

15200/23

F-14555/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 762346

21/9/2023
S.M. 8/2407217/23

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

District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY

21.09.23

KNOW ALL MEN BY THESE PRESENTS We, (1) **SMT. BIJOYA DUTTA ROY**, (PAN AXSPD4004G) (Aadhaar - 5150 0835 0137), wife of Late Debabrata Dutta Roy, residing at 6/2R, Naktala Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District South 24 Parganas, (2) **SMT. SHARMISTHA BISWAS**, (PAN - AZOPB2534K) (Aadhaar - 6726 7687 1254), wife of Sri Ashok Biswas and daughter of late Debabrata Dutta Roy, residing at 37/9, Ibrahimpur Road, Jadavpur University, Post Office - Jadavpur University; Police Station - Jadavpur, Kolkata - 700032, District South 24 - Parganas and (3)

26750

28 AUG 2023

No.....Rs.Date.....

Name:-B. C. LAHIRI

Advocate

Address:-Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor

[Handwritten signature]

AP 183346



*Basu der Paul.
S/o Late D. C. Paul.
43/2 Jheel Road.
Santoshpur, Kol-75*

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 SEP 2023

SMT. SUPARNA MAJHI, (PAN – ESVPM8462D) (Aadhaar – 2013 2329 0033), wife of Sri Chandro Sekhar Majhi and daughter of Late Debabrata Dutta Roy, residing at Ashramachhaka, Sarbodaya Nagar, Post Office – Puri, Police Station - Puri, Puri – 2, PURI(M), District – Puri, Odisha – 752002, by occupation – Housewife, all by faith – Hindu, by occupation – Housewife, by Nationality – Indian, hereinafter called and referred to as the **PRINCIPALS/OWNERS**, do hereby **SEND GREETINGS:**

Jyeshthan Kanakar.

WHEREAS by a registered Deed of Former Exchange in between Bhusar Ch. Chowdhury & Kazi Abdul Molleh dated 16/08/1952. The further transfer dated 5th day of May, 1964 was between Dipak Kumar Choudhury, of the One Part and Smt. Mira Mukherjee, of the Other Part duly registered in the office of the Sub-Registrar at Alipore, District 24 – Parganas now District South 24 – Parganas and recorded in Book No. I, Volume No. 61, Pages 239 to 250, Being No. 3393, for the year 1964.

AND WHEREAS by an Agreement made between the said Smt. Mira Mukherjee of the One Part and Debabrata Dutta Roy (since deceased) as the purchaser of the Other Part dated 21st day of November, 1976 the said Smt. Mira Mukherjee agreed to sale and the said Debabrata

Dutta Roy (since deceased) agreed to purchase free from all encumbrances a plot of land measuring an area of 02 Cottahs, 11 Chittacks & 42 Square Feet more or less, together with tile shed structure thereon, being Scheme Plot No. 5, lying and situated at Mouza - Naktala, J.L. No. 32, comprised a Portion of C.S. Dag No. 22, appertaining to Khatian No. 38, within the limits of the Calcutta Municipal Corporation now Kolkata Municipal Corporation, at and being Premises No. 6/2R, Naktala Road, under Police Station - Sadar Tollygunge then Jadavpur now Netaji Nagar, in the District 24 - Parganas now District South 24 - Parganas, for the consideration mentioned thereon.

AND WHEREAS in terms of the aforesaid agreement the said Debabrata Dutta Roy (since deceased) has paid entire consideration to said Smt. Mira Mukherjee (the vendor therein) and requested her to transfer the aforesaid plot of land by execute a registered Deed of Conveyance, said Smt. Mira Mukherjee (the vendor therein), agreed to the transfer the aforesaid plot of land, in favour of said Debabrata Dutta Roy (since deceased).

AND WHEREAS in performance of the said agreement said Smt. Mira Mukherjee (the vendor therein) ready and willing to execute and

register the sale deed and/or deed of conveyance in favour of Debabrata Dutta Roy (since deceased) accordingly after necessary permission from the competent authority under section 26 of the Urban Land (Ceiling & Regulation) Act and Rules 1976 has been obtained by the said Smt. Mira Mukherjee (the vendor therein).

AND WHEREAS accordingly the said Smt. Mira Mukherjee (the vendor therein), by virtue of registered Deed of Conveyance dated 14th day of February, 1977 sold, transferred and conveyed the said plot of land measuring an area of 02 Cottahs, 11 Chittacks & 42 Square Feet more or less, together with tile shed structure thereon, being Scheme Plot No. 5, lying and situated at Mouza - Naktala, J.L. No. 32, comprised a Portion of C.S. Dag No. 22, appertaining to Khatian No. 38, within the limits of the Calcutta Municipal Corporation now Kolkata Municipal Corporation, at and being Premises No. 6/2R, Naktala Road, under Police Station - Sadar Tollygunge then Jadavpur now Netaji Nagar, in the District 24 - Parganas now District South 24 - Parganas, unto and in favour of Debabrata Dutta Roy (since deceased), which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 29 Pages 75 to 83, Being No. 403, for the year 1977 for the consideration mentioned therein and delivery the peaceful

Khas possession in favour of the said Debabrata Dutta Roy (since deceased) forever.

AND WHEREAS after the aforesaid registered Deed of Conveyance, the said Debabrata Dutta Roy (since deceased), became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of 02 Cottahs, 11 Chittacks & 42 Square Feet more or less, together with tile shed structure thereon, being Scheme Plot No. 5, lying and situated at Mouza – Naktala, J.L. No. 32, comprised a Portion of C.S. Dag No. 22, appertaining to Khatian No. 38, within the limits of the Calcutta Municipal Corporation now Kolkata Municipal Corporation, at and being Premises No. 6/2R, Naktala Road, under Police Station – Sadar Tollygunge then Jadavpur now Netaji Nagar, in the District 24 – Parganas now District South 24 – Parganas and enjoying the absolute right, title and interest and possessed over the said plot of land, hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described and mentioned in the **SCHEDULE** hereunder written, free from all encumbrances.

AND WHEREAS while having peaceful seized, possessed, enjoyment and in possession of the said property aforesaid Debabrata Dutta Roy (since deceased) mutated his name in the assessment records of the

then Calcutta Municipal Corporation now Kolkata Municipal Corporation, subsequently the said Corporation have re-assessed his name as absolute sole owner in respect of the said property / numbered as Premises No. 6/2R, Naktala Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Calcutta now Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and exercising the same with all easement rights' thereto by paying usual rents and taxes to the Appropriate Authority, under Assessee No. 211000600573, without delay of default, hereinafter for the sake of brevity referred to as the "**said Premises**" more fully and particularly mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS since then the said Debabrata Dutta Roy (since deceased) has been well sufficiently entitled of **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs, **11** Chittacks & **42** Square Feet more or less, together with 100 Square Feet of tile shed structure thereon, being Scheme Plot No. 5, lying and situated at Mouza – Naktala, J.L. No. 32, comprised a Portion of C.S. Dag No. 22, appertaining to Khatian No. 38, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 6/2R, Naktala Road,

under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and enjoying all kind of ejmali right over the said property.

AND WHEREAS while having seized and possessed the aforesaid property said Debabrata Dutta Roy died intestate on 12/07/2023 leaving behind his surviving wife namely Smt. Bijoya Dutta Roy and two married daughters namely Smt. Sharmistha Biswas and Smt. Suparna Majhi as his legal heirs and successors who jointly inherited the aforesaid property, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Smt. Bijoya Dutta Roy, Smt. Sharmistha Biswas and Smt. Suparna Majhi, became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs, **11** Chittacks & **42** Square Feet more or less, together with 100 Square Feet of tile shed structure thereon, being Scheme Plot No. 5, lying and situated at Mouza – Naktala, J.L. No. 32, comprised a Portion of C.S. Dag No. 22, appertaining to Khatian No. 38, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 6/2R, Naktala Road, under Ward No. 100, Police Station – Jadavpur

now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS thus said Smt. Bijoya Dutta Roy, Smt. Sharmistha Biswas and Smt. Suparna Majhi (the Owners herein) thereto became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs, **11** Chittacks & **42** Square Feet more or less, together with 100 Square Feet of tile shed structure thereon, being Scheme Plot No. 5, lying and situated at Mouza – Naktala, J.L. No. 32, comprised a Portion of C.S. Dag No. 22, appertaining to Khatian No. 38, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 6/2R, Naktala Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, which is more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said Present Principals/Owners are desirous to construct an Ownership Flat system building on their said Premises more and fully described in **SCHEDULE** herein under through an efficient Developer/s who have sufficient resources to do so and coming to know the intention of the Owners/Principals, the Developer herein have proposed to the Owners/Principals to appoint him as Developer for such construction of a proposed G+3 Storied Building on the Scheduled land.

AND WHEREAS the Owners/Principals have agreed to allow the Developer namely **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, having its office at 33B, D.P.P. Road, (Plot No. 287, Ganguly Bagan Scheme), Post Office – Naktala, Police Station – Patuli now Netaji Nagar, Kolkata – 700047, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, (PAN – BPCPS8365G) (Aadhaar – 4598 7723 8685), son of Late Kamal Sarkar, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 287, Ganguly Bagan, Police Station – Patuli now Netaji Nagar, Kolkata – 700047, to develop the Scheduled land at its own costs on the terms and conditions mentioned herein below.

AND WHEREAS the Principals therein for the purpose of developing the said property entered and into a registered "**Development Agreement**" being Book No. I, being Deed No. 14551, for the year 2023 at D.S.R. III, at Alipore, with **M/S. JOYSHANKAR SARKAR**, a

Joyshankar Sarkar,

Proprietorship Firm, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, son of Late Kamal Sarkar, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THAT We, (1) **SMT. BIJOYA DUTTA ROY**, wife of Late Debabrata Dutta Roy, (2) **SMT. SHARMISTHA BISWAS**, wife of Sri Ashok Biswas and daughter of Late Debabrata Dutta Roy and (3) **SMT. SUPARNA MAJHI**, wife of Sri Chandna Sekhar Majhi and daughter of Late Debabrata Dutta Roy, DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, son of Late Kamal Sarkar, to be our true and lawful **ATTORNEY** and on our behalf and in our names to do and execute all or any of the following acts, deeds, things and matter, to represent the Principals, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-


1. To sign any application of Affidavits and affirm the same on behalf of the Principals herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principals herein with all

concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance. with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.

2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principals herein in respect of the Developer's Allocated Flats and Car Parking Spaces of the said proposed Building/s to be constructed by the same Attorneys and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement.
3. To negotiate with the intending Buyer/Purchasers of the Flats and Car Parking Spaces in respect of the Developer's Allocation of the said proposed building to be constructed by the Attorneys on behalf of the Principals at the said premises, save and except the Owner's Allocated Portion.

4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, D.S.R. at Alipore, South 24 - Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's Allocation at the said premises on behalf of the Principals, save and except the Owner's Allocation.
5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principals and to protect the right, title and interest of the Principals in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of G+3 storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any other competent Authorities in connection of sanctioning of plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for

construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.

9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
 10. To accept notice and service of papers for and on behalf of the Principals from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
 11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principals.
 12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principals.
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13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation/ Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys excluding compensation of any nature from requisition and/or acquisition authorities only in the name of the Principals.
14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorney as Developer.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principals for Developers' Allocation only.
16. To enter into any Agreements for the proposed Flats and other covered area and to receive advance/earnest money/consideration money/security deposit/ vide Account Payee Cheques in the name of the Developer in respect of the said Developer's Allocation spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principals in the land and to handover the copies of the relevant Documents in regard to 'title of the Principals to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owners' Allocation.

17. For all and any of the purposes herein before stated to appear and represent the Principals before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Development Power of Attorney.
18. To appear and represent the Principals before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority/Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorney in any manner concerning the Agreement/Conveyance in the said premises.
19. To apply and sign the sanction plan of the proposed building and to revise such plan, being right to sign on such plan and prepare any other document relating to Kolkata Municipal Corporation building sanction department.

AND the Principals hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorney or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such confirmations and other works till the completion of the

whole deal as per the terms of the aforesaid registered "**Development Agreement**". This Development Power of Attorney can revoke at any time, without any consent of Attorney.

SCHEDULE OF LAND

ALL THAT piece and parcel of Bastu land measuring an area of **02** Cottahs, **11** Chittacks & **42** Square Feet more or less, together with 100 Square Feet of tile shed structure thereon, being Scheme Plot No. 5, lying and situated at Mouza - Naktala, J.L. No. 32, comprised a Portion of C.S. Dag No. 22, appertaining to Khatian No. 38, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 6/2R, Naktala Road, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 211000600573, along with all easement and other appertaining right thereto, is butted and bounded on the said Property in the following manner:

ON THE NORTH	:	By Part of C.S. Dag No. 22;
ON THE SOUTH	:	By 16' Feet Wide Road;
ON THE EAST	:	By Land of Plot No. 4;
ON THE WEST	:	By Land of Plot No. 6.



IN WITNESS WHEREOF we the Principals, do hereto and hereunto set and subscribed our respective hands on this 21st day of September, in the year Two Thousand Twenty Three (2023).

SIGNED, SEALED AND DELIVERED

By the Principals at Kolkata.

In presence of:

WITNESSES

01) Sujay Senkan Dutta
37/53, Nakdala Road
KOL-47.

02) Basu Sen Paul.
42/2 Jheel Road.
Santoshpur. Vol. 75

3) Dr. Prins
37/19 IBRAHIMPUR
ROAD KOLKATA. 32

Bijoya Dutta Roy
Sharmistha Bishwal

Suparna Majhi

**SIGNATURE OF THE
PRINCIPALS/OWNERS**

JOYSHANKAR SARKAR

Jayshankar Sarkar.

Proprietor

**SIGNATURE OF THE
ATTORNEY**

Drafted by me:

Debasan De

Adv.
F-17726/03

Printed In:

PRINT ZONE

Alipore Police Court,
Kolkata - 700027

S. Ahmed
Sarfaraz Ahmed



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...BIJOYA DUTTA ROY.

Signature *Bijoya Dutta Roy*



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SHARMISHTA BISWAS.

Signature *Sharmishta Biswas*



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...SUPARNA MAJHI.

Signature *Suparna Majhi*



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...JOYSHANKAR SARKAR.

Signature *Joyshankar Sarkar*



8035 3737 7879

ভারত সরকার

Indian Identification Authority of India
সংস্করণ: ১.০

জন্ম তারিখ: ০৪/১১/১৯৬৭
Enrollment No.: 152804443910201

To
শ্রী শ্রী শ্রী
Basu Dew Paul
S/O: Late Dhruen Paul
P. S - Garfa
43/2, Jhill Road
Santoshpur
Kolkata Santoshpur
West Bengal - 700075
7044322146
Generation Date: 19/02/2017



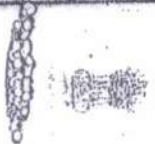
আপনার আধার সংখ্যা / Your Aadhaar No.:
8035 3737 7879
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

শ্রী শ্রী শ্রী
Basu Dew Paul
S/O: Late Dhruen Paul
P. S - Garfa
43/2, Jhill Road
Santoshpur
West Bengal - 700075

8035 3737 7879



- আধার পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়
- পরিচয় প্রমাণ অনলাইন আধিকার বহা নাও বন্ধন
- এটা এক ইলেকট্রনিক্স প্রক্রিয়া উন্নীত

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.
- কার্যকর মাত্রা দেশে মাত্র।
- আধার ভিত্তিক পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়।
- আধার পরিচয় প্রমাণ অনলাইন আধিকার বহা নাও বন্ধন।
- আধার হল ইলেকট্রনিক্স প্রক্রিয়া উন্নীত।
- আধার হল ইলেকট্রনিক্স প্রক্রিয়া উন্নীত।
- Aadhaar will be helpful in availing Government and Non-Government services in future



ভারত সরকার
Indian Identification Authority of India

ঠিকানা:
স/ও: লেট ধ্রুয়ন পল, ৪৩/২, গিলা রোড, পি.সি. - গারফা
জিলা রোড, পি.সি. - গারফা
সন্তোশপুর, কলকাতা
৭০০০৭৫

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Major Information of the Deed

Deed No :	I-1603-14555/2023	Date of Registration	21/09/2023
Query No / Year	1603-8002407217/2023	Office where deed is registered	
Query Date	21/09/2023 11:10:57 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BASUDEV PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9123358303, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 44,74,575/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160314551/2023 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: Naktala Road, , Premises No: 6/2R, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 11 Chatak 42 Sq Ft	1/-	44,48,250/-	Width of Approach Road: 16 Ft. , , Project Name :
Grand Total :				4.5306Dec	1 /-	44,48,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	26,325 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs BIJOYA DUTTA ROY Wife of Late Debabrata Dutta Roy Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 LTI 21/09/2023	Signature  21/09/2023
6/2R, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx4g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				
2	Name Mrs SHARMISTHA BISWAS Wife of Mr Ashok Biswas Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 LTI 21/09/2023	Signature  21/09/2023
37/9, Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: azxxxxxx4k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				
3	Name Mrs SUPARNA MAJHI Wife of Mr Chandra Sekhar Majhi Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	 21/09/2023	 LTI 21/09/2023	Signature  21/09/2023
Ashramachhaka, Sarbodaya Nagar,, City:- , P.O:- Puri, P.S:-PIPILI, District:-Puri, Orissa, India, PIN:- 752002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: esxxxxx2d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S JOYSHANKAR SARKAR 33B, D.P.P. Road (Plot No. 287, Ganguly Bagan Scheme), City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: BPxxxxxx5G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	Name Photo Finger Print Signature								
1	<table border="1"> <tr> <td> Mr JOYSHANKAR SARKAR (Presentant) Son of Late Kamal Sarkar Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td> Sep 21 2023 12:45PM </td> <td> LTI 21/09/2023 </td> <td> 21/09/2023 </td> <td></td> </tr> </table> <p>287, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bpxxxxxx5g,Aadhaar No Not Provided Status : Representative, Representative of : M S JOYSHANKAR SARKAR (as Proprietor)</p>	Mr JOYSHANKAR SARKAR (Presentant) Son of Late Kamal Sarkar Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office				Sep 21 2023 12:45PM	LTI 21/09/2023	21/09/2023	
Mr JOYSHANKAR SARKAR (Presentant) Son of Late Kamal Sarkar Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office									
Sep 21 2023 12:45PM	LTI 21/09/2023	21/09/2023							

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BASUDEV PAL Son of Late D C PAL 43/2, JHEEL ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	21/09/2023	21/09/2023	21/09/2023
Identifier Of Mrs BIJOYA DUTTA ROY, Mrs SHARMISTHA BISWAS, Mrs SUPARNA MAJHI, Mr JOYSHANKAR SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs BIJOYA DUTTA ROY	M S JOYSHANKAR SARKAR-1.51021 Dec
2	Mrs SHARMISTHA BISWAS	M S JOYSHANKAR SARKAR-1.51021 Dec
3	Mrs SUPARNA MAJHI	M S JOYSHANKAR SARKAR-1.51021 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs BIJOYA DUTTA ROY	M S JOYSHANKAR SARKAR-33.33333300 Sq Ft
2	Mrs SHARMISTHA BISWAS	M S JOYSHANKAR SARKAR-33.33333300 Sq Ft
3	Mrs SUPARNA MAJHI	M S JOYSHANKAR SARKAR-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160314555 / 2023

On 21-09-2023

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 11:12 hrs on 21-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr JOYSHANKAR SARKAR .

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 44,74,575/-

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

Execution is admitted on 21/09/2023 by 1. Mrs BIJOYA DUTTA ROY, Wife of Late Debabrata Dutta Roy, 6/2R, Naktala Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mrs SHARMISTHA BISWAS, Wife of Mr Ashok Biswas, 37/9, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. Mrs SUPARNA MAJHI, Wife of Mr Chandra Sekhar Majhi, Ashramachhaka, Sarbodaya Nagar,, P.O: Puri, Thana: PIPILI, , Puri, ORISSA, India, PIN - 752002, by caste Hindu, by Profession House wife

Indetified by Mr BASUDEV PAL, , Son of Late D C PAL, 43/2, JHEEL ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 21-09-2023 by Mr JOYSHANKAR SARKAR, Proprietor, M S JOYSHANKAR SARKAR, 33B, D.P.P. Road (Plot No. 287, Ganguly Bagan Scheme), City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr BASUDEV PAL, , Son of Late D C PAL, 43/2, JHEEL ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26750, Amount: Rs.100.00/-, Date of Purchase: 28/08/2023, Vendor name: Subhankar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 392688 to 392713
being No 160314555 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.09.22 12:24:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.