

23 DEC 2020

26330

No.....Rs. **500/-** Date.....

Name:..... **Rajib Dey**

Address:..... **40, South Raynagar.**

Vendors:..... **Subhankar Das**

Allipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allipur Police Court, Kol-27

Bamsdroni. Kol-70.

- *R*



221

- *R*



222

Chaitali Roy



223

Bula Roy

Identified by

Rajat Das

S/o Late Anupam Kumar Das

Allipur Police Court

Kolkata - 700027

26330 = 500/-



District Sub-Registrar-i
Allipur, South 24 Parganas

RAJIB DEY
SREE RAM NIRMAN PVT. LTD.

R

Director
As a Constituted Attorney of
Smt. Sukla Roy, Smt. Bula Roy,
Smt. Chaitali Roy, Sri Joydeep Roy

29 JAN 2021

to mean and include their heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

AND

M/S. SREE RAM NIRMAN PRIVATE LIMITED, PAN-AAUCS1793D, a company incorporated under the Companies Act, 1956, having its registered Office at 1/78; Naktala, Post Office-Naktala, Police Station - Patuli now Netaji Nagar, Kolkata-700047, and presently at 1/83, Naktala, P.O. Naktala, P.S. Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, District - South 24-Parganas represented by its Director **SRI RAJIB DEY**, PAN - ADSPD1437F, ADHAAR NO.222484703553, Son of Sri Subhash Chandra Dey, By Occupation- Business, residing at 40, South Raynagar, Bansdrani, P.O. Bansdrani, P.S. Regent Park now Bansdrani, Kolkata-700070, District - South 24-Parganas, hereinafter referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS one Echharaddi Mistry was the rightful possessor of land measuring about .16 satak be the same or more or less situated at District 24 Pargana, P.S. Tollygunge then Jadavpur, Sub-Registry office Alipore, Pargana Khaspur under the jurisdiction of Kolkata Municipal Corporation under J.L.No.33, Mouza Raipur village, TouZi No.56, under Divisional Settlement Khatian No.233 in Dag NO.1053, and one Barada Prasad Chattapadhyia Ghatak obtained a decree against Echharaddi Mistry in a money Suit and as per order of the Ld. 1st Munsheff Court at Alipore vide Money Suit No.697 for the year 1931 and auction held dated 20/11/31 and said Barada Prasad Chattapadhyia Ghatak after purchase took possession of the said land by the assistance of the Ld. Court and on 09/05/1938 gifted the said landed property mentioned in Schedule "A" therein below to Sri. Haradhan Chattapadhyia Ghatak by virtue of a registered deed of Gift and as per the Gift said Haradhan Chattapadhyia Ghatak became the owner of the said land and as per the adverse Possession right more than 12 years, he

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Smt. Sub... et. Bulu Roy

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possessed and enjoyed the same and thereafter he expressed his desire to sale the said landed property with aforesaid rights and one Badsha Ali Mondal purchased the same from him by virtue of a registered Bikray Kobala dated 18/04/1949 written in bengali which was registered at Registry Office Alipore, and recorded in Vide Book No.I, Volume NO.36, pages 245 to 247, being No.1455, for the year 1949 and became the owner and thereafter said Badsha Ali Mondal being the owner sold and transferred said landed property to Pankojini Chanda by virtue of a registered Deed No.4545 for the year 1956 and said Deed was registered at Sub-Registry Office Alipore, and recorded in Vide Book No.I, Volume NO.59, pages 257 to 261. Thus the said Pankojini Chanda became the owner of the said .16 satak land and sold a Piece of Land measuring about 03 Cottah 04 Chittack more or less from the west border of the said land to Gopal Biswas and had been residing on the rest portion of Land measuring about 06 Cottah 10 Chittacks after making a building which is known as being the K.M.C. Premises No. 26A, Raipur Mondal Para Road.

AND WHEREAS after that by virtue of a registered Saaf Bikray Kobala dated 18/05/1979 written in bengali which was registered at District Sub-Registry Office Alipore, and recorded in Vide Book No.I, Volume NO.80, pages 251 to 256, being No.2722, for the year 1979, one Sri. Sunil Chandra Roy purchased from Smt. Pankajini Chanda and thereby said Sri. Sunil Chandra Roy became the owner of the Niskar Rayati Sthitiban Danga land measuring about 6 Cottahs 10 Chittacks be the same or more or less situated at Mouza Raipur, Pargana Khaspur, TouZi No.56, C.S.Settlement, J.L.No.33, Khatian No.233, Dag NO.1053; being the K.M.C. Premises No. 26A, Raipur Mondal Para Road.

AND WHEREAS after that the said Sri. Sunil Chandra Roy mutated his name in the records of the Kolkata Municipal Corporation and the said property renumbered and recorded as the K.M.C. Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 vide Assessee No.210990300768.

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Rajib De

AND WHEREAS after that the said Sri. Sunil Chandra Roy due to his urgent need of money sold conveyed and transferred the land measuring about 2 Cottahs 10 chittacks 34 Sq. Ft. be the same or a little more or less out of the total land measuring about 6 Cottahs 10 Chittacks be the same or more or less and structures standing thereon and situated at Premises No. 26A/1, Raipur Mondal Para Road in favour of Sri Pijush Kumar Chanda for a valuable consideration by virtue of a registered Saaf Bikray Kobala written in bengali dated 20/05/1985 which was registered in the office of the D.R. Alipore, South 24 Parganas, and recorded in Vide Book No.1, being Deed No.6370, for the year 1985.

AND WHEREAS the said Sri. Sunil Chandra Roy died intestate on 04/02/2018 and leaving behind his surviving widow Sukla Roy and one son namely Joydeep Roy and two daughters namely Bula Roy and Chaitali Roy as his only legal heirs and after that the said Sukla Roy and Joydeep Roy and Bula Roy and Chaitali Roy became the joint owners of undivided and un-demarcated 1/4th share each in respect of the rest immovable property i.e. the land measuring about 3 Cottahs 15 Chittacks 11 Sq. Ft. be the same or more or less and a one storied building measuring about 600 Sq. Ft. more or less standing thereon and situated at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 which is morefully described in the Schedule "A" below as "**the said property**".

AND WHEREAS the Second Party/ developer after proper inspection of the said land & the building thereon being interested to develop by demolishing & erecting new building/buildings thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of joint venture programmed financially viable have agreed to do the same for their mutual benefits.

AND WHEREAS in respect of the development of the said property described in the Schedule 'A' below it has been agreed by and between the Owner and the Developer to construct a G+3 storied building as per sanctioned building plan to be sanctioned by the Kolkata Municipal

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R. Dey

Corporation, containing several flats, as per Building Plan thereon. The Owner accepts the said proposal of promotion work of the said property.

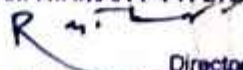
AND WHEREAS the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of the joint venture programmed financially viable has agreed to do the same for mutual benefits.

AND WHEREAS due to lack of experience as well as the paucity of fund the Principals/owners have entered into a registered Development Agreement on 28/12/2020 subsequently which was reregistered on 22/01/2021 vide Book No.1, Deed No. 231/2021, D.S.R.-I, Alipore, South 24 Parganas with **M/S. SREE RAM NIRMAN PRIVATE LIMITED**, PAN-AAUCS1793D, a company incorporated under the Companies Act, 1956, having its registered Office at 1/78, Naktala, Post Office-Naktala, Police Station - Patuli now Netaji Nagar, Kolkata-700047, District - South -24-Parganas represented by its Director **SRI RAJIB DEY**, PAN - ADSPD1437F, Son of Sri Subhas Chandra Dey, By Occupation- Business, residing at 40, South Raynagar, Bansdrani, P.O. Bansdrani, P.S. Regent Park now Bansdrani, Kolkata-700070, District South 24-Parganas, as a **DEVELOPER** to erect and complete the construction of a multistoried building with lift facility in my aforesaid **SCHEDULE** mentioned property in accordance with the Building Plan to be sanctioned from Kolkata Municipal Corporation, in my name, in order to erect a Ground Plus Three storied building in the **SCHEDULE** mentioned property.

AND WHEREAS as we are busy in our individual works hence it is not possible for us to manage, look after or control or supervise personally and / or to represent everywhere in connection with the proposed project or construction work and / or to do other various analogous or ancillary acts, deeds, and things personally or jointly.

AND WHEREAS to construct the afore stated proposed building as mentioned in the said Development Agreement at the cost of the

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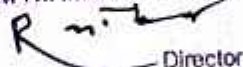
the **PRINCIPALS/OWNERS** herein, do hereby nominate, constitute the said **M/S. SREE RAM NIRMAN PRIVATE** N-AAUCS1793D, a company incorporated under the Act. 1956, having its registered Office at 1/78, Naktala, Post la, Police Station - Patuli now Netaji Nagar, Kolkata-700047, outh -24-Pargnas represented by its Director **SRI RAJIB DEY**, PD1437F, Son of Sri Subhas Chandra Dey, By Occupation- esiding at 40, South Raynagar, Bansdroni, P.O. Bansdroni, P.S. k now Bansdroni, Kolkata-700070, District South 24-Parganas, called as our Lawful Attorney to do all acts, deeds and things in followings :-

ook after and manage the **SCHEDULE** mentioned property on our alf.

ook after and to control all the affairs, for the development or the **SCHEDULE** mentioned property and construction of an apartment / and Plus four storied building in accordance with the sanctioned dding Plan obtained from Kolkata Municipal Corporation, on our lf in our joint names at the cost of the **DEVELOPER / ORNEY**.

ign & submit Building Plans for sanction from Kolkata Municipal oration, letter's... correspondences, deviation, alteration, ification, modified, conversation, conversations, revise sanction dding plan and document and to receive all papers, Boundary laration, KMC Gift, Common passage, Splats Corner, amalgamate

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5. To appear and represent on behalf of the Principals i.e. Land Owners herein on or before any necessary authorities including the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanction Plan for the above mentioned property.
6. To pay fees for modification and such other orders and permissions from the necessary authorities on our behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation, Plans and also to submit and take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
7. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the sanctioned Plans to any authority or authorities.
8. To develop the **SCHEDULE** mentioned property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper in accordance with the sanctioned building Plan obtained from Kolkata Municipal Corporation, and for that purpose to demolish and/or remove the existing house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
9. To apply for obtaining electricity gas, water sewerage, drainage, water line, telephone or other connections or obtaining electric meter or any other utility to the **SCHEDULE** mentioned property and / or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority / authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.

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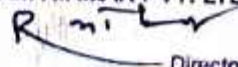
R. Dey
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10. To apply for and obtain building materials from the concerned authorities for consumption of the building on the **SCHEDULE** mentioned property as aforesaid.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the **SCHEDULE** mentioned property, or any part thereof from the date of taking possession of the same from us and till the date of handing over of **OWNER'S** Allocation.
12. To appear and represent us before all authorities for fixating and / or finalization of the annual valuation of the **SCHEDULE** mentioned property and for that purpose to sign 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.
13. To negotiate with the intending purchasers for giving possession of the flats, Car Parking Spaces in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** i.e. the rest flats i.e. 1) Flat No.1-A, 1st floor South side and 2) Flat No.1-B, 1st floor North side and 3) Flat No.3-A, 3rd floor South side and 4) Flat No.3-B, 3rd floor North side and all Car Parking Space except one Car Parking Space on the Ground floor of the proposed Ground Plus three storied building including undivided proportionate share of land of the premises, right of easement and undivided proportionate share in the land of the Schedule mentioned property including as per sanction building Plan to the such intending purchasers in the proposed building on the **SCHEDULE 'A'** mentioned property at any terms and conditions as may said Attorneys shall think fit and proper as per said Development Agreement dated 28/12/2020 subsequently which was reregistered on 22/01/2021
14. To collect advance or part payment or full consideration from the intending purchasers of flats and Car Parking Spaces along with the proportionate share of land on our behalf as per said Development Agreement dated 28/12/2020 subsequently which was reregistered on 22/01/2021 of the Developer's Allocation excluding the Owner's

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Allocation as mentioned therein and grant receipt in favour of the interested persons / persons who are interested to take possession of the flat / flats and Car Parking Space etc, in lieu of satisfactory consideration.

15. To Sign, executed and presentation or negotiate on terms for and to agree to enter into and conclude any agreement for sale, sale in respect of the said Developer's Allocation i.e. the rest flats i.e. 1) Flat No.1-A, 1st floor South side and 2) Flat No.1-B, 1st floor North side and 3) Flat No.3-A, 3rd floor South side and 4) Flat No.3-B, 3rd floor North side and all Car Parking Space except one Car Parking Space on the Ground floor of the proposed Ground Plus three storied building to intending Purchaser or Purchasers from District Registrar-I, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, to present for registration and complete for registration as mention developer allocation flats and Car Parking Space in favour of the interested person/persons who are interested to take possession of the flat / flats etc, in lieu of satisfactory consideration.
16. To advertise in different newspapers and display hoarding in different places and also to engage agency or agencies for giving possession of the flats, and Car Parking Spaces on Developer's Allocation as mentioned in the said Development Agreement dated 28/12/2020 subsequently which was reregistered on 22/01/2021 excluding Owner's Allocation along with the proportionate share of land in any names as the said Attorney shall think fit and proper and to sell the Developer's Allocation any Third Party or parties at any consideration price to be fixed up only by the Developer after due delivery of possession of the Owner's Allocation.
17. To negotiate with intending purchasers who desire to take possession in lieu of proper consideration for the flats, and Car Parking Spaces including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land at our said **SCHEDULE** mentioned property or any part thereof and

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for that purpose to sign and execute all Deeds, as our said Attorney shall think fit and proper as per said Development Agreement dated 28/12/2020 subsequently which was reregistered on 22/01/2021.

18. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers except the owner's allocation and acknowledge the receipt of the same on my behalf.
20. To appear and represent us Registrar of Assurances, District Registrar at D.S.R.-I, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, before any Notary Public, Metropolitan Magistrate and other office or offices or Authority or Authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, instruments and writing executed and signed by the said Attorney as per said Development Agreement dated 28/12/2020 subsequently which was reregistered on 22/01/2021 in connection with the Developer's Allocation only.
21. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the **SCHEDULE** mentioned property and property or any part thereof.
22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of the **SCHEDULE** mentioned property.
23. To comprise suits, appears or other legal proceedings in courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the **SCHEDULE** mentioned property.
24. To sign declare and or affirm any plaints, written statements partitions, affidavits, verifications, vokalatnamas, warrant of Attorney

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Memo of Appeal or any documents or papers in any proceedings or in any way construction therewith in respect of the **SCHEDULE** mentioned property.

25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.
26. To sign & execute amalgamate Deed, to receive all papers, documents, Boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

If any error or omission is transpired and joint development agreement in this deed in future, the Owner shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer.

AND GENERALLY to act as our Attorney in relation to all matters touching our said Premises and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if we personally present.

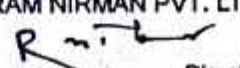
AND WE the **PRINCIPAL** herein hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue at these presents including such confirming and other works till the completion of the whole deal / transaction as per Development Agreement dated 28/12/2020 subsequently which was reregistered on 22/01/2021.

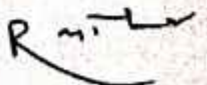
SCHEDULE - "A"

(Description of the entire land)

ALL THAT a piece of parcel of land measuring about 3 Cottahs 15 Chittacks 11 Sq. Ft. more or less and 600 Sq. Ft one storied building together with easement right of said property situates and lying at Mouza Raipur, Pargana Khaspur, Touzi No.56, under C.S.Settlement, J.L.No.33, Khatian No.233, Dag NO.1053, at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas Being butted and bounded by :-

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ON THE NORTH : By Premises No.27/1 B & C
and Others landed property.

ON THE SOUTH : By 12 Feet wide Road.

ON THE EAST : By Premises No.25/B Raipur Mondal Para Road
& Premises No.25B/1 Raipur Mondal Para Road.

ON THE WEST : By Premises No.26/1/A Raipur Mondal Para Road.

SCHEDULE - "B"

Details of owners' allocation : on completion of the said Building in all respects the developer shall handover the entire 2nd Floor i.e. two flats vide Flat No. 2-A South Side and Flat No. 2-B North Side and a non refundable amount of Rs.3,00,000/- (Rupees Three Lakhs)only shall be given before possession and one Car Parking Space on the Ground floor of the proposed Ground Plus Three storied building including undivided proportionate share of land of the premises together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land Premises.

SCHEDULE - "C"

Details of Developer allocation : the rest flats i.e. 1)Flat No.1-A, 1st floor South side and 2) Flat No.1-B, 1st floor North side and 3)Flat No.3-A, 3rd floor South side and 4)Flat No.3-B, 3rd floor North side and all Car Parking Space except one Car Parking Space of the proposed Ground Plus Three storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record thereon at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S.

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R m Dey

Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land Premises.

IN WITNESS WHEREOF WE, the above named Owners/Principals have hereunto set and subscribed our hands and this 29th day of January, Two Thousand Twenty One (2021).

IN PRESENCE OF THE

WITNESSES :-

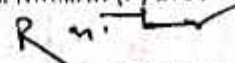
1. Sk. Indira Debi
S/O - Sk. Ruslan Ali
Vill - Gensipur
P.O - Kanyanbuxia
Dist - 24 Parg (S)

Sukla Roy
Bula Roy
Joydeep Roy
Chaitali Roy

2. Abdul Hussain Molla
S/O - Abdus Salam Molla
Vill+PO - Chandri
PS - Bishnupur 743503
24 Pgs (S)

SIGNATURE OF THE PRINCIPALS

SREERAM NIRMAN (P) LTD.


Director

SIGNATURE OF THE ATTORNEY

RAJIB DEY
SREE RAM NIRMAN PVT. LTD.


Director

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Smt. Sukla Roy, Smt. Bula Roy,
Smt. Chaitali Roy, Sri Joydeep Roy

As per the documents and instructions
available drafted by :-

Rajat Das
Advocate
WB/429/2007

Alipore Police Const
Kolkata - 700027



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

NameSukla Roy.....

Signature *Sukla Roy*.....



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

NameBULA Roy.....

Signature *Bula Roy*.....



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

NameJOYDEEP ROY.....

Signature *Joydeep Roy*.....



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

NameCHARALI ROY.....

Signature *Charali Roy*.....

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Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAJIB DEY

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

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Government of West Bengal

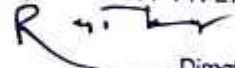
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16018000210628/2021

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	Smt SUKLA ROY 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Principal			Sukla Roy 29/1.2021
2	Smt BULA ROY 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Principal			Bula Roy 29/01/2021
3	Mr JOYDEEP ROY 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Principal			Joydeep Roy 29/01/2021







RAJIB DEY
SREE RAM NIRMAN PVT. LTD.



Director

As a Constituted Attorney of
Smt. Sukla Roy, Smt. Bula Roy,
Smt. Chaitali Roy, Sri Joydeep Roy

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt CHAITALI ROY 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patull, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Principal			<i>Chaitali Roy</i> 29/01/2021
5	Mr RAJIB DEY 40, South Raynagar, Bansdroni, P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Represent ative of Attorney [SREE RAM NIRMAN PRIVATE LIMITED]			<i>Rajib DeY</i> 29/01/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJAT DAS Son of Late SWAPAN KUMAR DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Smt SUKLA ROY, Smt BULA ROY, Mr JOYDEEP ROY, Smt CHAITALI ROY, Mr RAJIB DEY			<i>Rajat Das</i> 29/01/2021

(Maitreyee Ghosh)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Query No:-16018000210628/2021, 29/01/2021 11:58:37 AM SOUTH 24-PARGANAS (D.S.R. - I)

RAJIB DEY
SREE RAM NIRMAN PVT. LTD.

Rajib DeY
Director
As a Constituted Attorney of
Smt. Sukla Roy, Smt. Bula Roy,
Smt. Chaitali Roy, Sh. Joydeep Roy

Major Information of the Deed

Deed No./Year	I-1601-00398/2021	
Deed No./Year	1601-8000210628/2021	
Query Date	29/01/2021 11:18:47 AM	1601-8000210628/2021
Applicant Name, Address & Other Details	RAJAT DAS ALIPORE POLCIE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830013215, Status : Advocate	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	
		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Set Forth value	Rs. 2/-	
Stampduty Paid(SD)	Rs. 500/- (Article:48(g))	
		Rs. 46/- (Article:E, E, M(b))
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100231/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

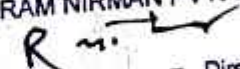
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Mondal Para Road, , Premises No: 26A/1, , Ward No: 099 Pin Code : 700047

Sch No	Plot Number	Khatjan Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1			Bastu	3 Katha 15 Chatak 11 Sq Ft	1/-	51,38,613/-	Property is on Road , Project Name :
Grand Total :				6.5221Dec	1/-	51,38,613 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,97,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,97,250 /-	

RAJIB DEY
SREE RAM NIRMAN PVT. LTD.


 Director
 As a Constituted Attorney of
 Smt. Sukla Roy, Smt. Bula Roy,
 Smt. Chaitali Roy, Sri Joydeep Roy

Deceased Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt SUKLA ROY Daughter of Late Harendra Chanda 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patull, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx4Q, Aadhaar No: 29xxxxxxxx1216, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence</p>
2	<p>Smt BULA ROY Daughter of Late Sunil Chandra Roy 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patull, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx2D, Aadhaar No: 95xxxxxxxx8861, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence</p>
3	<p>Mr JOYDEEP ROY Son of Late Sunil Chandra Roy 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patull, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxxx9H, Aadhaar No: 68xxxxxxxx8768, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence</p>
4	<p>Smt CHAITALI ROY Daughter of Late Sunil.Roy 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patull, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx0H, Aadhaar No: 71xxxxxxxx0268, Status :Individual, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/01/2021 , Admitted by: Self, Date of Admission: 29/01/2021 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SREE RAM NIRMAN PRIVATE LIMITED 1/78, Naktala,, Block/Sector: Naktala, P.O:- NAKTALA, P.S:- Patull, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr RAJIB DEY (Presentant) Son of Mr Subhas Chandra Dey 40, South Raynagar, Bansdrani, P.O:- BANSDRONI, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 22xxxxxxxx3553 Status : Representative, Representative of : SREE RAM NIRMAN PRIVATE LIMITED (as DIRECTOR)</p>

RAJIB DEY
 SREE RAM NIRMAN PVT. LTD.

 Director
 As a Constituted Attorney of
 Smt. Sukla Roy, Smt. Bula Roy,
 Smt. Chaitali Roy, Sri Joydeep Roy

Details :

RAJAT DAS
 Son of Late SWAPAN KUMAR DAS
 ALIPORE POLICE COURT, P.O:-
 ALIPORE, P.S:- Alipore, Kolkata, District:-
 South 24-Parganas, West Bengal, India,
 PIN - 700027

Photo

Identifier Of Smt SUKLA ROY, Smt BULA ROY, Mr JOYDEEP ROY, Smt CHAITALI ROY, Mr RAJIB DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUKLA ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec
2	Smt BULA ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec
3	Mr JOYDEEP ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec
4	Smt CHAITALI ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SUKLA ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
2	Smt BULA ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
3	Mr JOYDEEP ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
4	Smt CHAITALI ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft

RAJIB DEY
 SREE RAM NIRMAN PVT. LTD.

Rajib De

Director

As a Constituted Attorney of
 Smt. Sukla Roy, Smt. Bula Roy,
 Smt. Chaitali Roy, Sri Joydsep Roy

Registration (Under Section 37, Rule 22A(3) & (4) W.B. Registration Rules, 1907)

Presented for registration at 19:45 hrs on 29-01-2021, at the Private residence by Mr RAJIB DEY,,
Admission of Execution (Under Section 58, W.B. Registration Rules, 1907)

Execution is admitted on 29/01/2021 by 1. Smt SUKLA ROY, Daughter of Late Herendra Chanda, 26/A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt BULA ROY, Daughter of Late Sunil Chandra Roy, 26/A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mr JOYDEEP ROY, Son of Late Sunil Chandra Roy, 26/A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Professionals, 4. Smt CHAITALI ROY, Daughter of Late Sunil Roy, 26/A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service
Identified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1907)

Execution is admitted on 29-01-2021 by Mr RAJIB DEY, DIRECTOR, SREE RAM NIRMAN PRIVATE LIMITED, 1/78, Naktala,, Block/Sector: Naktala, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047
Identified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE; Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

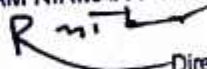
On 01-02-2021

Certificate of Market Value (WB/RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 56,35,863/-

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

RAJIB DEY
SREE RAM NIRMAN PVT. LTD.

Director
As a Constituted Attorney of
Smt. Sukla Roy, Smt. Bula Roy,
Smt. Chaitali Roy, Sri Joydeep Roy

State of Admissibility (Rule 43, W.B. Registration Act, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26330, Amount: Rs.500/-, Date of Purchase: 23/12/2020, Vendor name: S Das

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal .

RAJIB DEY
SREE RAM NIRMAN PVT. LTD.

Rajib Deo
Director
As a Constituted Attorney of
Smt. Sukla Roy, Smt. Bula Roy,
Smt. Chaitali Roy, Sri Joydeep Roy

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 18406 to 18444
being No 160100398 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.02.10 16:37:50 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/02/10 04:37:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

RAJIB DEY
SREE RAM NIRMAN PVT. LTD.

R. Dey
Director
As a Constituted Attorney of
Smt. Sukla Roy, Smt. Bula Roy,
Smt. Chaitali Roy, Sri Joydeep Roy

(This document is digitally signed.)