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.03.23 17:09:39 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/03/23 05:09:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)