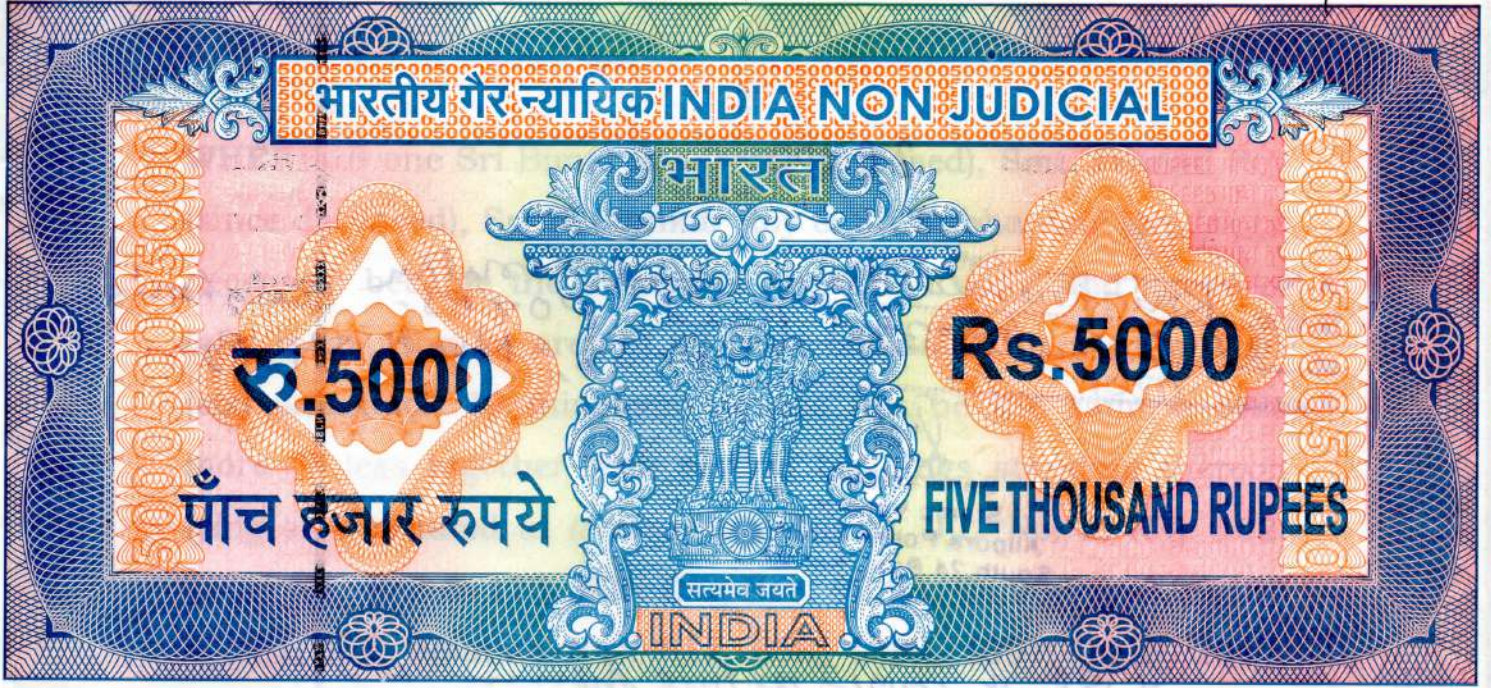



1792/23

2-1793/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 089099


 28/04/23
 12:20 PM

2-1001048/23

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


 Additional District Sub-Registrar
 Belghoria 24 Pds. (N)

18 APR 2023

DEVELOPMENT POWER OF ATTORNEY

**KNOW ALL MEN BY THIS DEVELOPMENT
 POWER OF ATTORNEY** that I, **SRI TIRTHANKAR
 ROY (PAN-AHKPR2759L)**, son of Late Bimal Roy,
 by faith-Hindu, by Nationality-Indian, by
 occupation-Business, residing at 17/13,
 Ghanashyam Banerjee Road, (Patna Thakurtala),
 Post Office & Police Station-Nimta, Kolkata-
 700049, District North 24 Parganas, hereinafter
 collectively called and referred to as the
"PRINCIPAL" to send **GREETINGS.**

ATZ

2174323

20/09/23

20 APR 2023

9398

S. NO. 9398 Date 20 APR 2023
 Sold to Krishnendu Basu and another Belghoria
 of 27, B.N. Ghoshal Road, P.O.P.S.
 Rupees 2201 Kol-56, North 24 Pgm.

Das

Samiran Das
 Stamp Vendor
 Alipore Police Court
 South 24 Pgs., Kol-27

9398 & 2201 price received by



Addl. District Sub-Registrar
 Belghoria 24 Pgs. (N)

28 APR 2023

"PRINCIPAL" to send GREETINGS.
 70049, District North 24 Parganas, hereinafter
 Post Office & Police Station-Nims, Kolkata-
 Ghanshyam Banerjee Road, (Patna Thakurata),
 occupation-Business, residing at 17/13,
 by late-hindu, by Nationality-Indian, by
 M-AHRTR2501, son of late Bimal Roy,
 ATORNEY for I. SRI TIRTHAKAR
 MEN BY THIS DEVELOPMENT

WHEREAS one Sri Bimal Roy (since deceased), Smt. Pranati Roy (since deceased), Sri Tirthankar Roy & Sri Subhankar Roy (since deceased) became the owners of ALL THAT piece and parcel of land measuring an area of 02 (two) bighas 10 (ten) cottahs 06 (six) chhattack 19 (nineteen) square feet be the same a little more or less together with several buildings standing thereon lying and situated at Mouza-Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag Nos. 92,93, 95,96,97,98,99,100 & 101, R.S. Khatian Nos. 613, 658, 1382, 1397, 2046, 2047, 2244 & 2245, Hal Khatian Nos. 2575, 2576, 2654 & 2655 within the local limits of Ward No. 002 of North Dum Dum Municipality having Holding No. 162 (533/1), Ghanashyam Banerjee Road, Police Station-Nimta, District-North 24 Parganas by valid documents which has been morefully and particularly described in the SCHEDULE "A" hereunder written hereinafter referred to as the said Property.

AND WHEREAS said Sri Bimal Roy (since deceased), Smt. Pranati Roy (*since deceased*), Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) entered into a registered Development Agreement with M/S. EN-SUIT REALTORS, a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056 which was duly registered on 31.03.2015 in the office at A.D.S.R. at Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, CD Volume No. 9, Pages from 746 to 786, being No. 150603356 for the year 2015 for constructing G+IV Storied

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Building in different Five Blocks over the afore said Property on terms and condition mentioned therein.

AND WHEREAS in terms of the said Development Agreement No. 150603356/2015 a Development Power of Attorney was also executed by Sri Bimal Roy (since deceased), Smt. Pranati Roy (*since deceased*), Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) in favour of the said Developer namely M/S. EN-SUIT REALTORS, a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056 which was duly registered on 31.03.2015 in the office at A.D.S.R. at Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, CD Volume No. 9, Pages from 866 to 884, being No. 150603360 for the year 2015.

AND WHEREAS in lieu of the terms of the said Development Agreement No. 150603356/2015 as well as said Development Power of Attorney No. 150603360/2015 the said Developer herein started construction work over the said Property as per Sanction Building Plan No. 612/2016-2017, dated 03.11.2016 issued/sanctioned by North Dum Dum Municipality.

AND WHEREAS subsequently said Sri Bimal Roy died intestate on 14.12.2016 leaving him surviving his only wife namely Smt. Pranati Roy (since deceased) and two sons namely Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) as his legal heirs and

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successors to inherit his 1/4th share of said Property as per Hindu Succession Act, 1956.

AND WHEREAS in the event that happened by way of inheritance and other valid documents said Smt. Pranati Roy (since deceased), Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) became the joint owners of SCHEDULE "A" property and mutated their names in the record of concern authority.

AND WHEREAS after demise of said Sri Bimal Roy said Development Power of Attorney No. 150603360/2015 cancelled by law and Subsequently said Smt. Pranati Roy (since deceased), Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) and M/S. EN-SUIT REALTORS jointly cancelled the said Development Agreement No. 150603356/2015 by way Cancellation of Development Agreement which was duly registered on 20.01.2017 in the office at A.D.S.R. at Belgharia, North 24 Parganas and recorded in Book No. I, Volume No. 1526-2017, Pages from 6690 to 6718, being No. 152600170 for the year 2017.

AND WHEREAS Smt. Pranati Roy (*since deceased*), Sri Tirthankar Roy & Sri Subhankar Roy (since deceased) further entered into a registered Development Agreement with **M/S. EN-SUIT REALTORS**, a partnership firm constituted under Indian Partnership Act, 1932, having its office at 2, B. N. Ghosal Road, Belghoria, Kolkata-700056 which was duly registered on 25.01.2017 in the office at A.D.S.R. at Belgharia, North 24

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Parganas and recorded in Book No. I, Volume No. 1526-2017, Pages from 5765 to 5807, being No. 152600185 for the year 2017 for constructing G+IV Storied Building in different Five Blocks over the afore said Property on terms and condition mentioned therein referred to as Principal Development Agreement.

AND WHEREAS in terms of the principal Development Agreement a Development Power of Attorney was also executed by Smt. Pranati Roy (*since deceased*), Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) in favour of the said Developer namely **M/S. EN-SUIT REALTORS,** a partnership firm constituted under Indian Partnership Act, 1932, having its office at 2, B. N. Ghosal Road, Belghoria, Kolkata-700056 which was duly registered on 25.01.2017 in the office at A.D.S.R. at Belgharia, North 24 Parganas and recorded in Book No. I, Volume No. 1526-2017, Pages from 5918 to 5941, being No. 152600192 for the year 2017 referred to as Development Power of Attorney.

AND WHEREAS subsequently Sanction Building Plan No. 612/2016-2017, dated 03.11.2016 was revised by building Plan 552 of 2019-2020, dated 09.12.2019 issued/sanctioned by North Dum Dum Municipality.

AND WHEREAS due to unavoidable circumstances of the pandemic situation of **COVID-19** and other uncontrollable

situation the other party is/was not able to complete the aforesaid construction work.

AND WHEREAS to rectify some clause of said registered Development Agreement being No. 152600185/2017 said Smt. Pranati Roy (*since deceased*), Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) executed a registered Supplementary Development Agreement in favour of **M/S. EN-SUIT REALTORS** which was duly registered on 23.09.2021 in the office at A.D.S.R. at Belgharia, North 24 Parganas and recorded in Book No. I, Volume No. 1526-2021, Pages from 155515 to 155557, being No. 152604215 for the year 2021.

AND WHEREAS subsequently said Smt. Pranati Roy died intestate on 21.12.2021 leaving her surviving her two sons namely Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) as her legal heirs and successors to inherit her 1/3rd share of said Property as per Hindu Succession Act, 1956.

AND WHEREAS after demise of said Smt. Pranati Roy her two sons namely Sri Tirthankar Roy & Sri Subhankar Roy (*since deceased*) become the sole and absolute joint owners of **SCHEDULE "A"** property and for completing the said project as well as to avoid, future litigation, complication and conflicts and also to ease the future dealings with the said Developer Allocation (Elaborately described in the said Registered Development Agreement No. 152600185/2017) and also conducting the development works in the said land, morefully

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and particularly described in the SCHEDULE A hereunder written, the said Sri Tirthankar Roy & Sri Subhankar Roy (since deceased) executed a registered Development Power of Attorney empowering the said *M/S. EN-SUIT REALTORS* which was duly registered on **6th April, 2022 and registered at the Office of the Additional District Sub-Registrar, Belghoria, North 24 Parganas and recorded in Book No. I, Volume No. 1526-2022, Pages 86251 to 86279, Being No. 152602182 for the year 2022.**

AND WHEREAS subsequently said *Sri Subhankar Roy* died intestate on 27.12.2022 as bachelor leaving him surviving his only brother namely Sri Tirthankar Roy as his legal heir and successor to inherit his undivided $\frac{1}{2}$ share of said Property as per Hindu Succession Act, 1956.

AND WHEREAS after demise of said *Sri Subhankar Roy* his brother namely *Sri Tirthankar Roy* become the sole and absolute owner of **SCHEDULE "A"** property and for completing the said project as well as to avoid, future litigation, complication and conflicts and also to ease the future dealings with the said Developer Allocation (Elaborately described in the said Registered Development Agreement No. 152600185/2017) and also conducting the development works in the said land, morefully and particularly described in the SCHEDULE A hereunder written, the Developer requires a appropriate Power of Attorney for the authorization and conducting the requisite works smoothly without any hindrance from any corner whatsoever :

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AND WHEREAS NOW BE THIS PRESENTS that I, do hereby nominate and appoint and constitute **M/S. EN-SUIT REALTORS (PAN-AADFE2088B)**, a partnership firm constituted under Indian Partnership Act, 1932, having its office at 2, B. N. Ghosal Road, Post Office & Police Station-Belgharia, Kolkata-700056, District North 24 Parganas being represented by its two partners namely **(1) SRI KRISHNENDU BASU (PAN-AGZPB7535Q)**, son of Late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-2, 2nd floor, Indranita Apartment 27, B. N. Ghosal Road, Post Office & Police Station-Belgharia, Kolkata-700056, District North 24 Parganas and **(2) SRI GAUTAM KAR (PAN-AMUPK9834E)**, son of Late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 52, Dr. S.P. Mukherjee Road, Post Office & Police Station-Belgharia, Kolkata-700056, District North 24 Parganas to be my true and lawful Attorney in my name and on our behalf in respect of the said land and also with the Developer's Allocation Elaborately described in the said Registered Development Agreement No. 152600185/2017) as mentioned hereinafter specifically :

1. To look after, main and manage of our property on my behalf morefully described in the "A" SCHEDULE hereunder written.
2. To take possession of our property either along with others for the purpose of the proposed development or



construction work and for that purpose to demolish the existing building and structure standing thereon and erect new buildings and structures as per plan sanctioned by North Dum Dum Municipality.

3. To enter into defend possession of our land and also the Developer's Allocation and every Part thereof and also manage, maintain and administer our land and also the Developer's Allocation and every part thereof subject to restriction of clauses regarding termination of Agreement and consequence of termination..
4. To sign, execute and submit all plans, documents, statements, papers undertaking, declarations and plans as may be required for having the Plan sanctioned/modified and/or alerted by the local North Dum Dum municipality authority.
5. To appear and present us before the necessary authorities including the North Dum Dum Municipality, 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 alteration of sanction Plan.
6. To pay fees obtain such other orders and permissions from the necessary authorities as to be expedient for



sanction /modification and/or alteration and/or revised of the Development Plans and also to submit and take delivery of the 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, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

7. To receive the access amount of fees, if any paid for the purpose of sanction, revises, modification and/or alteration of the Development Plans to any authority or Authorities.
8. To develop the said Premises by making lawful construction of five different Buildings in five blocks as per Sanction Building Plan issued by the North Dum Dum Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the Premises.
9. 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 to disconnect the same and for that purpose to sign, execute and submit all papers applications documents

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and Plan fit and proper by the said Attorney incidental to and connected with the Development work.

10. To utilize or shift or have connected the existing electricity connection if any the said premises in such manner as the said Attorney deem fit and proper.
11. To pay all taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable on account of the said Premises or any part thereof including the rent and/or license fees of the occupants thereof or save and except the Owners' Allocation (Elaborately described in the said Registered Development Agreement No. 152600185/2017).
12. To appear and represent us before all authorities including those under the North Dum Dum Municipality for fixation and/or finalization 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 fit and proper.
13. To enter into Agreement for Sale of Flats/Car Parking Spaces only Developer's Allocation (Elaborately described in the said Registered Development Agreement No. 152600185/2017) with the intending Purchaser/s



and nominee or nominees of the Attorney and to receive the earnest money or the full amount of consideration from the intending Purchaser/s.

14. To apply for mutation and to record the name of respective Flat Owners of the said Project and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
15. To file and submit declarations statements applications and/or returns to competent authority or any other necessary authority or authorities in connection with matters herein contained.
16. To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute Deed of Amalgamation with said Premises and/or any other instruments and deeds & documents in respect of Sale Flat/s, Unit/s and/or Car Parking Space/s within Developer's Allocation in the said Project in favour of the intending Purchaser/s. To take finance/loan in their name (Developer's Name) or in the name of intending Purchaser/s from any financial concern by depositing and mortgaging Flat/s and/or Garage/s from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of

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Conveyance and/or any other instruments and documents in respect of Sale Flat/s Units/s and/or Garage/s in the said Project in favour of the intending Purchaser/s relating to the Developer's Allocation.

17. To affix sign board or install any Hoarding on the A Scheduled plot of Land in the name of Attorney.
18. To advertise in the Newspaper for procuring Purchaser/s for selling the Developer's Allocation in the said Project.
19. To file and Demands Suits, cases, appeals and applications of whatsoever nature for and on behalf of us to be instituted preferred by or against any person/s in respect of said premises and also to present and prosecute writ applications in respect thereof.
20. To comprise Suit, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
21. To sign, declare and/or affirm any plaint statement, Petition affidavit, verification, Vokatnama, Warrant or memo of appeal or any other documents or papers in any proceedings or anyway connected therewith.
22. To execute and registrar any Agreement or Bainapatra in respect of Developer's Allocation (Elaborately described

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in the said Registered Development Agreement No. 152600185/2017) and in that effect and to execute and registrar the Deed of Conveyance in favour of prospective Purchaser/s, nominee/s by writing my name thereto at its own risk and responsibilities.

- 23.** To pay all arrears and currents of the properties concerned and to take receipt thereof and also to any other tax/s or cess or rents or taxes, income taxes if any respect of the said Properties.
- 24.** To execute and present the document/s as required for the transfer of the Developer's Allocation in the R.A. Kolkata, D.R. Barasat & A.D.S.R. Belgharia and to admit the Execution thereof and to take back the said Document after said registration of the same.
- 25.** To deposit and withdraw fees documents and moneys in and from any court or courts and/or other persons or authorities and give receipts and discharge therefor.
- 26.** To enter into Agreement for Sale for the Flat/s, Garage/s in respect of Developer's Allocation (Elaborately described in the said Registered Development Agreement No. 152600185/2017) and to receive advance/earnest money in respect of said Developer's Allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of



the Premises to such intending Purchaser/s as the case may be. It is to be noted that in such case the advanced receivable by our attorney will not be demanded BY US and at the same time we shall not be liable for any such transaction.

- 27.** For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
- 28.** This Power of Attorney vests the Developer with all statutory power that will be required for the Development and construction of the Building, sale of the Developed Building except the Owner's Allocation (Elaborately described in the said Registered Development Agreement No. 152600185/2017) within ambit and scope of the said Registered Development Agreement No. 152600185/2017 and shall be limit within the four concerns of the said Agreement.
- 29.** It is mutually agreed upon by the both parts that not withstanding anything contained herein the Power of Attorney shall automatically stand rescinded upon losing force of the said Development Agreement No. 152600185/2017 and Supplementary Development Agreement or termination date of 31st December, 2030 whichever earlier. In that event the Land Owner will not be liable in any manner whatsoever.



THE SCHEDULE "A" ABOVE REFERRED TO**(REFERRED TO ABOVE AS "SAID PROPERTY")**

ALL THAT piece and parcel of land measuring an area of **02 (two) Bighas 10 (ten) Cottahs 06 (six) Chattack 19 (nineteen) Sq. Ft.** be the same a little more or less together with Structure lying and situated at Mouza-Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. & L.R. Dag Nos. 92, 93, 95, 96, 97, 98, 99, 100 & 101, R.S. Khatian Nos. 613, 658, 1382, 1397, 2046, 2047, 2244 & 2245, (presently R.S. Khatian Nos. 2575, 2576, 2654 & 2655) L.R. Khatian Nos. 1516, 2338, 943 & 2613 within the local limits of Ward No. 6 of North Dum Dum Municipality having Holding No. 162(533/1), Ghanashyam Banerjee Road, Police Station-Nimta, Kolkata-700049 within the jurisdiction A.D.S.R. at Belgharia in the District of North 24 Parganas and the same is butted and bounded as follows:-

- ON THE NORTH BY** : Property of Dipak Majumder & Devi Paul;
ON THE SOUTH BY :Partly 22'-00" wide Ghanashyam Banerjee Road & partly building of Shyamal Roy & Ratan Dey;
ON THE EAST BY : Municipality High drain &
ON THE WEST BY : 12'-00" wide Municipal Road.

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THE SCHEDULE "B" ABOVE REFERRED TO**(REFERRED TO ABOVE AS OWNERS' ALLOCATION)**

ALL THAT piece and parcel of the Entire Ground Floor of Block 2 amongst five G+4 Storied Building with cemented Floor/Separate Bath and privy in full finished condition and amenities alongwith the common areas and space appertaining thereto together with the proportionate share of land of the said property.

THE SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

Developer shall be entitled to get the rest of the total constructed area of the said Project after handing over the Owner's allocation (mentioned in the B Schedule) which is termed as "**DEVELOPERS' ALLOCATION**"

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IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seal in this 28th day of April 2023 first above – written.

SIGNED, SEALED AND DELIVERED
at KOLKATA by OWNER

In the presence of :-

1. Depasan Dm
P-2311, V. Saran
12/1-68

Jyothankar Roy

SIGNATURE OF EXECUTANTS

**We agree to act as the Constitute Attorney
as per this Development Power of Attorney**

E N SUIT REALTORS

Partner.....*Comtanu Nar*.....

Partner.....*Asimkumar Das*.....

2. Madhu Mukherjee
S/o Lt. M. A. Mukherjee
128 M. Nagar Belgaria
Kad- 83

SIGNATURE OF ATTORNEY

Drafted by :-

Amitabha Ray
Advocate
Alipore Judges' Court
Kolkata-27

WB/236/1984

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name JYOTHANKAR ROY

Signature Jyothankar Roy

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name KRISHNENDU BASU

Signature Krishnendu Basu

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name GAUTAM KAR

Signature Gautam Kar



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240032323478

GRN Details

GRN:	192023240032323478	Payment Mode:	SBI Epay
GRN Date:	28/04/2023 00:07:18	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2239093220235	BRN Date:	28/04/2023 00:07:43
Gateway Ref ID:	4663397386	Method:	Indian Bank NB
GRIPS Payment ID:	280420232003232346	Payment Init. Date:	28/04/2023 00:07:18
Payment Status:	Successful	Payment Ref. No:	2001001048/1/2023
			[Query No*/Query Year]

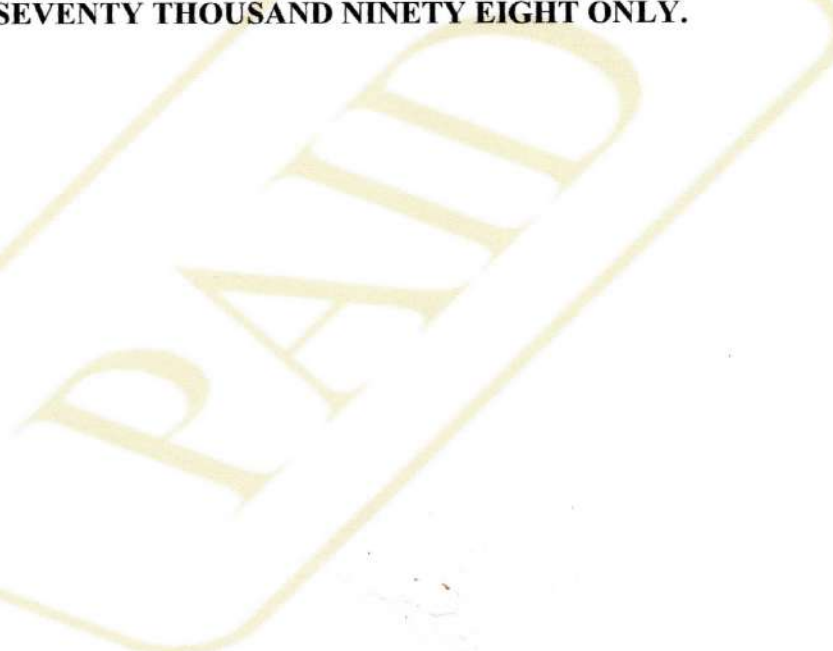
Depositor Details

Depositor's Name:	Mr GAUTAM KAR
Address:	BELGHARIA
Mobile:	8777713980
Period From (dd/mm/yyyy):	28/04/2023
Period To (dd/mm/yyyy):	28/04/2023
Payment Ref ID:	2001001048/1/2023
Dept Ref ID/DRN:	2001001048/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001001048/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	70070
2	2001001048/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	70098

IN WORDS: SEVENTY THOUSAND NINETY EIGHT ONLY.



Major Information of the Deed

Deed No :	I-1526-01793/2023	Date of Registration	28/04/2023
Query No / Year	1526-2001001048/2023	Office where deed is registered	
Query Date	20/04/2023 10:34:19 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	R PAUL Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8777270868, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10/-	Rs. 3,89,66,474/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Ghanashyam Banerjee Road, Mouza: Uttar Nimta, , Ward No: 006, Holding No:162 533/1 JI No: 2, Pin Code : 700049



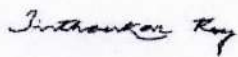
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-92 (RS :-92)	LR-1516	Bastu	Bastu	5 Katha	1/-	34,96,879/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-93 (RS :-93)	LR-1516	Bastu	Bastu	5 Katha	1/-	34,96,879/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L3	LR-95 (RS :-95)	LR-1516	Bastu	Bastu	5 Katha	1/-	34,96,879/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L4	LR-96 (RS :-)	LR-1397	Bastu	Bastu	5 Katha	1/-	34,96,879/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L5	LR-97 (RS :-)	LR-2046	Bastu	Bastu	5 Katha	1/-	34,96,879/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L6	LR-98 (RS :-)	LR-1516	Bastu	Bastu	5 Katha	1/-	34,96,879/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L7	LR-99 (RS :-)	LR-2244	Bastu	Bastu	5 Katha	1/-	34,96,879/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,

L8	LR-100 (RS :-)	LR-943	Bastu	Bastu	2 Katha 8 Chatak	1/-	15,81,921/-	Width of Approach Road: 5 Ft., Adjacent to Metal Road,
L9	LR-100 (RS :-)	LR-2613	Bastu	Bastu	2 Katha 8 Chatak	1/-	15,81,921/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road,
L10	LR-101 (RS :-)	LR-2245	Bastu	Bastu	10 Katha 6 Chatak 19 Sq Ft	1/-	72,74,479/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			83.1623Dec	10 /-	349,16,474 /-	
		Grand Total :			83.1623Dec	10 /-	349,16,474 /-	

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, L4, L5, L6, L7, L8, L9, L10	15000 Sq Ft.	0/-	40,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 15000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		15000 sq ft	0 /-	40,50,000 /-	







Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TIRTHANKAR ROY Son of Late Bimal Roy Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office			
		28/04/2023	LTI 28/04/2023	28/04/2023
17/13, Ghanashyam Banerjee Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx9L, Aadhaar No: 96xxxxxxxxx6610, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EN SUIT REALTORS 27, B. N. Ghosal Road, City:- , P.O:- Belgharia, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KRISHNENDU BASU (Presentant) Son of Late Rathindra Chandra Basu Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office	Photo  Apr 28 2023 1:11PM	Finger Print  LTI 28/04/2023	Signature  28/04/2023
	27, B. N. Ghosal Road, City:- , P.O:- Belgharia, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5Q, Aadhaar No: 82xxxxxxxx8131 Status : Representative, Representative of : EN SUIT REALTORS (as Partner)			
2	Name Mr GAUTAM KAR Son of Late Bimal Chandra Kar Date of Execution - 28/04/2023, , Admitted by: Self, Date of Admission: 28/04/2023, Place of Admission of Execution: Office	Photo  Apr 28 2023 1:12PM	Finger Print  LTI 28/04/2023	Signature  28/04/2023
	52, Dr. S.P. Mukherjee Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4E, Aadhaar No: 97xxxxxxxx3455 Status : Representative, Representative of : EN SUIT REALTORS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Madhusudhan Mukherjee Son of Late M R Mukherjee 128, Nandannagar, City:- , P.O:- Nandannagar, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700083	 28/04/2023	 28/04/2023	 28/04/2023
Identifier Of Mr TIRTHANKAR ROY, Mr KRISHNENDU BASU, Mr GAUTAM KAR			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Ghanashyam Banerjee Road, Mouza: Uttar Nimta, , Ward No: 006, Holding No:162 533/1 JI No: 2, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 92, LR Khatian No:- 1516	Owner:প্রনতী রায়, Gurdian:অনিল রায়, Address:79 1 ঘনশ্যাম ব্যানার্জী রোড , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr TIRTHANKAR ROY
L2	LR Plot No:- 93, LR Khatian No:- 1516	Owner:প্রনতী রায়, Gurdian:অনিল রায়, Address:79 1 ঘনশ্যাম ব্যানার্জী রোড , Classification:বাস্তু, Area:0.05000000 Acre,	Mr TIRTHANKAR ROY
L3	LR Plot No:- 95, LR Khatian No:- 1516	Owner:প্রনতী রায়, Gurdian:অনিল রায়, Address:79 1 ঘনশ্যাম ব্যানার্জী রোড , Classification:শালি, Area:0.03000000 Acre,	Mr TIRTHANKAR ROY
L4	LR Plot No:- 96, LR Khatian No:- 1397		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 97, LR Khatian No:- 2046		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 98, LR Khatian No:- 1516	Owner:প্রনতী রায়, Gurdian:অনিল রায়, Address:79 1 ঘনশ্যাম ব্যানার্জী রোড , Classification:শালি, Area:0.10000000 Acre,	Mr TIRTHANKAR ROY
L7	LR Plot No:- 99, LR Khatian No:- 2244		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 100, LR Khatian No:- 943	Owner:তিখঙ্করক রায়, Gurdian:বিমল , Address:নিজ , Classification:শালি, Area:0.17000000 Acre,	Mr TIRTHANKAR ROY
L9	LR Plot No:- 100, LR Khatian No:- 2613	Owner:শুভঙ্কর রায়, Gurdian:বিমল , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mr TIRTHANKAR ROY
L10	LR Plot No:- 101, LR Khatian No:- 2245		Seller is not the recorded Owner as per Applicant.

On 28-04-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:20 hrs on 28-04-2023, at the Office of the A.D.S.R. Belghoria by Mr KRISHNENDU BASU ,.

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 3,89,66,474/-

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

Execution is admitted on 28/04/2023 by Mr TIRTHANKAR ROY, Son of Late Bimal Roy, 17/13, Ghanashyam Banerjee Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Indetified by Mr Madhusudhan Mukherjee, , Son of Late M R Mukherjee, 128, Nandannagar, P.O: Nandannagar, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

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

Execution is admitted on 28-04-2023 by Mr KRISHNENDU BASU, Partner, EN SUIT REALTORS (Partnership Firm), 27, B. N. Ghosal Road, City:- , P.O:- Belgharia, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Madhusudhan Mukherjee, , Son of Late M R Mukherjee, 128, Nandannagar, P.O: Nandannagar, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

Execution is admitted on 28-04-2023 by Mr GAUTAM KAR, Partner, EN SUIT REALTORS (Partnership Firm), 27, B. N. Ghosal Road, City:- , P.O:- Belgharia, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Madhusudhan Mukherjee, , Son of Late M R Mukherjee, 128, Nandannagar, P.O: Nandannagar, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2023 12:07AM with Govt. Ref. No: 192023240032323478 on 28-04-2023, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 2239093220235 on 28-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,070/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 9398, Amount: Rs.5,000.00/-, Date of Purchase: 20/04/2023, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2023 12:07AM with Govt. Ref. No: 192023240032323478 on 28-04-2023, Amount Rs: 70,070/-, Bank: SBI EPay (SBlePay), Ref. No. 2239093220235 on 28-04-2023, Head of Account 0030-02-103-003-02

Sou

Sougata Das

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 48873 to 48900

being No 152601793 for the year 2023.



Digitally signed by SOUGATA DAS
Date: 2023.04.28 14:34:31 +05:30
Reason: Digital Signing of Deed.

SouGata Das

(Sougata Das) 2023/04/28 02:34:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)
