0 5211/23

5237/23

I-~~5237~~/2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL H 090850

17/4

B-906552

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

District Sub-Register-II
Alipore, South 24-Parganas

17 APR 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS WE, (1) **SRI GAUTAM GOSWAMI** (PAN ADWPG7561M) (Aadhaar No. 6349 1189 0323) son of Late Rabindra Nath Goswami, by faith - Hindu, by occupation - Business, by Nationality – Indian, residing at 11, Narayan Roy Road, Post Office – Barisha, Police Station – Thakurpukur, Kolkata – 700008, District : South 24-Parganas and **(2) SRI UDDIPTA MISRA** (PAN AHJPM7787J) (Aadhaar No. 4667 3077 6208), son of Narayan Chandra Misra, by religion - Hindu, by Nationality - Indian, by occupation - Business, residing at 2K, Bediadanga First Lane, Post Office - Tiljala, Police Station - Kasba, District - South 24-Parganas, Kolkata-700 039 hereinafter jointly called and referred to as the **PRINCIPALS SEND GREETINGS:**

WHEREAS we the principals namely, (1) Sri Gautam Goswami and (2) Sri Uddipta Misra are the joint owners and seized possessed of and/or well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring about 02 Cottahs 12 Chittacks 12.35 Sq.Ft. be the same a little more or less together with RTS structure measuring 100 Sq.Ft. more or less lying and situated at Mouza - Chakguniyagachi, comprised in J.L. No. 24, R.S. & L.R. Dag No. 40/53, under R.S. Khatian No. 29, L.R. Khatian No. 223, being Municipal Premises No. 2154, Mukundapur, Police Station - Purba Jadavpur, District - South 24-Parganas, Kolkata - 700099, within the local limits of the Kolkata Municipal Corporation, Ward No. 109, Assessee No. 311090793097, Borough - XII, under the jurisdiction of the Additional District Sub Registrar at Sealdaha, District -South 24 Parganas, in the state of West Bengal and paying the municipal taxes regularly and enjoying the same free from all encumbrances which is more fully and particularly described in the **SCHEDULE** written hereunder and hereinafter called and referred to as the **"SAID PREMISES".**

AND WHEREAS since we are busy with our day to day affairs, it is not possible for us to look after and supervise all our affairs to develop the said schedule property and/or to construct a G + Three Storied residential or commercial building thereon as per the building plan to be sanctioned by The Kolkata Municipal Corporation, and in this circumstances, We have decided to develop the said premises i.e., **ALL THAT** piece or parcel of land measuring about 02 Cottahs 12 Chittacks 12.35 Sq.Ft. be the same a little more or less together with RTS structure measuring 100 Sq.Ft. more or less lying and situated at Mouza-Chakguniyagachi, comprised in J.L. No. 24, L.R. Dag No. 40/53, under L.R. Khatian No. 223, being Municipal Premises No. 2154, Mukundapur, Police Station - Purba Jadavpur, District - South 24-Parganas, Kolkata - 700099, within the local limits of the Kolkata Municipal Corporation, Ward No. 109, Assessee No. 311090793097, Borough - XII, under the jurisdiction of the Additional District Sub Registrar at Sealdah, District - South 24 Parganas, in the state of West Bengal through a Developer namely **RAJ CONSTRUCTION,** a proprietorship firm having its principal place of business at 159, Rajdanga Gold

Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700107, in the state of West Bengal represented by its proprietor **SRI DIPAK GHOSH** (PAN ADOPG8722C) (Aadhaar No. 6257 4653 7244), son of Late Gobinda Charan Ghosh, by Nationality - Indian, by religion Hindu, by occupation - Business, residing at 159, Rajdanga Gold Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700 107, in the state of West Bengal.

AND WHEREAS accordingly we, the Principals entered into a registered Development Agreement dated 13th day of December, 2022 which was registered before the District Sub-Registrar-II, South 24 Parganas, Alipore and recorded in Book No. I, Volume No. 1602-2022 Pages from 595125 to 595167 being Deed No. 160216351 for the year 2022 for developing the said premises with the right to construct a residential or commercial building as per the building plan to be sanctioned by the Kolkata Municipal Corporation, in or upon the said Premises No. 2154, Mukundapur, Police Station - Purba Jadavpur, District - South 24- Parganas, Kolkata - 700099, within the local limits of Kolkata Municipal Corporation, Ward No. 109, Assessee No. 311090793097, Borough - XII, under the jurisdiction of the Additional District Sub Registrar at Sealdah, District - South 24 Parganas, in the state of West Bengal with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into between ourselves named therein as Owners of the One Part and **RAJ CONSTRUCTION,** a proprietorship firm having its principal place of business at 159, Rajdanga Gold Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700 107, in the state of West Bengal represented by its proprietor **SRI DIPAK GHOSH** (PAN ADOPG8722C) (Aadhaar No. 6257 4653 7244), son of Late Gobinda Charan Ghosh, by Nationality - Indian, by religion Hindu, by occupation - Business, residing at 159, Rajdanga Gold Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700107, in the state of West Bengal, mentioned therein as Developer of the Other Part we, the Principals herein by a Development Power of Attorney after

registration of Development Agreement dated 13.12.2022 duly registered at D.S.R.-II, Alipore, South 24-Pargaans and recorded in Book No. I, Volume No. 1602-2022 Pages from 595580 to 595604 Being No. 160216355 for the year 2022 appointed, nominated and constituted said Dipak Ghosh the Proprietor of RAJ CONSTRUCTION as our true and lawful attorney to do and perform some act, deeds and things particularly mentioned in the said Development Power of Attorney after registration of Development Agreement.

But as some of the clauses of the said Development Power of Attorney do not conform with the formal and/or specified clauses as required by the K.M.C. authority, we the Principals herein once again appoint, constitute and nominate said **SRI DIPAK GHOSH** (PAN ADOPG8722C) (Aadhaar No. 6257 4653 7244), son of Late Gobinda Charan Ghosh, by Nationality - Indian, by religion Hindu, by occupation - Business, residing at 159, Rajdanga Gold Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700 107, in the state of West Bengal the proprietor of **RAJ CONSTRUCTION**, a proprietorship firm having its principal place of business at 159, Rajdanga Gold Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700 107, in the state of West Bengal as our true and lawful attorney to do the following acts, deeds and things :

NOW KNOW YE BY THESE PRESENTS We, the above named Owners namely, (1) Sri Gautam Goswami and (2) Sri Uddipta Misra do hereby nominate constitute and appoint the said **SRI DIPAK GHOSH** (PAN ADOPG8722C) (Aadhaar No. 6257 4653 7244), son of Late Gobinda Charan Ghosh, by Nationality - Indian, by religion Hindu, by occupation - Business, residing at 159, Rajdanga Gold Park, Post Office - E.K.T.P., Police Station - Kasba, District - South 24-Parganas, Kolkata - 700107, in the state of West Bengal, represented by its proprietor of the firm carrying on business under the name and style of **RAJ CONSTRUCTION**, a Proprietorship Firm having its principal place of business at 159, Rajdanga Gold Park, Post Office-E.K.T.P., Police Station - Kasba, District - South 24- Parganas, Kolkata - 700 107, in the state of West

Bengal as our true and lawful attorney for in the name and on behalf of the Owners to do execute and perform all or any of the following acts deeds and things relating to the said premises and the development thereof and transfer of the Developer's Allocation as hereinafter contained contaiend :

1. To construct a G + Three Storied Building on the said property as described in the **SCHEDULE** hereunder, written according to the sanctioned and/or modified building plan to be granted by The Kolkata Municipal Corporation, in and upon the said land measuring about 02 Cottahs 12 Chittacks 12.35 Sq.Ft. be the same a little more or less together with RTS structure measuring 100 Sq.Ft. more or less lying and situated at Mouza - Chakguniyagachi, comprised in J.L. No. 24, L.R. Dag No. 40/53, under L.R. Khatian No. 223, being Municipal Premises No. 2154, Mukundapur, Police Station - Purba Jadavpur, District - South 24-Parganas, Kolkata - 700099, within the local limits of Kolkata Municipal Corporation, Ward No. 109, Assessee No. 311090793097, Borough - XII, under the jurisdiction of the Additional District Sub Registrar at Sealdaha, District -South 24 Parganas, in the state of West Bengal.

2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for such or relevant applications, maps, building sanctioned plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the Premises by the said Attorney at their discretion shall think fit and proper for and on behalf of us in our names.

3. To deposit any fees, charges or any other amount on behalf of us which may have to be paid to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said premises or at the Schedule mentioned property written hereunder.

4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers Engineers, Painters, Electricians etc. for the purpose of executing the construction of the proposed building on the said property of the premises according to the sanctioned building plan, revise building plan and to terminate their service or services as and when required.

5. To apply for Electricity, Telephone, Water, Sewerage and Drainage and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and/or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Kolkata Municipal Corporation, and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.

6. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises and/or property written in the Schedule mentioned herein below and to grant proper and effectual receipt or receipts in respect thereof.

7. To sign and apply for and obtain necessary permissions and/or approvals and/or sanctions and/or license from any statutory authority including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent ourselves before the necessary authorities including land Acquisition Department, District : South 24-Parganas, P.W.D Department and connection with the sanction, modification and/or alterations of plans, construction and development in respect of the above said property.

8. To sign on our behalf and submit on our behalf a new G+3 storied building plan before the competent authority of the Kolkata Municipal Corporation complying all necessary formalities and by paying necessary fees at his own costs and expenses and to subject all applications, undertaking, verification, indemnity bond, boundary declaration and other necessary documents as per the requirement and prescribed rules by the Kolkata Municipal Corporation from time to time.

9. To appoint any security agent or agents, servant or servants on our behalf for the purpose of managing the said property.

10. To appear for and represent us before all authorities including those under the Kolkata Municipal Corporation, for mutation, fixation and/or finalization of the annual valuation of the said property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorney may deem fit and proper.

11. To make sign and verify all applications or objections to appropriate authorities for all any license, permission or consent etc. required by law in connection with the management and development of the said property and also to execute register and present any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority if required.

12. To develop the said property of the premises by making construction of a multi storied building therein as our said Attorney may deem fit and proper.

13. To engage and appoint Solicitor, Advocate or Advocates think proper to do so.

14. To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said Premises which is more fully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said premises described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

15. To sign and verify all plaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and generally to do all other acts, deeds and things related to above matters/proceedings for and on our behalf as the said Attorney in their absolute discretion shall think fit and proper in respect of the said Premises.

16. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of

nature and to sign and verify all Application and Solenama thereof for and on our behalf.

17. To raise loan and/or borrow from time to time such sums of money or moneys and upon such terms as our said Attorney may think fit from any Financial Institutions against the security of either in full or in part or portion of the Developer's allocated portions of the new building to be constructed in and upon the Schedule below property and for such purpose, to sign and execute such mortgages, charges, pledges or other securities upon such agreements, terms, conditions as they may think fit and proper.

18. To apply for and obtain and renew all licenses, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said Property.

19. To warn off and prohibit and if necessary, proceed in due from of law against any trespassers, tenants and to take, appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney may deem fit and proper.

20. To apply for and obtain Completion of Occupancy Certificate, as the case may be from the Kolkata Municipal Corporation and/or other concerned authorities.

21. To market the New Building/s project, advertise and publicize the New Building/s and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same.

22. To deal with, let out, lease out, sell or otherwise transfer or agree so to do the Developer's Allocation or any part or share thereof including the undivided share in the land attributable thereto to any person or persons and to receive the amount receivable in respect of the same and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same.

23. To negotiate, take bookings, enter into agreements and/or documents of whatsoever nature in respect of Developer's Allocation or any part thereof and if necessary to amend, modify, alter or cancel the same.

24. To allow the intending buyers/transferees agreeing to purchase any part of Developer's Allocation, to take loan/finance/advance in respect thereof and to accept confirm and become a party to the loan agreements or other documents required for grant of loans or other finances in favour of the intending transferees through any Banks or Financial Institutions.

25. To represent the Owners and to complete the sale and/or transfer of Developer's Allocation including the undivided share in the land of the said premises in terms of the said Agreement.

26. For all or any of the purposes herein stated, to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, deeds, agreements, supplementary agreements, consents, confirmations, deeds of conveyance, lease, license, grants, transfer, supplementary deeds, nominations, assignments, surrenders, cancellation deeds, rectifications, deeds, memorandum of deposit of title deeds, declarations, affidavits, applications, undertakings, indemnities, forms, plans, receipts and other documents.

27. To appear and represent before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub-Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorney or attorneys by virtue of all or any of the powers hereby conferred.

28. To appear and represent before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.

29. To make agreement with any intending purchaser or purchasers for selling the property of Developer's Allocation as agreed in the said Development Agreement vide No. 160216351 for the year 2022, and to receive any amount from the intending Purchaser(s)/buyer(s) or any person or firm any earnest money and/or advance or advances or any part thereof and also the balance of purchase money and to give good valid receipt and discharge for the same.

30. To receive all or any money or monies as earnest, full consideration or part consideration from the intending purchaser or purchasers of the Developer's Allocation and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchaser as our said Attorney may deem fit and proper.

31. Upon such receipt as aforesaid in firm name on our behalf and as our act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's Allocation out of the F.A.R. of the sanctioned building plan to be obtained from the Kolkata Municipal Corporation in respect of Schedule Property in favour of the Purchaser and/or Purchasers or his/her/their nominee or nominees and assignees, as the case may be.

32. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and/or transferring the said Developer's Allocated portions i.e. remaining constructional areas of the Developer's Allocation area in respect of Schedule Property as mentioned in the SCHEDULE hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves.

33. To receive any notice relating to our said property from the Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

34. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose, matters or subjects herein specified.

35. 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 all papers and documents relating to our said property.

AND GENERALLY to do all acts deeds matters and things concerning the authorities herby granted in respect of the said premises which we could have done lawfully, under our own hands seals, if personally present.

AND we, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said premises. Notwithstanding no express power in that behalf are herein provided.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land measuring about 02 Cottahs 12 Chittacks 12.35 Sq.Ft. be the same a little more or less together with RTS structure measuring 100 Sq.Ft. more or less lying and situated at Mouza - Chakguniyagachi, comprised in J.L. No. 24, R.S. & L.R. Dag No. 40/53, under R.S. Khatian No. 29, L.R. Khatian No. 223, being Municipal Premises No. 2154, Mukundapur, Police Station -Purba Jadavpur, District - South 24-Parganas, Kolkata - 700099, within the local limits of Kolkata Municipal Corporation Ward No. 109, Assessee No. 311090793097, Borough - XII, under the jurisdiction of the Additional District Sub Registrar at Sealdaha, District -South 24 Parganas, in the state of West Bengal which is butted and bounded as follows :

ON THE NORTH : 20' feet wide K.M.C. Black Top Road
ON THE SOUTH : Scheme Plot No. 28
ON THE EAST : Scheme Plot No. 22
ON THE WEST : 20' feet wide K.M.C. Black Top Road.

IN WITNESS WHEREOF the Executants herein, have set and subscribed their respective hands on this the 17th day of April, 2023, (Two Thousand Twenty Three).

SIGNED & SEALED AT KOLKATA

IN PRESENCE OF :

WITNESSES :-

1. Raghunath Mondal
Alipore Police Court
Kolkata - 700027.

2. Dilip Kumar Pal
Advocate
Alipore Police Court
Kol-27

Gautam Goswami
Uddipta Misra

Signature of the Executants

For RAJ CONSTRUCTION

Proprietor

Signature of the Attorney

Drafted by -

Dilip Kumar Pal.
Advocate W.B. 636/1984.
Alipore Police Court,
Kolkata 700027.

Typed by,

(Goutam Kr. Pramanik),
Alipore Police Court,
Kolkata - 700027.

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

192023240015941991

GRN Details

GRN:	192023240015941991	Payment Mode:	Online Payment
GRN Date:	13/04/2023 12:49:58	Bank/Gateway:	State Bank of India
BRN :	CKW6409866	BRN Date:	13/04/2023 12:51:12
GRIPS Payment ID:	130420232001594198	Payment Init. Date:	13/04/2023 12:49:58
Payment Status:	Successful	Payment Ref. No:	2000906552/3/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	RAJ CONSTRUCTION
Address:	159, Rajdanga Gold Park
Mobile:	9732926362
Depositor Status:	Attorney of Claimant
Query No:	2000906552
Applicant's Name:	Mr RAGHUNATH MONDAL
Identification No:	2000906552/3/2023
Remarks:	Sale, Development Power of Attorney
Period From (dd/mm/yyyy):	13/04/2023
Period To (dd/mm/yyyy):	13/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000906552/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000906552/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	**2041**

IN WORDS: **TWO THOUSAND FORTY ONE ONLY.**

Major Information of the Deed

ed No :	I-1602-05237/2023	Date of Registration	17/04/2023
uery No / Year	1602-2000906552/2023	Office where deed is registered	
Query Date	06/04/2023 4:53:37 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAGHUNATH MONDAL Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9734899501, Status :Attorney of Claimant		
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. 2/-		Rs. 43,26,150/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbân area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 2154, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 12 Chatak 12.35 Sq Ft	1/-	42,58,650/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
	Grand Total :				4.5658Dec	1 /-	42,58,650 /-	

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/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	67,500 /-	

17-04-2023

ertificate 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 11:24 hrs on 17-04-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Dipak Ghosh ,.

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 43,26,150/-

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

Execution is admitted on 17/04/2023 by 1. Gautam Goswami, Son of Late Rabindranath Goswami, Narayan Roy Road, 11, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Uddipta Misra, Son of Narayan Chandra Misra, Bediadanga 1st Land, 2k, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Raghunath Mondal, , , Son of Late Taraknath Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-04-2023 by Dipak Ghosh, sole proprietor, Raj Construction (Sole Proprietoship), Rajdanga Gold Park, 159, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Raghunath Mondal, , , Son of Late Taraknath Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2023 12:51PM with Govt. Ref. No: 192023240015941991 on 13-04-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW6409866 on 13-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 090850, Amount: Rs.5,000.00/-, Date of Purchase: 13/04/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2023 12:51PM with Govt. Ref. No: 192023240015941991 on 13-04-2023, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW6409866 on 13-04-2023, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 168015 to 168036

being No 160205237 for the year 2023.

Digitally signed by Suman Basu
Date: 2023.04.17 16:04:16 -07:00
Reason: Digital Signing of Deed.

(Suman Basu) 2023/04/17 04:04:16 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

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