

2384

I-2546/22



12-00
27/05
2022


27 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 610692

88/1566261/WA

Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

27 MAY 2022


Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

DEVELOPMENT POWER OF ATTORNEY

I, SRI SUBIR KUMAR CHOWDHURY, having PAN - AJJPC9483D & Epic. No. WB/13/090/096/0330, Son of Late Sunil Kumar Chowdhury, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Sahara, P.O. - Michaelnagar, P.S. - Airport, District - North 24 Parganas, Kolkata - 700133, hereinafter called and referred to as the **Appointer send GREETINGS.**

Contd.....P/2

তারিখ: 26,05,2022

নম্বর: 4798

ক্রয়কার নাম:

ঠিকানা:-

মূল্য:-

ভেদার:-

হাবড়া এ.ডি.এস. আর অফিস

জেলা:- উঃ ২৪ পরগনা

খরিদ তার:-

মোট স্ট্যাম্প খরিদ:-

ট্রেজারী বারাসাত

ভেদার :- শ্রী সুদীপ ঘোষ

Vendor- Sudip Ghosh

Amit Bhattacharya
Madhyangram

17 MAY 2022

473000



Sudip Choudhury
s/o. Subir Choudhury
44, Sakara Kalibari Sarani
D.O. Michael Nagar
P.S. Airport.
Dist. 24 PUS (N).
KOL- 700133. (W.B.)

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

27 MAY 2022

Occupation - Service.

Voter - YE1502617.

WHEREAS one Ugra Kantha Chowdhury was the recorded owner of a piece and parcel of land admeasuring 32 Dec. comprised in Dag No. 392/493, under Khatian No. 429, Khatian No. 725 & 726 of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of Madhyamgram Municipality.

AND WHEREAS after that said Ugra Kantha Chowdhury transferred the said 32 Dec. land comprised in Dag No. 392/493, under Khatian No. 725 & 726 of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of Madhyamgram Municipality by virtue of a Deed of Gift, vide No. 4737, dated 09/5/1958 which was registered with the Office of the S.R. Barasat and recorded in Book No. I, Vol. No. 43, Pages from 242 to 244 in favour of his son Sri Sunil Kumar Chowdhury and delivered peaceful possession in his favour.

Contd.....P/3



Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

27 MAY 2022

AND WHEREAS said Sri Sunil Kumar Chowdhury obtained 32 Dec. land by way of Gift Deed but as per physical measurment he got 30 Dec. land.

AND WHEREAS subsequently said Sunil Kumar Chowdhury died intestate on 07/4/1987 leaving behind his wife namely Kalyani Chowdhury, one son namely Sri Subir Kumar Chowdhury and three daughters namely Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty as his legal heirs and successors and as per Provision of Law of Hindu Succession Act, 1956 and they inherited the said property left by deceased Sunil Kumar Chowdhury.

AND WHEREAS thereafter said Kalyani Chowdhury also died intestate on 12/01/1994 leaving behind her one son namely Sri Subir Kumar Chowdhury and three daughters namely Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty as her legal heirs and successors and as per Provision of Law of Hindu Succession Act, 1956 and they inherited the said 1/5 share of the total property left by deceased Kalyani Chowdhury.

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AND WHEREAS by way of aforesaid manner said Sri Subir Kumar Chowdhury, Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty were the absolute joint owners of the aforesaid 30 Dec. comprised in Dag No. 392/493, L.R. Dag No. 586, 587, 588, under Khatian No. 725 & 726 of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of Madhyamgram Municipality and they were in peaceful possession and occupation over the said land without interruption of others.

AND WHEREAS thereafter said Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty jointly transferred 9.90 Dec. equivalent to 6 Cottahs land out of 30 Dec. land by virtue of a Deed of Sale, vide No. 4117, dated 11/6/1996 registered at D.R. Barasat and recorded in Book No. I, Vol. No. 75, Pages from 105 to 113 in favour of their brother said Sri Subir Kumar Chowdhury and delivered peaceful possession in his favour.

Contd.....P/5

AND WHEREAS by way of another Deed of Gift, vide No. 3673, dated 18/01/2001 registered at D.S.R.-II, Barasat and recorded in Book No. I, Vol. No. 100, Pages from 103 to 115 said Smt. Arati Banerjee, Smt. Shikha Chatterjee & Smt. Radha Rani Chakraborty jointly transferred 7.92 Dec. land out of 30 Dec. land in favour of their brother said Sri Subir Kumar Chowdhury and delivered peaceful possession in his favour.

AND WHEREAS by virtue of an another Deed of Gift, vide No. 01918, dated 11/4/2022, registered at D.S.R.-II, North 24 Parganas, Barasat and recorded in Book No. I, Vol. No. 1502-2022, Pages from 65120 to 65145, said Smt. Arati Banerjee, Smt. Sikha Chatterjee & Smt. Radha Rani Chakraborty jointly transferred 4.68 Dec. land out of 30 Dec. land in favour of their brother said Sri Subir Kumar Chowdhury and delivered peaceful possession in his favour.

AND WHEREAS thus the Appointer herein is now seized and possessed of or otherwise well and sufficiently entitled to the said

Contd.....P/6

30 Dec. land (i.e. 7.5 Dec. land his inherited property & 22.50 Dec. land Gifted and purchased property) but as per physical measurement he obtained 22.50 Dec. land and hereditaments morefully described in the Schedule hereunder written free from all encumbrances and hereinafter collectively called the "said property".

AND WHEREAS the Appointer having been desirous of constructing of a Multi-storied building over the aforesaid land admeasuring 22.50 Dec. equivalent to 13 Cottahs 10 Chittacks land be the same a little more or less morefully described in the Schedule hereunder written approached the Developer **M/S. CREATIVE HOUSE**, a Proprietorship Firm, having its registered office at South Bireshpally, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, Kolkata - 700129, represented by its Proprietor **SRI AMIT BHATTACHARYA**, having PAN - AILPB9873B & Epic. No. CKW3950524, Son of Sri Subrata Bhattacharya, by faith - Hindu, by occupation - Business, residing at Bireshpally (South), Madhyamgram, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District -

Contd.....P/7

North 24 Parganas, Kolkata - 700129, to construct a multi-storeyed building over the said land as per building plan sanctioned by the Madhyamgram Municipality at their own costs, expenses and charges and upon such approach the Developer accepted the proposal of the Appointer under some terms, conditions and stipulations and accordingly a Development Agreement have been executed and registered by and between the Appointer and Developers vide Deed No. 2223, dated 06/5/2022 registered at D.S.R.-II, North 24 Parganas, Barasat and recorded in Book No. I, Vol. No. 1502-2022, Pages from 73977 to 74016.

AND WHEREAS due to some unavoidable circumstances I, the Appointer herein is now not in a position to look after manage, control, dispose of and develop the said property personally and as such in has now become necessary for me to appoint an Attorney in my name and on my behalf to do all acts, deeds, matters and things as mentioned hereinafter specifically.

Contd.....P/8

NOW YE BE THESE PRESENTS that we do hereby appoint, nominate and constitute **M/S. CREATIVE HOUSE**, a Proprietorship Firm, having its registered office at South Bireshpally, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, Kolkata - 700129, represented by its Proprietor **SRI AMIT BHATTACHARYA**, having PAN - AILPB9873B & Epic. No. CKW3950524, Son of Sri Subrata Bhattacharya, by faith - Hindu, by occupation - Business, residing at Bireshpally (South), Madhyamgram, P.O. - Madhyamgram, P.S. - Barasat now Madhyamgram, District - North 24 Parganas, Kolkata - 700129 to be my true and lawful attorney in my name and on my behalf to do all acts, deed, matters and things as mentioned hereinafter spacefically.

1. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.

2. To sign, execute and submit all plans, documents, statements,

Contd.....P/9

papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority Madhyamgram.

3. To appear and represent me before the necessary authorities including the Madhyamgram Municipal 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 sanction, modification and/or alternation of sanctioned building plan.

4. To pay fees obtain such other orders and permissions from the necessary authorities as to be expedient for sanction, modification and/or alternation of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, for the aforesaid purpose as the said Attorney shall think fit and proper.

Contd.....P/10

5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.

6. To develop the said premises by making construction of building thereon as per the sanctioned plans which to be approved by the Madhyamgram Municipal Authority.

7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications, documents and plans and to do all other acts, deeds, and things as may be deemed fit and proper by the said Attorney.

8. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any

Contd.....P/11

part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or licence fees from the occupants thereof if any.

9. To appear and represent me before all authorities including those under the Madhyamgram Municipal Authority for fixation and/or finalisation of the 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 apply for mutation and to record the name of respective flat/garage/shop Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

11. To take loan from any Nationalised Bank or Public Institution for construction of multi-storeyed building over the aforesaid land and in such case the Attorney will be entitled to do everyting but

Contd.....P/12

in such case the Appointer shall under no circumstances be liable to repay the same.

12. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters wherein contained.

15. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including relating to 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 hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgement or become settle refer to arbitration in any such action or proceedings as aforesaid before any Ld. Court of Civil, Criminal or Revenue.

16. To file and defend suits, cases, appeals and application of whatsoever nature for and on behalf of or to be instituted preferred

Contd.....P/13

by or against any person or persons in respect of the said premises and also to present and prosecute with applications in respect thereof.

17. To compromise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications therefor.

18. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

19. To deposit and withdraw fees documents and moneys in and from any Court or Courts and/or other person or persons or authority and give valid receipts and discharge therefor.

20. To enter into agreement for sale in respect of the Developers Allocation for the proposed flats/shops/garages either as a whole or

Contd.....P/14

part by part and to receive advance/earnest money consideration in respect of the flats/shops/garages and the proportionate share in the land or in any portion thereof for transferring and conveying the proportionate right, title and interest of the land and to handover the copies of the relevant documents in regard to my title of the property to such intending Purchaser or Purchasers as the case may be.

21. To execute and present the document or documents as required for the transfer of the the said property in form of Sale/Gift/Mortgage as per Allocation the detail of which has been given in the Agreement for Development Deed No. 2223, dated 06/5/2022 registered at D.S.R.-II, North 24 Parganas, Barasat in any Registry Office, Sub-Registry Office, District Registry Office and Registrar of Assurance Kolkata and to admit the execution thereof and take back the said documents after the registration of the same.

22. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

Contd.....P/15

23. And the said Attorney shall have absolute power to develop the said property by construction of a multi storeyed buliding by performing all legal formalities.

AND GENERALLY to act of my attorney or agent in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, deeds, matters and things as fully and effectually as we would do if we would personally present notwithstanding on special power of attorney in that particular behalf as contained in these presents.

AND I do hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters, deeds and things whatsoever my said attorney or agent appointed under this power in that hereinabove shall lawfully do or cause to be done in the right of or by virtue of these presents which will be beneficial to me.

Contd.....P/16

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of *BASTU* land admeasuring 22.50 Dec. equivalent to 13 Cottahs 10 Chittacks out of 30 Dec. land comprised in Dag No. 392/493, L.R. Dag No. 586 (*area of land 4.50 Dec.*), 587 (*area of land 8 Dec.*), 588 (*area of land 10 Dec.*), under R.S. Khatian No. 725 & 726, L.R. Khatian No. 2255 (*in the name of Subir Kumar Chowdhury*) of Mouza - Sahara, J.L. No. 46, Re. Su. No. 3, Touzi No. 146, Pargana - Anowarpur, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, within the local limit of Madhyamgram Municipality under Ward No. 27, Holding No. 28, Sahara Kalibari Road Premises.

-: Butted and Bounded by :-

On the North : Noai Khal.

On the South : 16 feet wide Sahara Kalibari Road
(excluding Jessore Road).

On the East : Plot of Rina Bose and others.

On the West : Plot of Ashok Das.

Contd.....P/17

IN WITNESS WHEREOF I, the APPOINTER hereto set and subscribed my hand on this the 27th day of May, 2022.

SIGNED & DELIVERED

IN PRESENCE OF THE

FOLLOWING WITNESSES :-

1. Sudip Choudhury
44, Satara Kalibari Sarani
D.O. Michael Nagar
Dist. 24 DUS (N)
KOL - 700133. (W.B.)

2. Msitunjoy Halder
Satchashipara Dohala
Po. Ganganagar Kal - 700132
PS. Madhyamgram

Sudip Kumar Choudhury
SIGNATURE OF THE APPOINTER

-: Drafted by :-

Shibendu Nath.

Amil Bhattacharya
SIGNATURE OF THE ATTORNEY













Shibendu Nath
Advocate
Advocate
B.A.L.L.B (Hons.)
Judges' Court, Barasat
Barasat District Judges Court
Enrl. No.- F/1716/1482 of 2019

-: Printed by :-

S. De
(Suchismita De)
Barasat

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

বাম হাত













ডান হাত

Subir Kumar Chowdhury
✓

Subir Kumar Chowdhury
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

বাম হাত

ডান হাত

Amil Bhattacharya


Amil Bhattacharya
Signature of the Presentant

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

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


ELECTION COMMISSION OF INDIA
 ডার জের নিৰ্বাচন কমিশন

IDENTITY CARD WB/13/090/0960330
 পরিচয় পত্র



Elector's Name : CHOWDHURY SUBIR
 নিৰ্বাচকের নাম : চৌধুরী সুবীর
 Father/Mother/
 Husband's Name : SUNILL
 পিতা/মাতা/স্বামীর নাম : সুনীল
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 35
 ১.১.১৯৯৫-এ বয়স : ৩৫

Address PART NO.: 321
 MADHYAMGRAM MUNICIPALITY
 NORTH 24 - PARGANAS

ঠিকানা : পল্টন নং: ৩২১
 মধ্যমগ্রাম পৌর সভা
 উত্তর ২৪ - পরগনা


 Electoral Registration Officer
 নিৰ্বাচক-নিৰ্বাচন আধিকারিক

For 090-BARASAT Assembly Constituency
 ০৯০ - বারাসাত বিধানসভা নিৰ্বাচন ক্ষেত্র

Place : BARASAT
 স্থান : বারাসাত
 Date : 26/11/95
 তারিখ : ২৬/১১/৯৫

Subir Kumar Chowdhury.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CKW3950524



নির্বাচকের নাম : অমিত ভট্টাচার্য্য
Elector's Name : Amit Bhattacharya
পিতার নাম : সুব্রত ভট্টাচার্য্য
Father's Name : Subrata Bhattacharya
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 28/01/1980

CKW3950524

১৯৮০
১৯৮০-০১-২৮
১৯৮০/০১/২৮

Address:
DAKSHIN BIRESH PALLY,
MADHYAMGRAM, NORTH 24 PARGANAS-
700129

Date: 25/07/2014

১১৮-মধ্যগ্রাম নির্বাচন কেন্দ্রের নির্বাচন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
118-Madhyamgram Constituency

বিভিন্ন পরিবর্তন হলে নতুন ঠিকানা যেখানে উল্লেখ করা হয়েছে
সমস্ত নতুন পত্র পরিবর্তন করবেন এবং ফর্মটি ফর্ম ১৮
পরিবর্তনকারী স্ট্যাম্প লাগান।
In case of change in address mention the Card No.
on the left side of Form by including your name on the
right at the changed address and to obtain the card
with valid signature. 108-0136

Amit Bhattacharya



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YCW1592617



নির্বাচকের নাম : সুদীপ চৌধুরী
Elector's Name : Sudip Chowdhury
পিতার নাম : সুবীর চৌধুরী
Father's Name : Subir Chowdhury
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 27/02/1994
Date of Birth : 27/02/1994

YCW1592617

ঠিকানা:
44, সাহারা কালিহারী সড়ক, সাইকেলনগর, মধ্যমগ্রাম,
বাহারশেরা, উত্তর 24 পরগণা- 700133

Address:
44, SAHARA KALIHARI
SARANIMICHAELNAGAR,
MADHYAMGRAM, AIR PORT, NORTH 24
PARGANAS- 700133

Date: 26/03/2014

118-মধ্যমগ্রাম নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
118-Madhyamgram Constituency

নিম্নের পরিবর্তন হলে মূল প্রত্যয়ন স্মারকটি নিজেই নষ্ট করে দেওয়া হবে এবং
সম্পর্কে মূল স্মারক পরিবর্তন করা হবে এবং স্মারক নং এর
পরিবর্তনের একটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Sudip Chowdhury

Major Information of the Deed

Deed No :	I-1502-02546/2022	Date of Registration	27/05/2022
Query No / Year	1502-8001566361/2022	Office where deed is registered	
Query Date	26/05/2022 1:19:33 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Chowdhury Thana : Airport, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8777346020, Status :Seller/Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 25,00,000/-		Rs. 90,47,464/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150202223/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



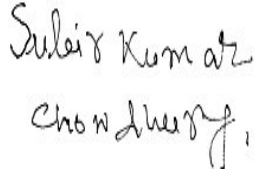
District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sahara (Excluding Jessore Road),
Mouza: Sahara, Pin Code : 700133

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-586	LR-2255	Bastu	Bastu	4.5 Dec	4,25,000/-	18,04,093/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-587	LR-2255	Bastu	Bastu	8 Dec	8,25,000/-	32,07,276/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-588	LR-2255	Bastu	Bastu	10 Dec	12,40,000/-	40,09,095/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			22.5Dec	24,90,000 /-	90,20,464 /-	
		Grand Total :			22.5Dec	24,90,000 /-	90,20,464 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	27,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Subir Kumar Chowdhury (Presentant) Son of Late Sunil Kumar Chowdhury Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
		27/05/2022	LTI 27/05/2022	27/05/2022
Sahara, City:- , P.O:- Michaelnagar, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Creative House South Bireshpally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 , PAN No.:: aixxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Amit Bhattacharya Son of Shri Subrata Bhattacharya Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 27 2022 12:16PM	LTI 27/05/2022	27/05/2022
Bireshpally South, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Creative House (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sudip Chowdhury Son of Subir Kumar Chowdhury Sahara, City:- , P.O:- Michael Nagar, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133			
	27/05/2022	27/05/2022	27/05/2022
Identifier Of Shri Subir Kumar Chowdhury, Shri Amit Bhattacharya			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Creative House-4.5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Creative House-8 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Creative House-10 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Creative House-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sahara (Excluding Jessore Road),
Mouza: Sahara, Pin Code : 700133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 586, LR Khatian No:- 2255	Owner:সুবীর কুমার চৌধুরী, Gurdian:সুনীল , Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 587, LR Khatian No:- 2255	Owner:সুবীর কুমার চৌধুরী, Gurdian:সুনীল , Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 588, LR Khatian No:- 2255	Owner:সুবীর কুমার চৌধুরী, Gurdian:সুনীল , Address:নিজ , Classification:বাস্ত, Area:0.14000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150202546 / 2022

On 27-05-2022

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 12:00 hrs on 27-05-2022, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Subir Kumar Chowdhury ,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 90,47,464/-

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

Execution is admitted on 27/05/2022 by Shri Subir Kumar Chowdhury, Son of Late Sunil Kumar Chowdhury, Sahara, P.O: Michaelnagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service

Indetified by Sudip Chowdhury, , , Son of Subir Kumar Chowdhury, Sahara, P.O: Michael Nagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by profession Service

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

Execution is admitted on 27-05-2022 by Shri Amit Bhattacharya, Proprietor, Creative House (Sole Proprietorship), South Bireshpally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Sudip Chowdhury, , , Son of Subir Kumar Chowdhury, Sahara, P.O: Michael Nagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4748, Amount: Rs.100/-, Date of Purchase: 26/05/2022, Vendor name: Sudip Ghosh



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2022, Page from 82810 to 82838

being No 150202546 for the year 2022.



(Amitava Dutta) 2022/05/30 01:50:33 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)