

7505/2020

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 858846

Certified that the document is admitted to registration. The Signature sheet / sheets & the endorsement sheet / sheets attached to this document are the part of this document.

*N. S. Ghosh*

District Sub-Registrar-III  
North 24 Parganas, Barasat

8 DEC 2020

**DEVELOPMENT POWER OF ATTORNEY**  
after registration of development agreement

**KNOW ALL MEN BY THESE PRESENTS :**

I, DR. BIMAL KUMAR ROY, having PAN ACRPR8752R, Son of Late Jagabandhu Roy, residing at Uttar Biresh Pally, P.O. & P.S. Madhyamgram, Kolkata - 700129, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Doctor, hereinafter called and referred to as the OWNER/EXECUTANT, do hereby send greetings :-

9-800/638063/20

নম্বর : 826,

সন ও তারিখ : 28/12/2020

রোক্তার নাম : R.T. Construction

স্থান : Madhyampur

স্বাক্ষর : [Signature]

স্বাক্ষর : [Signature]

জমা : উত্তর 24 পর্গানা

কিসমত : 11 NOV 2020

মোট টাকার পরিমাণ : RS.700000

টেকারি : [Signature]

কেন্দ্র : এই সফটওয়্যার



[Handwritten mark]

District Sub-Registrar-III  
North 24-Parganas, Barasat

08 DEC 2020

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**WHEREAS** the Owner herein, became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area of **03 Cottahs 01 Chittack**, be the same a little more or less, comprising in R.S. Dag No. 450, being L.O.P. No. 326C, lying and situated at **MOUZA - CHAKRAGHATA**, J.L. No. 26, Re. Su. No. 164, Touzi No. 146, P.S. - Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas, by virtue of a Gift Deed, which was duly executed by the R.R. & R. Department, Govt. of West Bengal, on behalf of the Hon'ble Governor of the State of West Bengal and registered on 09/01/1991 before the A.D.R. North 24 Parganas at Barasat and recorded in Book No. I, Volume No. XIII, Pages from 7013 to 7016, being No. 1524 for the year 1991 and absolutely seized and possessed the same.

**AND WHEREAS** while being in joint peaceful possession over the aforesaid property, the land owner herein, mutated his name in the present L.R. R.O.R. vide **L.R. Khatian No. 2600** under **L.R. Dag No. 3753** and also mutated his name in the records of Madhyamgram Municipality under Ward No. 23, being Amalgamated Holding No. 40, Bires Pally (North) Road and erected 2231 Sq.ft two-storied building thereon and since then has been enjoying the same as the sole and absolute owner and occupier and the owner have every right, title and interest over the said property free from all encumbrances, liens, charges and mortgages whatsoever.

**AND WHEREAS** the Owner herein have need to develop the below Schedule property, for his better accomodation and accordingly he entered into a Development Agreement with the Developer namely

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**R.I. CONSTRUCTION**, having PAN AAZFR4228C, a Partnership firm, having its office situated at Uttarapan Plaza, Rabindra Pally 1st Lane, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, represented by its Partners namely 1. **SRI RAJIB BISWAS**, having PAN AFUPB3332H, Son of Late Abinash Chandra Biswas, residing at Rabindra Pally 1st Lane, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, 2. **SRI JOYGOUR SAHA**, having PAN AJJPS7977E, son of Late Sasadhar Saha, residing at Rabindra Pally (3rd Lane), P.O. - Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, both are by Nationality - Indian, by faith - Hindu, by occupation - Business, under certain terms and conditions mentioned therein, which was duly registered on 21/06/2019 before the D.S.R.-III North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1525-2019, Pages from 155545 to 155597, being No. 152505529 for the year 2019 and also empowered the said Developer, as his Constituted Attorney, by virtue of a Development Power of Attorney, which was duly registered on 21/06/2019 before the D.S.R.-III North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1525-2019, Pages from 156623 to 156653, being No. 152505561 for the year 2019 and handed over the peaceful possession.

**AND WHEREAS** according to the aforesaid registered Development Agreement and Development Power of Attorney, the said Developer, submitted a Building Sanctioned Plan before the Madhyamgram Municipality, in the name of the Land Owner herein.

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**AND WHEREAS** at present the Land Owner & the said Developer, intend to change some terms and conditions of the said Development Agreement and accordingly they revoked the said registered Development Agreement and said Development Power of Attorney, by virtue of two separate Deed of Revocation, both were duly registered on 08/12/2020 before the D.S.R.-III North 24 Parganas at Barasat and recorded in Book No. I, being No. 152507486 and Book No. IV, being No. 152500212 respectively and the Land Owner herein refunded the received amount of Rs. 1,50,000/- only in favour of the said Developer, which he received by the previous registered Development Agreement and the said Developer received and acknowledged the same.

**AND WHEREAS** to continue the proposed project as per the said Building sanctioned plan of Madhyamgram Municipality, the Owner/First Party herein, further entered into a fresh Development agreement with the said Developer namely **R.J. CONSTRUCTION**, having PAN **AAZFR4228C**, a Partnership firm, having its office situated at Uttarapan Plaza, Rabindra Pally 1st Lane, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, represented by its Partners namely 1. **SRI RAJIB BISWAS**, having PAN **AFUPB3332H**, Son of Late Abinash Chandra Biswas, residing at Rabindra Pally 1st Lane, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, 2. **SRI IOYGOUR SAHA**, having PAN **AJJPS7977E**, son of Late Sasadhar Saha, residing at Rabindra Pally (3rd Lane), P.O. - Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District

*Bismal Kumar Roy*

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- North 24 Parganas, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, under certain terms and conditions mentioned therein, which was duly registered on 08/12/2020 before the office of the D.S.R.-III North 24 Parganas at Barasat and recorded in Book No. I, being No. 1525 07504 for the year 2020.

**AND WHEREAS** I am the Owner of the immovable property, more fully and particularly referred and explained under the SCHEDULE hereunder written and/or given and intending to sale, convey, transfer, alienate, grant, give, demise, devise, grant and provide and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid to have better management, preservation, security, use, occupation, possession and enjoyment of the same.

**AND WHEREAS** since it is necessary and expedient for me immediately, so as to have convenient and effectual management of all the works and affairs relating to the said sale, convey, transfer, alienate, grant, give and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid for the better management, preservation, security, use, occupation, enjoyment and possession and for the others, more fully and particularly referred hereunder, on behalf of ourselves, we are desirous to appoint an attorney.

**NOW KNOW HOW BY THESE PRESENTS** I, the executant herein, do hereby appoint, nominate and constitute the said Developer firm namely **R.J. CONSTRUCTION**, having PAN AAZFR4228C, a Partnership firm, having its office situated at Uttarapan Plaza, Rabindra Pally 1st Lane, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata

Abinav Kumar Ray

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- 700130, District - North 24 Parganas, represented by its Partners namely 1. SRI RAJIB BISWAS, having PAN AFUPB3332H, Son of Late Abinash Chandra Biswas, residing at Rabindra Pally 1st Lane, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, 2. SRI JOYGOUR SAHA, having PAN AJJPS7977E, son of Late Sasadhar Saha, residing at Rabindra Pally (3rd Lane), P.O. - Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, both are by Nationality - Indian, by faith - Hindu, by occupation - Business, as my true and lawful Attorney for me on my behalf to do, execute and perform all or any of the acts, deeds, matter and things which as are follows :-

1. 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.

2. To sign, execute and submission plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or altered by the local Municipal Authority or any other authorities.

3. To appear and represent me before the necessary authorities including the local Municipality, CMDA, Fire Brigade, W.B. Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanction plans before any other authorities.

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4. To pay fees obtained such other order or permission from the necessary authorities and to engage Engineers, Architects, Expert and other Agents, Contractors, Sub-Contractors for the aforesaid purpose as my said Attorney shall think fit and proper.

5. To receive the excess amount or fees if any paid for the purpose sanction, modification and/or alteration of the Development Plans to any authority or authorities.

6. To deal with, if any lawful occupant lawfully or otherwise stay in at different portion of the said premises in any manner as the said attorneys may deem fit and proper for getting the said premises vacated from them and for that purpose to sign, execute and enter in to all sorts of agreement and to do all other acts, deeds or things as may be necessary therefore.

7. To Develop the said premises by making construction of building thereon as per the sanction plan to be approved by the local Municipality or any other authority.

8. To apply for and obtain electricity, gas, water connection, sewerage, drainage, telephone and other connections of any other utilizes to the said premises and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

9. To utilize or shift or have connected the existing electricity connection, if any, in the proposed premises in such manner as the said Attorneys may think fit and proper.



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10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises including the rents and/or license fees from the occupants thereof.

11. To appear and represent me before all authorities including those under the local Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

12. To enter into any agreements for Sale of Flats/other units of the proposed multi-storied building, as per Development Agreement with the intending Purchaser and to received the earnest money and full amount of consideration from the intending Purchaser. The said Attorney is also empowered or authorized to dispose to or sell out the entire Flats and other units of the proposed multi-storied building and to receive the total consideration from them and in that case no permission is required from the Owners and the Owners have or shall have no objection for the same.

13. To apply for mutation and to record the name of the respective Flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

14. To file and submit the declarations, statements, applications and/or returns to the competent authority or any other authority

or authorities in connection with the matters wherein contained.

15. To commence, procure, enforce, answer or oppose all actions and other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise, settle, referred to arbitration in any such action or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

16. To affix signboard or install any hoardings on the Schedule Plot of land in the name of Developer.

17. To advertise in the Newspaper or through any other for procuring purchaser for selling the Flats and other units, in the proposed building.

18. To file and defend suits, cases, appeals and whatsoever nature for and on my behalf or to be instituted preferred by or against my by any person or persons in respect of the said proposed premises and also to present and prosecute wrote application in respect thereof.

19. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or another authority whatsoever and to sign and verify applications thereof.

20. To sign, declare and/or affirm any plaint, written statements, petition affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in

any way connected therewith.

21. To deposit and withdraw fees, documents and moneys in and from the Court or Courts and/or other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale, as per Development Agreement and/or to receive advance/earnest money or total consideration in respect of the Flats and other units and the proportionate share of the land or in any portion thereof for transferring and conveying the proportionate right, title, interest out of the under mentioned schedule of land and to handover the copies of the relevant documents in regard to my title of the land to such intending purchaser or purchasers as the case may be.

It is further noted that in such case the advance receivable by my Attorney will not be claimed or demanded by my and at the same time we shall not be liable for any transaction. But the said Attorney is absolutely entitled and empowered to dispose off the said Flats/other units, mentioned in the Development Agreement at its own discretions without taking any permission from my.

23. For all or any of the purpose stated hereinbefore to appear and represent my before all authorities having jurisdiction and to sign, execute and submit papers and documents and the said Attorney can act as they will deemed fit and proper.

24. To present any agreement for Sale, sale deed or deeds of conveyances before the concerned Additional District Sub-Registrar or District Sub-Registrar or Registrar of Assurances, Kolkata for getting

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such deeds registered in my name and on my behalf in respect of Units of Developer's Allocation only and on that event the attorney on my behalf shall execute and register the same.

And I do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever my said Attorney shall lawfully do or cause to be done or perform under or by virtue of these presents including in such confirmation and other works will be completed or the whole deal/transaction as per the said Development Agreement notwithstanding no expenses power is given herein.

**THE SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Bastu land measuring an area of **03 (Three) Cottahs 01 (One) Chittack**, be the same a little more or less, alongwith 2231 Sq.ft **Cemented Flooring** Two-storied (1115 Sq.ft at Ground Floor & 1116 Sq.ft on First Floor) building erected thereon, comprising in L.O.P. No. 326C, under R.S. Dag No. 450, corresponding to L.R. Dag No. 3753, under L.R. Khatian No. 2600 (recorded in the name of the **OWNER** herein), lying and situated at **MOUZA - CHAKRAGHATA**, J.L. No. 26, Re. Su. No. 164, Touzi No. 146, P.S. - Barasat now Madhyamgram, within the local limits of Madhyamgram Municipality, under Ward No. 23, being amalgamated Holding No. 40, **Bires Pally (North) Road**, A.D.S.R.O. - Barasat, District - North 24 Parganas, which is butted and bounded by : -

**ON THE NORTH** : Bapi Ghosh & Others.

**ON THE SOUTH** : 8' wide Municipal Road.

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ON THE EAST

: Parimal Roy & Subrata Roy  
[L.O.P. No. 326A & 326B]

ON THE WEST

: Land of Sukla Roy & Others  
[L.O.P. No. 327].

IN WITNESSES WHEREOF the parties herein have set and subscribed their respective hands and seals on this the 08<sup>th</sup> day of December, 2020.

**SIGNED SEALED & DELIVERED**

in the presence of

WITNESSES :

1. Md. Azimul Haque  
Barasat Court.

Parimal Kumar Roy

**SIGNATURE OF THE OWNER**

2. Manab Dey,  
Madhyamgram  
Boikuthakata Road.  
KOT-130

1. Rajib Biswas

Jay Goswami

2. \_\_\_\_\_

**SIGNATURE OF THE ATTORNEYS**

**Prepared by :**


Krishnendu Chakraborty  
Adv.

**Krishnendu Chakraborty**  
(Advocate)

Judges Court, Barasat.












En. No. WB-704/98

**Letter Settings :**

  
(Kuntal Singha Roy)  
Barasat Court

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












1) Name : BIMAL KUMAR ROY

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Bimal Kumar Roy  
 Signature of the Presentant

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












(2) Name : RAJIB BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rajib Biswas  
 Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : JOY GOUR SAHA

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Joy Gour Saha  
 Signature of the Presentant

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

### Major Information of the Deed

Deed No. :	I-1525-07505/2020	
Query No./Year	1525-8001638063/2020	Date of Registration : 08/12/2020
Query Date	08/12/2020 3:35:15 PM	Office where deed is registered
Applicant Name, Address & Other Details	Johirul Haque District Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830909132, Status : Advocate	
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. 62,67,000/-	
Stamp duty 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]:- 152507504/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

#### Land Details :



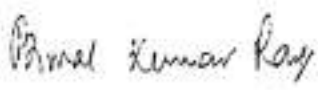
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bireshpally Road, Mouza: Chakra Ghata, Pin Code : 700130

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3753 (RS :-)	LR-2600	Bastu	Bastu	3 Katha 1 Chatak	1/-	45,93,750/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					5.0531Dec	1 /-	45,93,750 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2231 Sq Ft.	1/-	16,73,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1115 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 2, Area of floor : 1116 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		2231 sq ft	1 /-	16,73,250 /-	



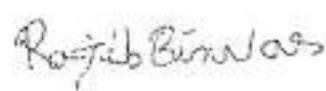
**Principal Details :**

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Dr BIMAL KUMAR ROY</b> (Presentant ) Son of Late JAGABANDHU ROY Executed by: Self, Date of Execution: 08/12/2020 , Admitted by: Self, Date of Admission: 08/12/2020 ,Place : Office	 <small>08/12/2020</small>	 <small>LTI 08/12/2020</small>	 <small>08/12/2020</small>
UTTAR BIRESH PALLY, P.O:- MADHYAMGRAM, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/12/2020 , Admitted by: Self, Date of Admission: 08/12/2020 ,Place : Office				



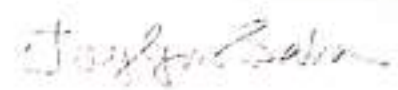
**Attorney Details :**

Sl. No	Name,Address,Photo,Finger print and Signature			
1	<b>R. J. CONSTRUCTION</b> UTTARAPAN PLAZA, RABINDRA PALLY 1st LANE, P.O:- MADHYAMGRAM BAZAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**



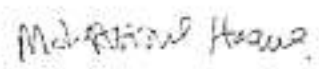
Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>RAJIB BISWAS</b> Son of Late ABINASH CHANDRA BISWAS Date of Execution - 08/12/2020, , Admitted by: Self, Date of Admission: 08/12/2020, Place of Admission of Execution: Office	 <small>Dec 8 2020 3:53PM</small>	 <small>LTI 08/12/2020</small>	 <small>08/12/2020</small>
RABINDRAPALLY 1st LANE, P.O:- MADHYAMGRAM BAZAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. J. CONSTRUCTION (as developer)				



Name	Photo	Finger Print	Signature
<b>JOYGOUR SAHA</b> Son of Late SASADHAR SAHA Date of Execution - 08/12/2020, , Admitted by: Self, Date of Admission: 08/12/2020, Place of Admission of Execution: Office			
	Dec 8 2020 3:54PM	LTI 08/12/2020	08/12/2020

RABINDRAPALLY 3rd LANE, P.O:- MADHYAMGRAM BAZAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. J. CONSTRUCTION (as DEVELOPERS)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Md Azijul Haque</b> Son of Late Lokman All Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124			
	08/12/2020	08/12/2020	08/12/2020

Identifier Of Dr BIMAL KUMAR ROY, RAJIB BISWAS, JOYGOUR SAHA

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr BIMAL KUMAR ROY	R. J. CONSTRUCTION-5.05312 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr BIMAL KUMAR ROY	R. J. CONSTRUCTION-2231.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bireshpally Road, Mouza: Chakra Ghata, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3753, LR Khatian No:- 2600	Owner:बिमल कुमार राय, Gurdian:जगबन्धु , Address:निज , Classification:बाउ, Area:0.05050000 Acre,	Dr BIMAL KUMAR ROY

Endorsement For Deed Number : I - 152507505 / 2020

On 08-12-2020

**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 15:48 hrs on 08-12-2020, at the Office of the D.S.R - III NORTH 24-PARGANAS by Dr BIMAL KUMAR ROY ,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 62.67.000/-

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

Execution is admitted on 08/12/2020 by Dr BIMAL KUMAR ROY, Son of Late JAGABANDHU ROY, UTTAR BIRESH PALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Professionals

Identified by Md Azijul Haque, , Son of Late Lokman Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 08-12-2020 by RAJIB BISWAS, developer, R. J. CONSTRUCTION, UTTARAPAN PLAZA, RABINDRA PALLY 1st LANE, P.O:- MADHYAMGRAM BAZAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130

Identified by Md Azijul Haque, , Son of Late Lokman Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 08-12-2020 by JOYGOUR SAHA, DEVELOPERS, R. J. CONSTRUCTION, UTTARAPAN PLAZA, RABINDRA PALLY 1st LANE, P.O:- MADHYAMGRAM BAZAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130

Identified by Md Azijul Haque, , Son of Late Lokman Ali, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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 826, Amount: Rs.100/-, Date of Purchase: 08/12/2020, Vendor name: S Bose

*Ananda*

Ananda Mohan Nandi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,  
registered in Book - I  
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being No 152507505 for the year 2020.



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Reason: Digital Signing of Deed.

*Anandi*

(Ananda Mohan Nandi) 2020/12/09 11:53:24 AM  
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OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS  
West Bengal.

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