

4690/19

I-4444/2019

Page 1 of 8



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 292208

Q. 1-0124730/19

(21)

Power/ 28395A

DEVELOPMENT POWER AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We, (1) MR. UJJAL son of Late Chiranjib Roy, having Income Tax Permanent Account No. (PAN) "AFHPR9850D", by faith - Humanist, by occupation - Service, residing at 38/13, M.C. Garden Road, Post Office - Ghugudanga, Police Station - Dum Dum, Kolkata - 700 030, (2) MRS. SOMA ROY wife of Late Rahul Roy, having Income Tax Permanent Account No. (PAN) "ACHPR9279D", by faith - Hindu, by occupation - Service, (3) MRS. ROHINI ROY daughter of Late Rahul Roy, having Income Tax Permanent Account No. (PAN) "AYLPR4527Q", by faith - Hindu, by occupation - Student, both residing at 8/3, Radha Kumud Mukherjee Sarani, Post Office - Bullygunge, Police Station - Gariahat, Kolkata

Certified that the document is validly registered. The Signature Sheet and endorsement Sheets Attached to the document are a part of the document.

Additional Dists: Sub-Registrar, Calcutta. Date: 24.05.2019

30 MAY 2019

2328 11-4-19

1001

ARUN KUMAR BHAUMIK
Advocate
Calcutta High Court

নং _____
ক্রমের নাম _____

স্ট্যাম্প হোল্ডার স্বাক্ষর _____

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. জায় _____

মোট স্ট্যাম্প ক্রয় তাং _____

চালান নং _____ মোট কত টাকা বরিদ _____

ট্রান্সারী বারাকপুর ভেঙ্কট-মিতা দত্ত

27 MAR 2019

868000



Add. District Sub-Registrar
Cossipore, North 24 Parganas

30 MAY 2019

Zipan Guha
8/0 Late Sushir Guha
63/21 Dum Dum Road
Kolkata - 700074

- 700 019, **(4) MRS. ANIKA SEN** wife of Mr. Biplab Kumar Sen, having Income Tax Permanent Account No. (PAN) "**AXUPS5108A**", by faith - Hindu, by occupation - Service, both residing at 5A, Rajani Gupta Row, Post Office and Police Station - Amherst Street, Kolkata - 700 009, all are Indian Citizen, do hereby nominate, constitute and appoint **ANY ONE OF (1) MR. ROHAN DHAR** son of Mr. Kunal Dhar, having Income Tax Permanent Account No. (PAN) "**BEMPD2834J**", residing at 1358, Purba Sinthee Road, Post Office - Ghugudanga, Police Station - Dum Dum, Kolkata - 700 030, Indian Citizen, **(2) MR. UJJAL** son of Late Chiranjib Roy, having Income Tax Permanent Account No. (PAN) "**AFHPR9850D**", by faith - Humanist, by occupation - Service, residing at 38/13, M.C. Garden Road, Post Office - Ghugudanga, Police Station - Dum Dum, Kolkata - 700 030, Indian Citizen, Partners of **U.R. DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AAEFU6623K**", having its Office at 38/13, M.C. Garden Road, Post Office - Ghugudanga, Police Station - Dum Dum, Kolkata - 700 030, as our true and lawful Attorney, for us in our name and on our behalf to do the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written.

WHEREAS Sri Ujjal, Smt. Hashi Roy, Smt. Soma Roy, Smt. Rohini Roy, Smt. Anika Sen the Executants herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the **03 Cottah 05 Chittaks 02 sq.ft.** more or less with One Storied Building measuring an area **1000 Sq.ft. more or less** comprised in Dag No. 615 under Khatian No. 727 at Mouza - Purba Sinthee, Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, and according to the settlement records of rights finally published the plot is comprised at Parganas - Panchanna Gram, J.L. No. 22, R.S. No. 11 (G.D. I), in the District of North 24- Parganas.

AND WHEREAS Sri Ujjal, Smt. Hashi Roy, Smt. Soma Roy, Smt. Rohini Roy, Smt. Anika Sen have entered into a Development Agreement with Mr. Ratan Kumar Ghosh on **27.09.2016** registered at Additional Dist Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 1506-2016, Pages 279332 to 279373, Being No. 150607674 for the year 2016, after the said Development Agreement Smt. Hashi Roy died intestate on 17.12.2018 leaving behind her only daughter Smt. Anika Sen as her legal heir in respect of her share in the aforesaid property and Supplementary Development Agreement dated **30.05.2019** registered at the office of the Addl. District Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Being No. 4436..... for the year 2019 on the terms and conditions set-forth therein.

To sign in the Building Plan or revised plan (if necessary) in our name for construction of building and to obtain the same on completion of legal formalities.

To sign execute, submit and take delivery site plan, building plan, application of phase – II, certificate, completion certificate or any addition/alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond, declaration, related papers as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by South Dum Dum Municipality, in respect to our piece of land in the name of the principals.

To deposit the fees for obtaining revised sanction plan from the North Dum Dum Municipality, in the name of the principals.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority, with the costs and expenses of the Attorney Entirely, as per the terms, conditions and specifications of

the Development Agreement and Supplementary Development Agreement entered and executed by and between the principals and the Attorney.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat/Flats except the flats & garages of Developer's Allocation as per the Development Agreement on **27.09.2016** and Supplementary Development Agreement dated **30.05.2019** of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/ Purchasers at his own risk at such price which our said attorney in his absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he deems fit and proper for and on our behalf.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on our behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will other acts and Deeds, which are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on our behalf at its own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.

To obtain necessary certificates of completion of the building form competent authority of North Dum Dum Municipality, for and on our behalf.

To receive and accept any consideration against as aforesaid, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque bill or exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on our behalf.

To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on our behalf, in respect of only the Developers' Allocation, as per the Development Agreement on **27.09.2016** and Supplementary Development Agreement dated **30.05.2019**, without having any right or authority to deal with the Owners' Allocation.

To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything which we may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all plaints, written statement, accounts, inventories to accept service of all summon notices and other judicial process to execute any judgment decree or order and to appoint and engage any solicitors Advocate and to sign and to execute any vocalatnama, warrant of attorney or other authorities to act and plead for and on our behalf at the costs and expenses of the Attorney.

To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between the Developer and any other person/s including intending purchaser/purchasers of the Developers' Allocation in respect of the premises to be constructed to compound or comprise the same for and on our behalf, at the costs and expenses of the Attorney.

To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as we could do ourselves if present, only and exclusively in respect of the Developers Allocation, under the Development Agreement on **27.09.2016** and Supplementary Development Agreement dated **30.05.2019**.

To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts,

deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves in respect of only and exclusively the Developers allocation, under the Development Agreement on **27.09.2016** and Supplementary Development Agreement dated **30.05.2019**.

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the Developer's Allocation of the said property under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT the piece or parcel or land measuring an area **03 Cottah 05 Chittaks 02 sq.ft. more or less** with One Storied Building measuring an area **1000 Sq.ft. more or less** comprised in ^{R.S} Dag No. 615 under ^{R.S} Khatian No. 727 at Mouza – Purba Sinthee, Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station - Dum Dum, Kolkata – 700 030, within the limit of South Dum Dum Municipality, Addl. District Sub-Registration Office Cossipore Dum Dum, and according to the settlement records of rights finally published the plot is comprised at Parganas – Panchanna Gram, J.L. No. 22, R.S. No. 11 (G.D. I), in the District of North 24- Parganas, The floor of the building is finished by Cemented.

The property is butted and bounded as follows :-

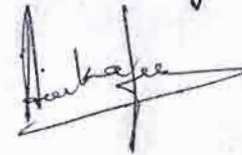
ON THE NORTH	:	House of Sri Kanchan Bandopadhaya
ON THE SOUTH	:	8' ft. common passage thereafter Municipal Drain
ON THE EAST	:	Municipal Drain thereafter Tilak Chowdhury Lane.
ON THE WEST	:	16'ft wide M.C. Garden Road.

IN WITNESS WHEREOF we have signed the General Power of Attorney on this 30th day of MAY Two Thousand and Nineteen at Kolkata in presence of:-

1. Zipun Guha
63/21 Dum Dum Road
KOL - 74 .

 (UJJAL)

Soma Ray
Rohini Ray



2. 

SIGNATURE OF THE EXECUTANTS

U.R. DEVELOPERS

 (UJJAL)
Partner

U.R. DEVELOPERS

Rohan Shan
Partner

SIGNATURE OF THE ATTORNEY

Drafted by :-


MR. ARUN KUMAR BHAUMIK (ADVOCATE)
Calcutta High Court Reg. No. WB-905/1983
63/21, Dum Dum Road, Surer Math,
P.O. Motijheel, Police Station - Dum Dum,
Kolkata - 74, Phone No. 9830038790.
e-mail ID - arun_bhoumik@yahoo.com

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO












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

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>[Signature]</i>	LH.					
	RH.					












ATTESTED:

[Signature] (UJJAAL)

 <i>Somalay</i>	LH.					
	RH.					

ATTESTED:

Somalay

 <i>Rehina Ray</i>	LH.					
	RH.					












ATTESTED:

Rehina Ray

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO












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

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Aickafes</i>	LH.					
	RH.					


ATTESTED:

Aickafes

 <i>Rashan Dhan</i>	LH.					
	RH.					

ATTESTED:

Rashan Dhan

 PHOTO	LH.					
	RH.					

ATTESTED:

सुधेकर सिंह

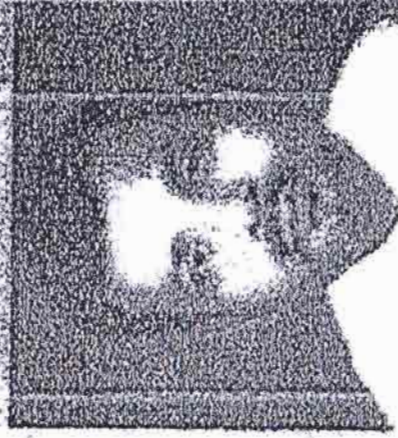
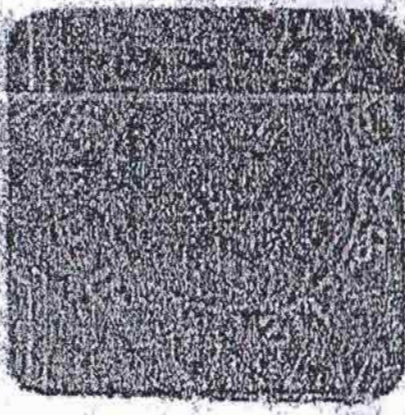
सिंह

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



19092007

उज्जल

CHIRANJIB ROY

07/08/1964

Permanent Account Number

AFHPR9850D

Chiranjib Roy

Signature

Chiranjib Roy

Chiranjib Roy

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

ACHPR9279D



नाम /NAME

SOMA ROY

पिता का नाम /FATHER'S NAME

ANIMESH CHOUDHURY

जन्म तिथि /DATE OF BIRTH

16-05-1966

हस्ताक्षर /SIGNATURE

Soma Roy

[Handwritten Signature]

आयकर अधिकारी, पं. ११-११

COMMISSIONER OF INCOME-TAX, W.B. - II

Soma Roy

आयकर विभाग

INCOME TAX DEPARTMENT

ROHINI ROY .

RAHUL ROY

10/08/1995

Permanent Account Number

AYLPR4527Q

Rohini Roy

Signature

भारत सरकार

GOVT. OF INDIA



यह कार्ड नो. 10/08/1995 पर प्रेषित किया गया है।
आयकर विभाग, दिल्ली में भेजा
इस कार्ड पर नो. 10/08/1995 पर 4527Q का
नाम दर्ज है। इसे सुरक्षित रखें।
फोन-411 016

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL

5th floor, Mantri Sterling,

Plot No. 345, Survey No. 9213,

Model Colony, Near Deep Bunglow Chowk,

Pune - 411 016

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081

e-mail: mail@pan.1016.in

Rohini Roy

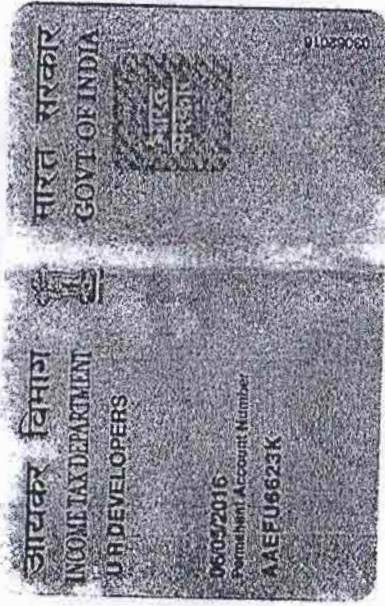
ANIRA SEN

RANJIB KUMAR ROY

22/07/1971

ANUPAMA

Anira Sen



U/R DEVELOPERS
Partner
(UJSAE)

U. R. DEVELOPERS
Partner
Rachan Dha



Rohan Dhar



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/20/138/822273

পরিচয় পত্র



Elector's Name : GUHA DIPAK

নির্বাচকের নাম : গুহা দীপক

Father/Mother/

Husband's Name : SUDHIR

পিতা/মাতা/স্বামীর নাম : সুধীর

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 22

১.১.১৯৯৫-এ বয়স : ২২

Dipak Guha

Address PART NO.: 275

DASKHIN-DUMDUM

NORTH 24 - PARGANAS

ঠিকানা

পার্ট নং: ২৭৫

দক্ষিণ দমদম

উত্তর ২৪ - পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধিত আধিকারিক

For 138-DUMDUM

Assembly Constituency

১৩৮-দমদম

বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 20/01/95

তারিখ : ২০/০১/৯৫

Major Information of the Deed

Deed No :	I-1506-04441/2019	Date of Registration	30/05/2019
Query No/ Year	1506-1000124730/2019	Office where deed is registered	
Query Date	30/05/2019 12:00:28 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dipak Guha Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9874130740, 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. 83,89,542/-		
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]:- 150604436/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: M.C Garden Road, Mouza: Purba Sinthee Premises No: 38/13, , Holding No:18 Pin Code : 700030






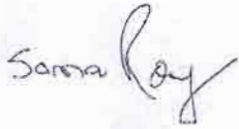


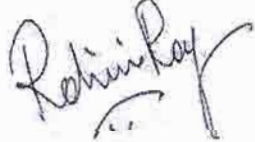
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-615	RS-727	Bastu	Bastu	3 Katha 5 Chatak 2 Sq Ft	1/-	76,58,292/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					5.4702Dec	1 /-	76,58,292 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,31,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	7,31,250 /-	




Major Information of the Deed :- I-1506-04441/2019-30/05/2019

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr UJJAL (Presentant) Son of Late CHIRANJIB ROY Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office	 30/05/2019	 LTI 30/05/2019	 30/05/2019
	38/13,M.C. GARDEN ROAD,, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No.:: AFHPR9850D, Status :Individual, Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office			
2	Name Mrs Soma Roy Wife of Late RAHUL ROY Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office	 30/05/2019	 LTI 30/05/2019	 30/05/2019
	8/3, RADHA KUMUD MUKHERJEE SARANI, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACHPR9279D, Status :Individual, Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office			
3	Name Mrs ROHINI ROY Daugther of Late RAHUL ROY Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office	 30/05/2019	 LTI 30/05/2019	 30/05/2019
	8/3, RADHA KUMUD MUKHERJEE SARANI, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: AYLPR4527Q, Status :Individual, Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office			

Major Information of the Deed :- I-1506-04441/2019-30/05/2019



















4

Name	Photo	Finger Print	Signature
Mrs ANIKA SEN Wife of Shri BIPLAB KUMAR SEN Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office	 30/05/2019	 LTI 30/05/2019	 30/05/2019
5A, RAJANI GUPTA ROW, P.O:- AMHARST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXUPS5108A, Status :Individual, Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 30/05/2019 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	U R DEVELOPERS 38/13, M.C. GARDEN ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: AAEFU6623K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ROHAN DHAR Son of Shri KUNAL DHAR Date of Execution - 30/05/2019 , , Admitted by: Self, Date of Admission: 30/05/2019, Place of Admission of Execution: Office </td> <td>  May 30 2019 12:35PM </td> <td>  LTI 30/05/2019 </td> <td>  30/05/2019 </td> </tr> <tr> <td colspan="4"> 1358, PURBA SINTHEE ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEMPD2834J Status : Representative, Representative of : U R DEVELOPERS (as PARTNERS) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ROHAN DHAR Son of Shri KUNAL DHAR Date of Execution - 30/05/2019 , , Admitted by: Self, Date of Admission: 30/05/2019, Place of Admission of Execution: Office	 May 30 2019 12:35PM	 LTI 30/05/2019	 30/05/2019	1358, PURBA SINTHEE ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEMPD2834J Status : Representative, Representative of : U R DEVELOPERS (as PARTNERS)			
Name	Photo	Finger Print	Signature										
Mr ROHAN DHAR Son of Shri KUNAL DHAR Date of Execution - 30/05/2019 , , Admitted by: Self, Date of Admission: 30/05/2019, Place of Admission of Execution: Office	 May 30 2019 12:35PM	 LTI 30/05/2019	 30/05/2019										
1358, PURBA SINTHEE ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEMPD2834J Status : Representative, Representative of : U R DEVELOPERS (as PARTNERS)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr UJJAL Son of Late CHIRANJIB ROY Date of Execution - 30/05/2019 , , Admitted by: Self, Date of Admission: 30/05/2019, Place of Admission of Execution: Office </td> <td>  May 30 2019 12:36PM </td> <td>  LTI 30/05/2019 </td> <td>  30/05/2019 </td> </tr> <tr> <td colspan="4"> 38/13, M.C. GARDEN ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No.:: AFHPR9850D Status : Representative, Representative of : U R DEVELOPERS (as PARTNERS) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr UJJAL Son of Late CHIRANJIB ROY Date of Execution - 30/05/2019 , , Admitted by: Self, Date of Admission: 30/05/2019, Place of Admission of Execution: Office	 May 30 2019 12:36PM	 LTI 30/05/2019	 30/05/2019	38/13, M.C. GARDEN ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No.:: AFHPR9850D Status : Representative, Representative of : U R DEVELOPERS (as PARTNERS)			
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Major Information of the Deed :- I-1506-04441/2019-30/05/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Dipak Guha Son of Late Sudhir Guha 63/21 Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074			
	30/05/2019	30/05/2019	30/05/2019

Identifier Of Mr UJJAL , Mrs Soma Roy, Mrs ROHINI ROY, Mrs ANIKA SEN, Mr ROHAN DHAR, Mr UJJAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr UJJAL	U R DEVELOPERS-1.36755 Dec
2	Mrs Soma Roy	U R DEVELOPERS-1.36755 Dec
3	Mrs ROHINI ROY	U R DEVELOPERS-1.36755 Dec
4	Mrs ANIKA SEN	U R DEVELOPERS-1.36755 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr UJJAL	U R DEVELOPERS-250.00000000 Sq Ft
2	Mrs Soma Roy	U R DEVELOPERS-250.00000000 Sq Ft
3	Mrs ROHINI ROY	U R DEVELOPERS-250.00000000 Sq Ft
4	Mrs ANIKA SEN	U R DEVELOPERS-250.00000000 Sq Ft

Endorsement For Deed Number : I - 150604441 / 2019

On 30-05-2019

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 30-05-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr UJJAL , one of the Executants.

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 83,89,542/-

Major Information of the Deed :- I-1506-04441/2019-30/05/2019

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

Execution is admitted on 30/05/2019 by 1. Mr UJJAL , Son of Late CHIRANJIB ROY, 38/13, M.C. GARDEN ROAD,, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Others, by Profession Service, 2. Mrs Soma Roy, Wife of Late RAHUL ROY, 8/3, RADHA KUMUD MUKHERJEE SARANI, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 3. Mrs ROHINI ROY, Daughter of Late RAHUL ROY, 8/3, RADHA KUMUD MUKHERJEE SARANI, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Student, 4. Mrs ANIKA SEN, Wife of Shri BIPLAB KUMAR SEN, 5A, RAJANI GUPTA ROW, P.O: AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Service

Indetified by Dipak Guha, , Son of Late Sudhir Guha, 63/21 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

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

Execution is admitted on 30-05-2019 by Mr ROHAN DHAR, PARTNERS, U R DEVELOPERS, 38/13, M.C. GARDEN ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Dipak Guha, , Son of Late Sudhir Guha, 63/21 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

Execution is admitted on 30-05-2019 by Mr UJJAL , PARTNERS, U R DEVELOPERS, 38/13, M.C. GARDEN ROAD, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Dipak Guha, , Son of Late Sudhir Guha, 63/21 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2328, Amount: Rs.100/-, Date of Purchase: 11/04/2019, Vendor name: Mita Dutta

(Signature)

Sujata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-04441/2019-30/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 212693 to 212716

being No 150604441 for the year 2019.



Digitally signed by SUJATA TARAFDAR

Date: 2019.05.31 13:13:30 +05:30

Reason: Digital Signing of Deed.

(Sujata Tarafdar) 31/05/2019 13:11:37

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

(This document is digitally signed.)