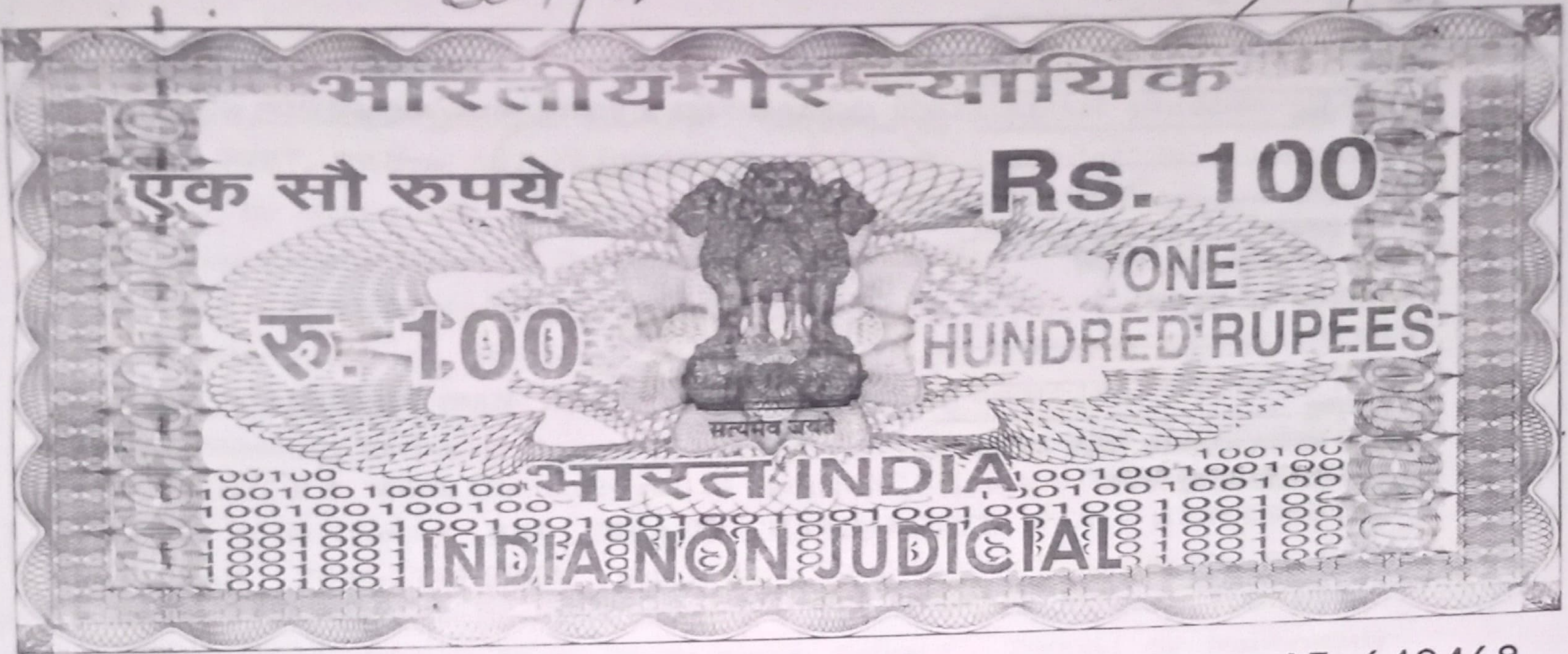


6001/22

I-5741/2022



AE 642469

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

28/09/22
1-55 pm

8-294/321/22

certified that the document in accordance
to registration. The signature sheet
and endorsement sheets attached to
the document are the part of the
document

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

28 SEP 2022

8-294/321/22

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY made on this 28th day of September 2022 A.D.

8962

ক্রমিক নং.....

সন..... 2022

তারিখ..... 26/09/2022

ক্রোতার নাম.....

সাকিন.....

স্ট্যাম্প মূল্য.....

স্ট্যাম্প ভেতার.....

হাবড়া, এ,ডি,এস,আর, অফিস

জেলা-উত্তর ২৪ পরগণা

টি,ডি, নং.....

ক্রয়ের তাং.....

মোট মূল্য.....

ট্রেজারী অফিস বারাসাত, উত্তর ২৪ পরগণা

স্ট্যাম্প ভেতার-জয়ন্ত বিশ্বাস

স্বাক্ষরিত হইল
স্বাক্ষরিত হইল

07 SEP 2022

180000



Handwritten signature

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

28 SEP 2022

BY THIS POWER OF ATTORNEY I, GAURANGO TALUKDAR (Aadhar - 9226 3012 3987, PAN - ACDPT3472G) Son of Sasti Talukdar, by Nationality Indian, by faith Hindu, residing at Sailendra Nath Roy Chowdhury Sarani (Nityalal Kundu Lane), P.O. Birati P.S. Nimta, Dist. North 24 Parganas, Kolkata - 700051 presently residing at Amla Tola, Kathihar, Bihar - 854105 do hereby nominate, constitute and appoint "**M/S. SWAPNO DEVELOPERS PRIVATE LIMITED**" (PAN- AARCS1775L) a Company under the Companies Act, 1956, Presently having its Registered office at 1008, Madhusudan Banerjee Road, P.O. Birati, P.S. Nimta District North 24 Parganas, Kolkata - 700051 represented by one of its Director **SRI SURAJIT CHAKRABORTY (PAN - AFFPC9631M, AADHAR - 7635-1724-9928)**, son of Late Sunil Kumar Chakraborty, by faith Hindu, by occupation - Business, residing at 5/A, Khalishakota Pally, P.O. Birati, P.S. DumDum, District North 24 Parganas, Kolkata - 700051 by Nationality Indian, as my **CONSTITUTED ATTORNEY** in my name and on my behalf to make, perform and execute all or any of the several acts, deeds, power, authorities, matters and things as stated herein.

WHEREAS One Sailendra Nath Roy Chowdhury, since deceased, was sufficiently entitled to a plot of land measuring an area about 5 Cottahs more or less comprised in R.S. Dag No. 119, R.S. Khatian No. 345 and Modified Khatian No. 211 within Mouza Birati, J.L. No.7, Touzi No. 172, Re Su No. 139 Police Station - Nimta, North 24 Parganas, under the jurisdiction of the then A.D.S.R.O. Cossipore Dum Dum presently A.D.S.R. Belgharia under Ward No. 13 within local limits of North Dum Dum Municipality and the said land was recorded in the name of Kishan Chand in record of District Settlement.

AND WHEREAS after that said Kishan Chand went to other place leaving the possession of the property to said Sailendra Nath Roy Chowdhury and other co owners and then the possessors executed a 5 years Lease deed on 19.07.1953 in favour of one Murari Baidya.

AND WHEREAS while said Murari Baidya was in enjoyment of the leasehold property, he recorded his name in Revisional Settlement and after getting his name recorded in the Revisional Settlement, said Murari Baidya failed to

leave the property and handover the peaceful possessions to its actual owners even after expiry of stipulated term of 5 years.

AND WHEREAS after expiry of the Five years by way while said Murari Baidya denied to leave the premises, the owners had to approach the Ld. 3rd Munsiff Sealdah by filing Civil Case being No. 79 for the year 1958 and after having heard the parties, Ld. Civil Judge passed its Judgment in favour of the actual land Owners.

AND WHEREAS being aggrieved by and dissatisfied with the judgment passed by Ld. 3rd Munsiff, Sealdah said Murari Baidya preferred an Appeal before 6th Sub Judge, Alipore and the Appellate Court was pleased to uphold the Judgment passed by Ld. 3rd Munsiff, Sealdah and thereafter said Murari Baidya preferred Second Appeal before Hon'ble High Court at Calcutta vide Appeal No. 1400/1963 and Hon'ble High Court was also satisfied with the Judgement passed by the lower court and appellate court and affirmed the same and thereafter in lieu of the said Judgements the owners took possession of the suit property and by dint of a Registered Deed of Partition Deed being No. 1386 dated 25.02.1970 recorded in Book No. 1, Volume No. 25 imprinted in pages from 282 to 291 registered before A.D.S.R. Cossipore, DumDum, said Sailendra Nath Roy Chowdhury became owner in respect of the aforesaid property alongwith other lands.

AND WHEREAS while said Sailendra Nath Roy Chowdhury was in actual khas possession and enjoyment of the aforesaid landed property, he died intestate leaving behind his sons namely Barin Roy Chowdhury, Pratap Roy Chowdhury, Prasanta Roy Chowdhury, Pabitra Roy Chowdhury and Daughters namely Ranjana Roy Chowdhury, Kalpana Banerjee and his wife Juthika Roy Chowdhury as his legal heirs and successors who became joint owners and possessors in respect of the aforesaid land according to Hindu Law of Succession.

AND WHEREAS in course of joint ownership and enjoyment in respect of the scheduled land said Barin Roy Chowdhury, Pratap Roy Chowdhury, Prasanta Roy Chowdhury, Pabitra Roy Chowdhury, Ranjana Roy Chowdhury, Kalpana Banerjee and Juthika Roy Chowdhury transferred the scheduled land in favour of One Rina Dutta wife of Golap Chandra Dutta by

dint of Registered Saaf Bikroy Kobala Deed being No. 4003 dated 24.05.1973 recorded in Book No. 1 registered in the office of A.D.S.R. Cossipore, DumDum.

AND WHEREAS while said Rina Dutta was in actual khas possession and enjoyment of all that piece and parcel of land measuring an area about 5 Cottahs more or less comprised in R.S. Dag No. 119, R.S. Khatian No. 345 and Modified Khatian No. 211 within Mouza Birati, J.L. No.7, Touzi No. 172, Re Su No. 139 Police Station - Nimta, North 24 Parganas, under the jurisdiction of the then A.D.S.R.O. Cossipore Dum Dum presently A.D.S.R. Belgharia under Ward No. 13 within local limits of North Dum Dum Municipality, by constructing a residential pucca unit thereon, she transferred said piece and parcel of land in my favour by way of a registered Deed of Sale dated 20.01.2005 being Deed No. 00999 registered before the District Sub-Registrar, North 24 Parganas at Barasat.

AND WHEREAS by virtue of said Deed the I became actual owner and possessor in respect of total piece and parcel of land measuring about of land measuring an area about 5 Cottahs more or less comprised in R.S. Dag No. 119, R.S. Khatian No. 345 and Modified Khatian No. 211 within Mouza Birati, J.L. No.7, Touzi No. 172, Re Su No. 139 Police Station - Nimta, North 24 Parganas, under the jurisdiction of the then A.D.S.R.O. Cossipore Dum Dum presently A.D.S.R. Belgharia under Ward No. 13 within local limits of North Dum Dum Municipality, I have duly recorded my name before the concerned Municipality and acquired my Ownership recorded in respect of total land comprised in Municipal Holding Number 16(33) and at present I am in absolute possession and enjoyment in respect of a piece and parcel of land measuring about 5 Katha recorded in Municipal Holding No. 16(33) under Ward No. 13 within the Jurisdiction of North DumDum Municipality.

AND WHEREAS I am desirous to promote/develop the aforesaid piece and parcel of land but due to paucity of knowledge regarding promoting, I approached the Developer herein for construction of Multistoried building on the aforesaid plot of land (which briefly described in the schedule below) at his own cost strictly in accordance with the plan to be sanctioned by the

local North Dum Dum Municipality upon certain terms and conditions and the Developer agreed to accept the said proposal.

AND WHEREAS by a Registered Development Agreement being No. 152605919 registered in the Office of the A.D.S.R. Belgharia dated 28/09/2022 executed by and between me and the said Attorney, I have entrusted the said Attorney the schedule property for developing the same and after demolition of the existing structure to build a G+3 storied building with several dwelling units or flats, shop rooms, garages, etc. on ownership basis and I have given possession thereof to the said Attorney upon the terms and conditions as contained therein.

AND WHEREAS in the said Development Agreement being Deed No. 152605919 dated 28/09/2022 registered in the Office of A.D.S.R. Belgharia .I have agreed to execute a General Power of Attorney in favour of the Attorney in order to enable it to get the necessary building plans sanctioned by the appropriate authority and to do all other acts, deeds and things necessary in connection with the Development of the said schedule of property for the purpose of construction of proposed G+3 storied building scheme as contemplated in the said Development Agreement.

AND WHEREAS the said Attorney has requested me to execute the said Power of Attorney in his favour to do any or all acts, deeds and things relating to the said development works of the schedule of property for the construction of proposed G+3 storied building which I hereby do.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS :-

I do hereby appoint nominate and constitute, **"M/S. SWAPNO DEVELOPERS PRIVATE LIMITED (PAN- AARCS1775L)** a Company under the Companies Act, 1956, Presently having its Registered office at 1008, Madhusudan Banerjee Road, P.O. Birati, P.S. Nimta District North 24 Parganas, Kolkata - 700051 represented by one of its Director **SRI**

SURAJIT CHAKRABORTY (PAN - AFFPC9631M, AADHAR - 7635-1724-9928) , son of Late Sunil Kumar Chakraborty, by faith Hindu, by occupation - Business, residing at 5/A, Khalishakota Pally, P.O. Birati, P.S. DumDum, District North 24 Parganas, Kolkata - 700051 District North 24 Parganas by faith Hindu, by Nationality Indian, by occupation Business to be my true and lawful **ATTORNEY** to do, execute and perform all or any of the following acts, deeds, matters and things :-

1. To demolish the existing structure on the schedule of property for the development of the same and for the purpose of construction of the said G+3 storied building.
2. To prepare building plans for development of the schedule property and construction of the new G+3 storied building therein and to submit the same to the concerned municipal authority and/or any other authorities to get the building plan sanctioned.
3. To sign and execute all necessary papers and documents such as building plan, site plan, completion plan or any modified plan for obtaining permission or approval from the concerned authorities as maybe required for the development and construction of the said G+3 storied new building in accordance with the said Development Agreement.
4. To enter upon the said schedule of property with men and materials as may be required for the purpose of development works and for that purpose to demolish the existing building and structures standing thereon and erect new buildings, structures etc. as per the building plan to be sanctioned and to remove the debris and other materials of the demolished structure and dispose the same in the manner the attorney may think fit and proper.
5. To appoint engineer, architects, contractors, sub-contractors and surveyors as may be required and to supervise the development works in respect of the said new construction of the proposed G+3 storied

building on the schedule property in accordance with the building plan to be sanctioned and specification agreed to and/or sanctioned.

6. To apply for modifications of the building plans from time to time as may be required in relation to the construction of the said G+3 storied building on the said schedule of property.
7. To approach and apply to the concerned authorities for the purposes of obtaining the permission and other service connections including water and electricity etc. for carrying out and completing the development of the schedule property and construction of the proposed new building.
8. To make deposits the papers & documents, money etc. with the concerned Municipal authorities and any other authorities for the purpose of carrying out the development works and construction of the said new building on the schedule property and to claim refunds of such deposits and to give valid effectual receipts and discharge in my names and on my behalf in connection therewith.
9. To apply for and obtain occupation and completion certificate after completion of the said construction of the building on the said schedule property in respect of the said G+3 storied building or parts thereof from the concerned municipal authority.
10. To enter into agreement for sale or lease or any kind of transfer in respect of the Developer's allocation or any part thereof with such persons or intending purchasers on such terms and conditions as the said Attorney may think fit and proper but subject to the terms and conditions as laid down in the said Development Agreement being Deed No. ~~152605919~~ dated 28/07/2022 registered in the Office of A.D.S.R. Belgharia.
11. To apply for and obtain on my behalf Income Tax clearance certificate under Section 230A of the Income Tax Act, 1961 before the Income Tax Department for the purpose of registration of the Deed of Conveyance,

lease and/or other documents of transfer in respect of the said property, buildings, flats, shops and garage space that may be executed by the said attorney.

12. To sign all Building Plans, Site Plan, Occupancy Certificate, Revised Plans, any modifications and/or Alteration, deviation or any charge in the building map or Plan or any other related papers and documents for the purpose of submission of said Plan before the concerned Municipality for sanction of such Building plan.
13. To sell and dispose of all or any of the flats, shops, garages, spaces etc. from or within the Developer's Allocation as the said Attorney may think fit and proper and to do all such acts, deeds and things necessary in relation thereto.
14. To execute and sign from time to time any Agreements for Sale and Deed of Conveyances on ownership basis of such flats, shops, garages, office spaces etc. in respect of the said new constructed G+3 storied building but in relation to the Developer's Allocation only or any portion thereof except the owner's allocation and present the agreements, deeds and documents for registration before the concerned Registrar Offices and admit the execution of such deeds and documents before the appropriate registration authority and to receive earnest money and/or consideration money from the intending purchasers and to issue valid receipts in respect thereof.
15. To insure the said property, building, fittings and fixtures against damages, fire, riots, floods earthquakes, bomb blasts, malicious damages or destruction and against other risks as the said Attorney may think sufficient to protect the interests of all concerned therein.
16. To ask for, receive and recover from all the purchasers of flats, garages office spaces, shops etc. on ownership basis and other occupiers in respect of Developer's Allocation whatsoever all rents, charges, profits, emoluments,, service charges other charges and earnest money and/or

consideration money now due or owing and payable at anytime hereafter to become due, owing and payable in respect of the said schedule property, building, flats, garages, shops, spaces etc. in any manner whatsoever and also on non-payment thereof and to enter upon and restrain and/or take legal steps for the recovery thereof as the said Attorney may think fit in respect of the Developer's allocation.

17. To accept any service or writ or summons or other process for me and/or in my name and to appear in any court or authority by the said Attorney on my behalf and to commence any action and legal proceedings in any court or before any authority and to settle, compromise or refer any dispute to arbitration as the said Attorney may think fit and proper and for such purpose to appoint any advocate, solicitor in our names or in the name of the said Attorney and pay all the costs, expenses, fees and other outgoings in respect thereof.
18. GENERALLY to do and perform all or any acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained as fully and effectually as I could in person do.
19. I, hereby declare that this Power of Attorney is given in favour of the said Attorney for the purposes of Development of the said scheduled property as mentioned hereunder and construction of the said new (G+3) storied building including the owner's allocation of the said (G+3) storied building and sale or disposal of Developer's Allocation only except owner's allocation and for such other acts and things, as mentioned herein and I agree to ratify and confirm whatsoever the said Attorney shall do in the schedule property by virtue of these presents and/or power of Attorney.
20. AND I hereby undertake and agree to ratify and confirm any or all acts, deeds and things whatever and which ever my said Attorney shall bonafide and lawfully do, perform and execute or cause to be done,

performed and executed on my behalf in connection with the development of the below schedule property and sale of the Developer's allocation except the owner's allocation by virtue of these PRESENTS shall be construed as the acts, deeds and things done by me to all purposes as if I was personally present.

21. I hereby also declare that the power and authorities hereby granted and conferred to the Attorney shall remain in force till the said scheduled property is fully and properly developed as per the terms and condition of the said Development agreement dated 28/09/2022, the concerned rules and regulations and the allotment of owner's allocation and developer's allocation only except owner's allocation and the sale, transfer or dispose by way of Deed of Conveyance or Deed of lease etc. of the Developer's allocation in favour of the ultimate transferee or allottee or occupier subject in the delivery of the possession of the owner's allocation in good & habitual condition as per the said Development Agreement dated 28/09/2022

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area about 5 Cottahs ^{500 sqft R.C.C. structure} more or less comprised in R.S. Dag No. 119, R.S. Khatian No. 345 and Modified Khatian No. 211 within Mouza Birati, J.L. No.7, Touzi No. 172, Re Su No. 139 Police Station - Nimta, North 24 Parganas, under the jurisdiction of the then A.D.S.R.O. Cossipore Dum Dum presently A.D.S.R. Belgharia under Ward No. 13 within local limits of North Dum Dum Municipality having Municipal Holding No. 16(33) S. N. Roy Chowdhury Sarani.

The property butted and bounded by :-

On the North : Plot No.4.
On the South : 12 Ft wide Road
On the East : Plot No.5.
On the West : Dag No. 120 & 121.

Pranil Chakrabarty, Gaurang Talukdar.

IN WITNESS WHEREOF the constituted Attorney and the Principal/owner/executrix owners, having understood the contents hereof have set and subscribed their respective hands and seals hereunto in sound state of mind and without any provocation from others on the day month and year first above written.

**SIGNED, SEALED & DELIVERED
IN PRESENCE OF:
WITNESSES:**

- ✓ 1. Sima Talukdar.
54/1, S.N. ROY CHOWDHURY SARANI
BIRATI, KOLKATA-700051
2. Souvi Roy Chowdhury
S/ Shibu Roy Chowdhury
3/103 Mahatati Nagar
Birati - KOL - 700051

Gausanjo Talukdar

**SIGNATURE OF THE
PRINCIPAL/EXECUTANT
SWAPNO DEVELOPERS PRIVATE LIMITED**

Srijit Chakrabarty

**Director
SIGNATURE OF THE CONSTITUTED
ATTORNEY**

Attested by

Gausanjo Talukdar

**SIGNATURE OF THE
PRINCIPAL/EXECUTANT**

DRAFTED AND PREPARED BY











Nilanjan Das

NILANJAN DAS
Advocate
District Judge's Court
Barasat, North 24 Pgs
Enr. No. F/2213/1898/2011
Mob. :- 8910313003

NILANJAN DAS
Advocate
District Judge's Court
Barasat, North 24 Pgs
Enr. No. F/2213/1898/2011
Mob. :- 8910313003

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











(1) Name : SURAJIT CHAKRABORTY

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Surajit Chakraborty
Signature of the Presentant

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

(2) Name : GAURANGIO TALUKDAR

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Gaurangio Talukdar
Signature of the Presentant

All the above fingerprin's are of the above named person and attested by the said person.

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

Major Information of the Deed

Deed No :	I-1526-05941/2022	Date of Registration	28/09/2022
Query No / Year	1526-8002941321/2022	Office where deed is registered	
Query Date	28/09/2022 7:05:57 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	SURAJIT CHAKRABORTY 5/A KHALISA KOTA PALLY, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9674285149, Status : Solicitor firm		
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. 43,87,504/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152605919/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



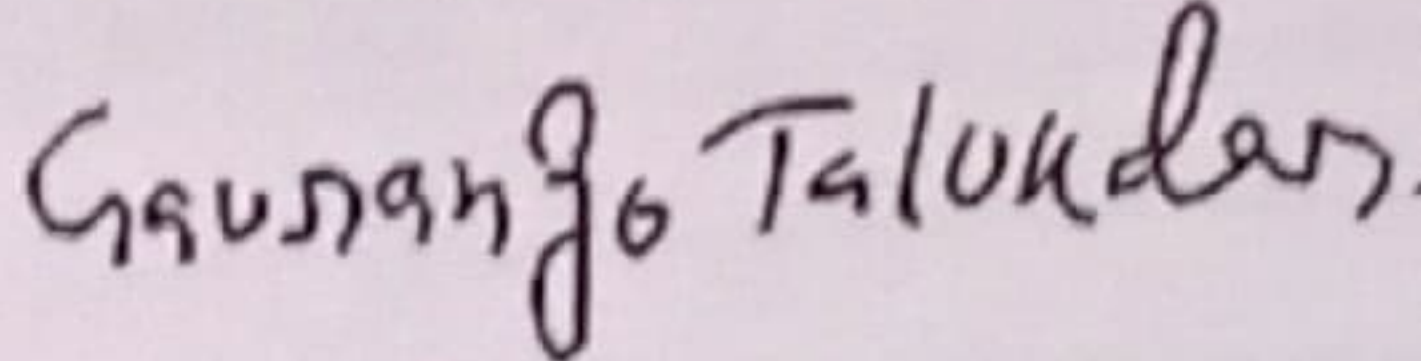
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.N. Roy Chowdhury Road, Mouza: Birati, , Ward No: 13 Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-119	RS-211	Bastu	Bastu	5 Katha	1/-	40,50,004/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					8.25Dec	1 /-	40,50,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	



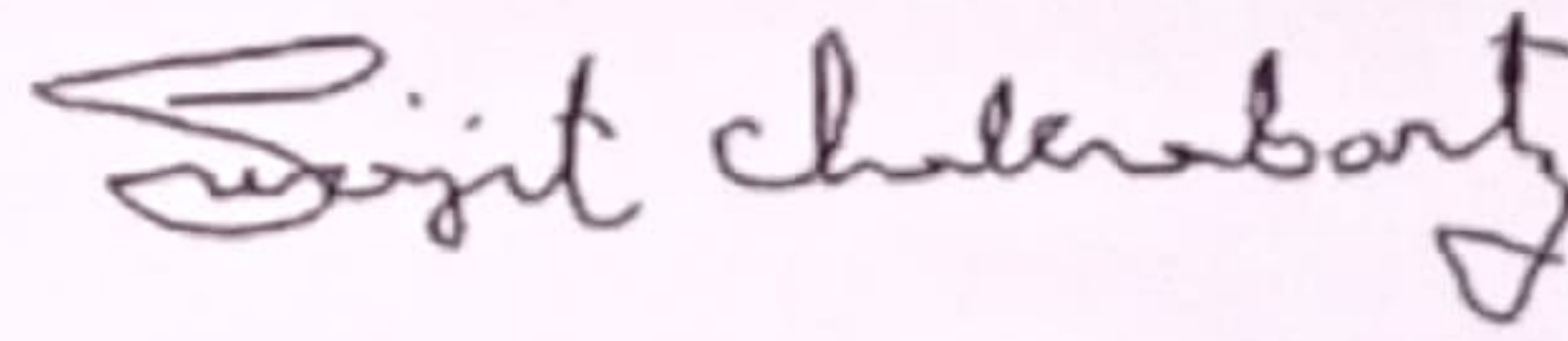
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gaurango Talukdar (Presentant) Son of Mr Sasti Talukdar Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	 28/09/2022	 LTI 28/09/2022	 28/09/2022
S N Roy Chowdhury Sarani, City:- , P.O:- Birati, P.S:-Nimta, District:-North24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx2g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Swapno Developers Private Limited 1008 M B Road, City:- , P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, PAN No.:: aaxxxxxx5l,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Surajit Chakraborty Son of Late Sunil Kumar Chakraborty Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 7:43PM	 LTI 28/09/2022	 28/09/2022
5/a Khalisa Kota Pally, City:- , P.O:- Birati, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx1m,Aadhaar No Not Provided Status : Representative, Representative of : Swapno Developers Private Limited (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURI ROY CHOWDHURY Son of Mr SHIBU ROY CHOWDHURY 3/103 MAHAJATI NAGAR, City:- , P.O:- BIRATI, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700051			Souri Roy Chowdhury
	28/09/2022	28/09/2022	28/09/2022

Identifier Of Mr Gaurango Talukdar, Mr Surajit Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Gaurango Talukdar	Swapno Developers Private Limited-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Gaurango Talukdar	Swapno Developers Private Limited-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.N. Roy Chowdhury Road, Mouza: Birati, , Ward No: 13 Pin Code : 700051

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 119, RS Khatian No:- 211		

On 28-09-2022

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

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

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

Presented for registration at 13:55 hrs on 28-09-2022, at the Office of the A.D.S.R. Belghoria by Mr Gaurango Talukdar ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,87,504/-

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

Execution is admitted on 28/09/2022 by Mr Gaurango Talukdar, Son of Mr Sasti Talukdar, S N Roy Chowdhury Sarani, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Business

Indetified by Mr SOURI ROY CHOWDHURY, , , Son of Mr SHIBU ROY CHOWDHURY, 3/103 MAHAJATI NAGAR, P.O BIRATI, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Service

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

Execution is admitted on 28-09-2022 by Mr Surajit Chakraborty, proprietor, Swapno Developers Private Limited, 1008 M B Road, City:- , P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Indetified by Mr SOURI ROY CHOWDHURY, , , Son of Mr SHIBU ROY CHOWDHURY, 3/103 MAHAJATI NAGAR, P.O BIRATI, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Service

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 21.00/-

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 4782, Amount: Rs.100.00/-, Date of Purchase: 23/09/2022, Vendor name: J BISWAS

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 1526-2022, Page from 183810 to 183828
being No 152605941 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.10.14 12:20:15 +05:30
Reason: Digital Signing of Deed.

Sou

(Sougata Das) 2022/10/14 12:20:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)