

09565/2022

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पश्चिम बंगाल WEST BENGAL

AH 335197

Q. NO. 1506 - 8002211680/2022

Certified that the document is genuine
to registration. The Signature Sheet and
endorsement Sheets attached to the
document are the part of the document.

Additional District Sub-Registrar
Calcutta - Date Dated 21 July 2022

21 JUL 2022

**** DEVELOPMENT POWER OF ATTORNEY ****
(After Execution of Development Agreement
Vide Deed No 09420 /2022)

40954


19 JUL 2022

SL No. Date


Rs. 100/-

Name. Ajit Kumar Mohanty (Adv.)


Address. Alipore Police Court, Kol-27


SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27

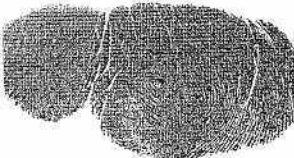
- Sujata Roy Choudhury

 5585 20⁰⁷/07/22

- Sujata Roy Choudhury


 5586 DO

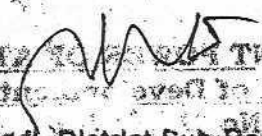
Chandana Dey

 5587 DO



Utpal Maity

 5588 DO


Addl. District Sub-Registrar
Cossipore, Dum Dum

20 JUL 2022

Identified by me:-

Ajit Kumar Mohanty
Adv.

Alipore Police Court
Kol-27.

Enrolment NO. F-853/2010

KNOW ALL MEN BY THESE PRESENTS that we, **1) MRS. CHANDANA DEY (PAN-BYJPD7508Q), (AADHAAR NO. 3595-2863-1580)** wife of Sri Pradip Dey, by faith Hindu, by nationality Indian, by occupation Business, residing at 36, Middle Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, District South 24 Parganas, West Bengal, India AND **2) MS. SUJATA ROYCHOUDHURY (PAN-BBZPR1780D) (AADHAAR NO. 3461-0700-3375)**, daughter of Sri Rajat Roychoudhury, by faith Hindu, by nationality Indian, by occupation Business, residing at 3/1B, Mahendra Road, P.O. Bhawanipore, P.S. Bhwanipore, Kolkata- 700025, District South 24 Parganas, West Bengal, India (which terms or expression shall unless executed by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives as Assigns) of the **FIRST PART / PRINCIPALS, SEND GREETINGS:-**

WHEREAS by a registered Deed of Conveyance one Brojendra Kumar Roychowdhury (since deceased) purchased the plot of land measuring about 7½ (seven and half) Bighas be the same a little more or less situate and lying at Shyamnagar Road, Mouza Satgachi, Sub-Registry Dum Dum more fully described in the Schedule "A" written hereunder and the said Deed of Conveyance was registered with the office of the Sub-Registrar, Cossipore Dum Dum and entered in Book No.1, volume No. 56, Being No. **3705** for the year **1950**.

AND WHEREAS after purchased of the said plot of land the said Brojendra Kumar Roychowdhury became the absolute owner of the said 7½ (seven and half) Bighas of land as mentioned hereinabove and his name was duly mutated with the Municipal authorities.

AND WHEREAS the said Brojendra Kumar Roy chowdhury died intestate on 31.12.1977 leaving behind his widow Binapani Roy Chowdhury since deceased and his only son Sri Raghu Nath Roy chowdhury, as his heirs and legal representatives.

AND WHEREAS the widow of the said Brojendra Kumar Roychowdhury, Smt. Binapani Roychowdhury died intestate on 20.12.1992 leaving behind her only son Sri Raghunath Roychowdhury, as her only heir as there was no will, and as such there is no claimant of he said property except Vendor herein.

AND WHEREAS on the death of the said Brojendra Kumar Roychowdhury and the said Binapani Roychowdhury as aforesaid the said Raghunath Roychowdhury the became the absolute owner of the property left by his parents.

AND WHEREAS the said plot of land during the various municipal process divided into several Municipal holding Nos. 137, 138, 139, 140, 141, 142, 143, 144, 147, 148 and 149, Shyamnagar Road, Mouza Satgachi under Dum Dum Municipality and the said plot of land commonly known as South Dum Dum Industrial Centre hereinafter called the said property.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road, containing an area of 2 (two) Bighas of land area or a little more or less situated at Shyamnagar Road presently known as Gouri Nath Sastri Sarani, Municipal Ward No. 27, Mouza Stagachi, within the local limits of South Dum Dum Municipality under Dum Dum Police Station.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road Kolkata 700055 was given under lease in the name of M/S. Chanda & Co. by a registered Deed of Lease executed by and between the earlier owner Brojendra Kumar Roychowdhury, since deceased for a period of 20 years and thereafter occupancy was under the term of Tenancy Agreement with the vendor and his mother since deceased and that in force thereafter;

AND WHEREAS said **Sri Raghu Nath Roy chowdhury** as lawful owner, sold, transferred and/or conveyed **ALL THAT** piece & parcel of land measuring **2(Two) Bighas** lying and situated at Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233, corresponding L.R. Dag No-7451, 7454, 7455, 7456, Within The Ambit of **South Dum Dum Municipality**, under **Ward No.27 Being Municipal Holding No.149 Shyamnagar Road, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in favour of one **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** by virtue of Registered Deed of Conveyance and the same was duly registered on dated **18th day of June 2010** and registered at the Office of A.D.S.R. Cossipore Dum Dum and the same was recorded in **Book. I, CD Vol No.16, Pages from 3337-3358 Being No.04362 for the Year 2011.**

AND WHEREAS after purchase by the strength of aforesaid deed, said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED**, became the absolute owner of the property more fully mentioned in the First Schedule and mutated the said property at the office of **South Dum Dum Municipality** under Two Holdings Numbers being **295 & 295/A, Gouri Nath Sastri Sarani.**

AND WHEREAS the **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** had got **Municipal Holding No.295 Gouri Nath Shastri Sarani (Old Holding No.149)** under **Ward No.27**, being assessment no- **1202901513753, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in respect of **ALL THAT** piece & parcel of land measuring **20 Cottahs** together with factory Shed/ structures standing thereon lying and situated at Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. **(Presently L.R. Khatian No.7138 under L.R. Dag No.7451, 7454, 7455 & 7456).**

AND WHEREAS the **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** had got another **Municipal Holding No.295/A Gouri Nath Shastri Sarani (Old Holding No.149)** under **Ward No.27**, being assessment no- **1202902967570, P.S. Dum Dum, Kolkata-700055, District- North 24**

Parganas in respect of **ALL THAT** piece & parcel of land measuring 20 Cottahs lying and situated at Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. **(Presently L.R. Khatian No.7138 under L.R. Dag No.7455).**

AND WHEREAS after mutated the said property by the said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** started enjoying the same without any kinds of hindrances and/or disturbances from any corner in any manner what so ever and paying taxes regularly as yet.

AND WHEREAS due to Respect and Honour the said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** gifted of **ALL THAT** piece & parcel of land measuring 20 (Twenty) Cottahs out of 40 Cottahs be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. 1202902967570, **Police Station-Dum Dum, Kolkata-700055, District of 24 Parganas (North)** together with right title interest easement appendages appurtenances advantages passages common passages liberties privileges tenements hereditaments premises in favour of **MRS. CHANDANA DEY & MS. SUJATA ROYCHOUDHURY** by the way of Deed of Gift duly registered at A.D.S.R. Cossipore Dum Dum, recorded under Book No-I, Volume no-1506-2022, pages from 327230 to 327252, being Deed no-150608245 for year 2022 as per resolution of Board Meeting of Director of **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** held on dated 20/06/2022.

AND WHEREAS the Executor herein, being the owner, seized and possessed and/or well and sufficiently entitled to the said land and structure standing thereon, free from all encumbrances.

AND WHEREAS with a view to developing our said property, particularly mentioned in the SCHEDULE hereunder written, we are in search of a suitable Developer/Builder who had sufficient resources and gathered experience in this respect and knowing our such intention **M/S. PARK PROPERTIES**, a sole proprietorship Firm, represented by its sole proprietor **MR.UTPAL MAITY** Son of Late Gostha Behari Maity Having **(PAN.AGTPM4770C), (AADHAAR NO. 9122-3802-2348)** by Nationality-Indian, by Religion-Hindu and by Occupation-Business, residing at 40/1 Dum Dum Park, Bangur Avenue, North 24 Parganas, Kolkata - 700055, West Bengal, India have proposed us to appoint the said firm as Developer/Builder to commercially exploit the said property by constructing the residential multi-storied building thereon consisting of several numbers of flats/car parking space/garages etc. including sanction of building plan to be sanctioned by The Kolkata Municipal Corporation and selling the allocation of the said firm as Developers' allocation which have been stated

in the Development Agreement executed by us and the said Firm on 20th day of July 2022 along with some other terms and conditions mentioned therein with regards to the proposed new building and to be constructed over the said SCHEDULE mentioned property by the Developers/ Builders and the said premises/property is at present free from all encumbrances and has a good, clear and marketable title.

AND WHEREAS the said Agreement dated 20th day of July 2022 executed by the said Landowners and the Developer and it was registered in the office of the A.D.S.R. Cossipore Dum Dum, Dist. ~~South~~ 24 Parganas (North) and the said Agreement was recorded in **Book No. 1, Being No. 09420** for the Year 2022.

AND WHEREAS we, the Executors herein have entered into an Agreement with the said Firm on 20th day of July 2022 duly registered in the office of the A.D.S.R. Cossipore Dum Dum, Dist. South 24 Parganas (North) and in pursuance of the same, we nominate, constitute **M/S. PARK PROPERTIES**, a sole proprietorship Firm, represented by its sole proprietor **MR. UTPAL MAITY** Son of Late Gostha Behari Maity Having (**PAN.AGTPM4770C**), (**AADHAAR NO. 9122-3802-2348**) by Nationality-Indian, by Religion-Hindu and by Occupation-Business, residing at 40/1 Dum Dum Park, Bangur Avenue, North 24 Parganas, Kolkata - 700055, West Bengal, India as our true and lawful **ATTORNEY** for us, in our name and on our behalf to do, execute and perform all or any of the following acts, deeds, matters and things which is hereinafter mentioned i.e. to say:-

1. To look after, manage, control, supervise, develop, construct and/or maintain our landed property mentioned in the SCHEDULE hereunder written in our name and on our behalf as our said Attorney or authorized agent.
2. To receive back any deed or documents deposited in any office or any Court on proper receipts.
3. To sign the deeds and documents for and/or our behalf and to verify the same or any other authority/authorities in connection with our said property or in relations thereto.
4. To defend contest and prosecute all cases, suits and proceedings if any initiated by any person, company or any other authority and to protect and/or safeguard our interest in the said property in all respect save and except owner's allocation.
5. To appoint and constitute on our behalf Pleader, Advocate, Solicitors, any Legal Practitioners or agent and to discharge them.
6. To file plaint, written statement, verification, show cause objection petition and swear to affidavit and to submit the said petition.

applications etc. before any Judicial Magistrate or any Executive Magistrate, District Magistrate, Additional District Magistrate or before any Sub-Judge (Junior) and Sub-Judge (Senior), District Judge, Session Judge and District Delegate.

7. To file any writ matter in the High court and to appear and contest the saying up to the level of Apex Court.
8. To borrow loan from any Nationalized Bank/Co-operative Bank/foreign bank and any financial institutions by way of mortgage or any other proceedings of our said property for development purpose on our behalf save and except owner's allocation.
9. To prepare, sign any application for sanctioning of the building plan/plans and all relevant papers and documents in this regard and to represent us before any office of the Kolkata Municipal corporation and all authorities viz. Building Department, Assessment and Collection Department, Water and Drainage department, K.I.T., K.M.D.A., BLRO, Survey, Traffic, Fire- Brigade and/or any other offices which may be required for the purpose of sanction of the building plans including for connection, reconnection of sewerage, drainage and water connection and other acts, deeds, things for getting the same sanctioned and signed all necessary papers and documents in our name and on our behalf.
10. To take all sorts of steps for sanction of the building plan and also to submit amended building plan, if any obtain re-permission, modification from the Kolkata Municipal Corporation at all times whenever required by our said Attorneys and to get to the same sanction as early as possible.
11. To demolish the existing structure if any, and to construct boundary walls and take other construction, in accordance with law for fully and effectually the construction work so that the building or buildings may be fit for occupation.
12. To negotiate with any intending purchasers of the proposed flats, car park/s, commercial spaces (if any) to be constructed on the said land, more fully described in the schedule hereunder written and if required, our said Attorney shall have every right, save and except owner's allocation in the said building, to execute, enter into any agreement for sale and/or register the same of the said proposed flat/flats, together with the undivided proportionate share of land and to receive earnest money and/or booking money and/or any part payment thereof and acknowledge the receipt of the same at their own risk and responsibility of our said Attorneys in respect of the Developers allocated portion of the said building as per said Development Agreement dated 20th day of July 2022, being Deed

upta naitik

Utpal Naik
 No. 09420... for the year 2022 but the said Attorneys shall have no right to enter into agreement for sale, convey and/or transfer in any manner the remaining owners' allocated portions of the building as per the said agreement. *Ref. 09420*

13. To appear and represent us before the C.E.S.C. Limited, Fire Brigade Authority, K.M.D.A., K.I.T., Police Authorities, competent authority and all other authorities concerned to verify affirm, deposit, submit, as the case may be, any affidavit, declaration letters, plans which may be required from time to time for security, consents, license, quotas, permits, certificates and clearances for and/or in respect of building to be constructed at the said premises.
14. To invite application from the intending purchaser or purchasers in respect of flat/flats, car park/s, commercial spaces (if any) in the proposed multi-storied building as per terms of the said agreement.
15. To represent us before the District Registrar, Additional District Sub-Registrar, District Sub-Registrar's Office and Offices of the Registrar of Assurances, Kolkata and everywhere necessary for the purpose of Registration of Deeds in respect of the Developer's allocations of flat/flats, car park/s, commercial space of the proposed building together with undivided proportionate share of land underneath of the proposed building of our premises and to present, execute and register the said deed or deeds, conveyance or conveyances on our behalf and/or receive consideration price for the same and/or issue receipt of the same, save and except owners' allocation stated in the said agreement, and to do other act or acts for completion of the said agreement.
16. To pay rent or taxes to the Kolkata Municipal Corporation, BLRO (if required) in our names and on our behalf in respect of the said premises and/or land and/or building to be constructed.
17. To appoint or engage masons, labourers, contractors, sub-contractors, agent, sub-agents, durwans, store-keepers, architect, engineer, L.B.S. for the purpose of construction of the proposed building in the said land at the cost and expenses and responsibilities of our said Attorneys and to pay their proper remuneration without making us liable for the same in any manner.
18. To appear and represent before C.E.S.C. authority for getting connection of meter, sub-meter in the proposed building to be constructed upon the land and to put signature on our behalf and in our name in all relevant papers and documents and to do all other allied act or acts for getting electric connection and/or meter in all flat or flats.

19. To appear and represent us before the Kolkata Municipal Corporation for providing water connection and/or widening of ferule of pipe line in the said proposed building to be constructed upon the said land mentioned in the schedule hereunder written.
20. Words importing singular shall include plural, masculine gender shall include feminine and words importing neuter gender shall include masculine and feminine gender and vice-versa.
21. It is further declared and be it known by all that the said Power of Attorney shall remain valid till full completion of the construction of the proposed building in the said premises and until full disposal of the Developers' Allocation together with the undivided share in the land relation to the Developers' allocation and delivery of possession of the Developer's Allocation to the respective purchasers and/or acquirers and after complete cessation of all claims and interest of the owners and the Developers in respect of their respective allocations in the said building to be constructed on the said premises subject to however on handing over the possession of the owners' allocation in the proposed building.

That it Further be noted this Development Power of attorney executed in favour of **M/S. PARK PROPERTIES**, a sole proprietorship Firm, represented by its sole proprietor **MR.UTPAL MAITY** Son of Late Gostha Behari Maity Having **(PAN.AGTPM4770C), (AADHAAR NO. 9122-3802-2348)** by Nationality-Indian, by Religion-Hindu and by Occupation-Business, residing at 40/1 Dum Dum Park, Bangur Avenue, North 24 Parganas, Kolkata-700055, West Bengal, India.

AND GENERALLY to do all acts, deeds and things as well be necessary for implementing the said agreement and for raising and completing the construction of the building on the land of the said premises and for disposing of and dealing with the respective flats in the proposed building and also the undivided share of the land underneath in the said building AND we, hereby confirm and ratify and do agree that shall be done by our Constituted Attorneys as our own acts, deeds and things as if we are personally present doing the same.

We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorneys under the power in that behalf hereinbefore done in excise of the power, authorities and liberties hereby conferred upon under and by virtue of these presents.

:- THE SCHEDULE ABOVE REFERRED TO :-

(Description of The Said Property under this Power of Attorney)

ALL THAT piece & parcel of land measuring **20 (Twenty) Cottahs** be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgaçhi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. **1202902967570, Police Station-Dum Dum Kolkata-700055, District of 24 Parganas (North)**, which is butted and bounded as follows :-

ON THE NORTH : By Gouri Nath Sastri Sarani (Shyamnagar Road);
ON THE SOUTH : By Municipal Holding No.295, Gouri Nath Sastri Sarani;
ON THE EAST : By Canal;
ON THE WEST : By 16 Wide Private Common Passage;

IN WITNESS WHERE OF we, the Principals, do hereby set and subscribe our hand and seal on this the 20th Day of July, Two Thousand and Twenty Two (2022).

SIGNED, SEALED AND DELIVERED
 by the above Principals in Presence of:-

WITNESSES:

1. *Ajit K. Mohanty*
Adv.
Alipore Police Court
KOL-27.
2. *Pratima Das*
Adv.
Alipore Police Court
KOL-27.

Sujata Roy Choudhury
Chandana Das

**SIGNATURE OF THE PRINCIPALS/
EXECUTORS**

PARK PROPERTIES

Utpal Maity

PROPRIETOR

SIGNATURE OF THE ATTORNEY

Sujata Roy Choudhury
Chandana Das

**SIGNATURE ATTESTED PRINCIPALS
/EXECUTORS**

Drafted by me:

Ajit Kumar Mohanty
Advocate

Enrolment No. F-853/2010
Alipore Police Court.
Kolkata-700027.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name

Signature *Chandana Dey*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name

Signature *Sujata Roy Choudhary*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name

Signature *Utpal Maity*














Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15068002211680/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Chandana Dey 36 Middle Road, City:- P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			 20th July '22.
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Ms Sujata Roychoudhury 3/1B Mahendra Road, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025	Principal			 20th July '22
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	Mr UTPAL MAITY 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Attorney [PARK PROPERTIES]			 20/7/2022.

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Ajit Kumar Mohanty Son of Ashok Kumar Mohanty Alipore Police Court, City:-, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Chandana Dey, Ms Sujata Roychoudhury, Mr UTPAL MAITY			<i>Ajit Kumar Mohanty</i> 20/07/2022

(Kaustava Dey)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R
 COSSIPORE DUMDUM
 North 24-Parganas, West
 Bengal

Major Information of the Deed

Deed No./Year	I-1506-09468/2022	Date of Registration	21/07/2022
Deed Date	1506-8002211680/2022	Office where deed is registered	A.D.S.R. COSSIPORE DUMDUM, District: 24-Parganas
Applicant Name, Address & Other Details	Ajit Kumar Mohanty Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mouza : 7278121010, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered		
Set Forth value	Rs. 4/-		
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 150609420/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value		
	Rs. 2,47,76,992/-		
	Registration Fee Paid		
	Rs. 21/- (Article:E, E)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Matgachi, Ward No: 027, Holding No:295/A Pin Code : 700055

Sl. No.	Plot Number	Khatian Number	Land Proposed Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-7455	LR-7138	BASTU WITH AREA>10 COTTAH	10 Katha	1/-	1,23,74,996/-	Property is on Road , Project Name :
	LR-7455	LR-7138	BASTU WITH AREA>10 COTTAH	10 Katha	1/-	1,23,74,996/-	Property is on Road , Project Name :
TOTAL :							
Grand Total :				33Dec	2 /-	247,49,992 /-	
				33Dec	2 /-	247,49,992 /-	

Structure Details

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	50 Sq Ft.	1/-	13,500/-	Structure Type: Structure

3r. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles
 shed, Extent of Completion: Complete

On Land L2	50 Sq Ft.	1/-	13,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles				
Shed, Extent of Completion: Complete				
Total :	100 sq ft	2/-	27,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs Chandana Dey Wife of Mr Pradip Dey 36 Middle Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: byxxxxxx8q, Aadhaar No: 35xxxxxxx1580, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence
2	Ms Sujata Roychoudhury (Presentant) Daughter of Mr Rajat Roychoudhury 3/1B Mahendra Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: bbxxxxxx0d, Aadhaar No: 34xxxxxxx3375, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence

Agency Details :

Name, Address, Photo, Finger print and Signature
PARK PROPERTIES 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.: AGxxxxxx0C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature
P. MAITY Mr P MAITY 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AGxxxxxx0C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PARK PROPERTIES (as PROPRIETOR)

Details :

Kumar Mohanty Ashok Kumar Mohanty Police Court, City:- , P.O:- Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN- 700027		Photo	Finger Print	Signature
Identifier Of Mrs Chandana Dey, Ms Sujata Roychoudhury, Mr UTPAL MAITY				
Transfer of property for L1				
Sl.No	From	To. with area (Name-Area)		
1	Mrs Chandana Dey	PARK PROPERTIES-10 Katha		
Transfer of property for L2				
Sl.No	From	To. with area (Name-Area)		
1	Ms Sujata Roychoudhury	PARK PROPERTIES-10 Katha		
Transfer of property for S1				
Sl.No	From	To. with area (Name-Area)		
	Mrs Chandana Dey	PARK PROPERTIES-25.00000000 Sq Ft		
	Ms Sujata Roychoudhury	PARK PROPERTIES-25.00000000 Sq Ft		
Transfer of property for S2				
No	From	To. with area (Name-Area)		
	Ms Sujata Roychoudhury	PARK PROPERTIES-50.00000000 Sq Ft		

d Details as per Land Record

North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza:
, Ward No: 027, Holding No:295/A Pin Code : 700055

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 7455, LR Khatian No:- 7138	Owner:মেসার্স চন্দ্র এন্ড কোঃ (ইন্ডিয়া) প্রাইভেট লিমিটেড, Gurdian:পক্ষে নিহার কান্তি রায়চৌধুরী, Address:নিজ , Classification:বাস্ত, Area:0.37000000 Acre,	Owner Name not selected by applicant.
R Plot No:- 7455, LR Khatian No:- 7138	Owner:মেসার্স চন্দ্র এন্ড কোঃ (ইন্ডিয়া) প্রাইভেট লিমিটেড, Gurdian:পক্ষে নিহার কান্তি রায়চৌধুরী, Address:নিজ , Classification:বাস্ত, Area:0.37000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150609468 / 2022

07-2022

Registration (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 17:55 hrs on 20-07-2022, at the Private residence by Ms Sujata Roychoudhury one of the Executants

Certificate of Market Value (WB PUVI rules of 2001)
Noted that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,47,76,992/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 20/07/2022 by 1. Mrs Chandana Dey, Wife of Mr Pradip Dey, 36 Middle Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Ms Sujata Roychoudhury, Daughter of Mr Rajat Roychoudhury, 3/1B Mahendra Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Ajit Kumar Mohanty, , , Son of Ashok Kumar Mohanty, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 20-07-2022 by Mr UTPAL MAITY, PROPRIETOR, PARK PROPERTIES, 40/1 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 00055

detified by Ajit Kumar Mohanty, , , Son of Ashok Kumar Mohanty, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

07-2022

ate of Admissibility (Rule 43, W.B. Registration Rules 1962)
ble under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
lian Stamp Act 1899.

of Fees
hat required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees
ash Rs 21/-

if Stamp Duty
at required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
of Stamp
pe: Impressed, Serial no 40954, Amount: Rs.100/-, Date of Purchase: 19/07/2022, Vendor name: S K Das

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2022, Page from 362545 to 362562
Deed No 150609468 for the year 2022.



Kaustava Deo

Digitally signed by KAUSTAVA DEY
Date: 2022.07.22 14:59:06 +05:30
Reason: Digital Signing of Deed.

(Kaustava Deo) 2022/07/22 02:59:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OF THE A.D.S.R. COSSIPORE DUMDUM
Dist. North 24 Parganas

(This document is digitally signed.)