

Sl-5906/19

5559/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 079312

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.

[Signature]

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

21 JUN 2019

DEVELOPMENT POWER OF ATTORNEY
after registration of development agreement

KNOW ALL MEN BY THESE PRESENTS :

We, 1. SMT. SHUKLA ROY, having PAN ASQPR7380E, Wife of Late Shyamal Kumar Roy, 2. SANCHITA ROY, having PAN AWSPB5685Q, 3. SRI SAYANTAN ROY, having PAN EAVPR0727N, Nos. 2 & 3 both are son and daughter of Late Shyamal Kumar Roy, all are residing at Uttar Biresh Pally, P.O.

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& P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, all are by faith - Hindu, by Nationality - Indian, by occupation - Household duties & Student, hereinafter jointly called and referred to as the OWNERS/EXECUTANTS, do hereby send greetings :-

WHEREAS the predecessor husband/father of the Owners herein namely **Shyamal Kumar Roy**, became the sole and absolute owner of ALL THAT piece and parcel of Bastu land measuring an area of 02 Cottahs 05 Chittacks, be the same a little more or less, comprising in R.S. Dag No. 387, being L.O.P. No. 326D, 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 13/09/1990 before the A.D.R. North 24 Parganas at Barasat and recorded in Book No. I, Volume No. VII, Pages from 3237 to 3240, being No. 810 for the year 1990 and absolutely seized and possessed the same.

AND WHEREAS while being in joint peaceful possession over the aforesaid property, the **Shyamal Kumar Roy**, mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 2602 under L.R. Dag No. 3754 and also mutated his name in the records of Madhyamgram Municipality under Ward No. 23, being Holding No. 40, Biresh Pally (North) Road and erected 1529 Sq.ft.

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Two-storied building thereon and absolutely seized and possessed the same.

AND WHEREAS said Shyamal Kumar Roy, died intestate on 20/05/2017, leaving behind his wife, only daughter and son, i.e. the OWNERS herein, as his only legal heirs and successors, who jointly inherited the aforesaid property, according to Hindu Succession Act. in equal 1/3rd share and jointly seized and possessed the same.

AND WHEREAS by virtue of aforesaid description, the OWNERS herein, became the joint absolute owners of ALL THAT piece and parcel of Bastu land measuring an area of 02 Cottahs 05 Chittacks, be the same a little more or less, alongwith 1529 Sq.ft. Two-storied building erected thereon, comprising in R.S. Dag No. 387, corresponding to L.R. Dag No. 3754, being L.O.P. No. 326D, under L.R. Khatian No. 2602 (recorded in the name of Shyamal Kumar Roy), lying and situated at MOUZA - CHAKRAGHATA, J.L. No. 26, Re. Su. No. 164, Touzi No. 146, within the local limits of Madhyamgram Municipality, under Ward No. 23, being Holding No. 40, Bires Pally (North) Road, P.S. - Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas and since then they have been enjoying the same as the joint absolute owners and occupiers and they have every right, title and interest over the said property free from all encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS with a view to develop their aforesaid

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property, by erecting a multi-storied building according to the Building sanctioned Plan from local municipality, by their Partnership firm, the Owners/First Party herein, entered into a Development agreement with 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 - 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 office of the D.S.R.-III North 24 Parganas at Barasat and recorded in Book No. I, being No. 1525 05528 for the year 2019.

AND WHEREAS we are the Owners 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

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management, preservation, security, use, occupation, possession and enjoyment of the same.

AND WHEREAS since it is necessary and expedient for us 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 we, the executants 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 - 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 our true

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and lawful Attorney for us on our 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 us 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.

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 our said Attorney shall think fit and proper.

5. To receive the excess amount or lees 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

BY

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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.

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 us 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

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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 olier 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

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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 our behalf or to be instituted preferred by or against our 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/other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale, as per Development

By

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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 our 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 our Attorney will not be claimed or demanded by our 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 our.

23. For all or any of the purpose stated hereinbefore to appear and represent our 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 such deeds registered in our name and on our behalf in respect of Units of Developer's Allocation only and on that event the attorney on our behalf shall execute and register the same.

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And I do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever our 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 02 (Two) Cottahs 05 (Five) Chittacks, be the same a little more or less, alongwith 1529 Sq.ft. Two-storied building erected thereon, comprising in R.S. Dag No. 387, corresponding to L.R. Dag No. 3754, being L.O.P. No. 326D, under L.R. Khatian No. 2602 (recorded in the name of Shyamal Kumar Roy), lying and situated at MOUZA - CHAKRAGHATA, J.L. No. 26, Re. Su. No. 164, Touzi No. 146, within the local limits of Madhyamgram Municipality, under Ward No. 23, being Holding No. 40, Biresh Pally (North) Road, P.S. - Barasat now Madhyamgram, 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.

ON THE EAST : Bimal Roy [L.O.P. No. 326C]

ON THE WEST : Abinash Apartment [L.O.P. No. 327].

for

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IN WITNESSES WHEREOF the parties herein have set and subscribed their respective hands and seals on this the 21st day of June, 2019.

SIGNED SEALED & DELIVERED

in the presence of

WITNESSES :

1. Manab Dey,
Baiguntahbed
Road, Madhyam
gram, Kof-130.

Sukla Roy.
Sanchita Roy
Santanu Roy.

SIGNATURE OF THE OWNERS

2. Anirban Biswas
Rabindrapally 1st Lane,
Madhyamgram,
Kolkata - 700130

1. Rajib Biswas
2. Jayguro Saha

SIGNATURE OF THE ATTORNEYS

Prepared by :

Krishnendu Chakraborty
Adv.

Krishnendu Chakraborty
(Advocate)

Judges Court, Barasat.
EN. NO. WB-704/98

Computer by:

Kuntal Singha Roy
(Kuntal Singha Roy)
Barasat Court.

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

No: Rajib Biswas

INDEX	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

স্বাক্ষর হাত



Rajib Biswas

ডান হাত

Rajib Biswas

Signature of the Presentant

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

(2) Name: Joy Gour Saha

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Joy Gour Saha

ডান হাত

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

Joy Gour Saha

Signature of the Presentant

(3) Name:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

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-1525-05559/2019	Date of Registration	21/06/2019
Deed No./Year	1525-1000142009/2019	Office where deed is registered	
Query Date	21/06/2019 11:26:28 AM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	Shukla Roy Uttar Biresh Pally, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980772467, Status : Seller/Executant		
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. 1,50,000/-	Rs. 41,53,001/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152505528/2019 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 : 700129






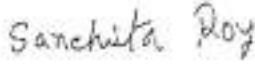



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3754 (RS :-)	LR-2602	Bastu	Bastu	2 Katha 5 Chatak	1,00,000/-	30,06,251/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
Grand Total :					3.8156Dec	1,00,000 /-	30,06,251 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1529 Sq Ft.	50,000/-	11,46,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1529 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1529 sq ft	50,000 /-	11,46,750 /-	

24/06/2019 Query No:-15251000142009 / 2019 Deed No :- 152505559 / 2019, Document is digitally signed.













Principal Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
1 Smt Sukla Roy (Presentant) Wife of Late Shyamal Kumar Roy Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office	 21/06/2019	 LTI 21/06/2019	 Sukla Roy. 21/06/2019
Uttar Biresh Pally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASQPR7380E, Status :Individual, Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
2 Smt Sanchita Roy Daughter of Late Shyamal Kumar Roy Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office	 21/06/2019	 LTI 21/06/2019	 Sanchita Roy 21/06/2019
Uttar Biresh Pally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: AWSPB5685Q, Status :Individual, Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
3 Shri Sayantan Roy Son of Late Shyamal Kumar Roy Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office	 21/06/2019	 LTI 21/06/2019	 Sayantan Roy 21/06/2019
Uttar Biresh Pally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129, Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EAVPR0727N, Status :Individual, Executed by: Self, Date of Execution: 21/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office			

Traveller Details :

No	Name, Address, Photo, Finger print and Signature
1	R J Construction Uttarapan Plaza Rabindra Pally 1st Lane, P.O:- Madhyamgram Bazar, P.S:- Madhyamgram, District-North 24-Parganas, West Bengal, India, PIN - 700129 , PAN No.: AAZFR4228C, 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> Shri Rajib Biswas Son of Late Abinash Chandra Biswas Date of Execution - 21/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office </td> <td>  Jun 21 2019 1:05PM </td> <td>  LRI 21/06/2019 </td> <td> Rajib Biswas 21/06/2019 </td> </tr> </tbody> </table> <p>Rabindra Pally 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.: AFUPB3332H Status : Representative, Representative of : R J Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Rajib Biswas Son of Late Abinash Chandra Biswas Date of Execution - 21/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office	 Jun 21 2019 1:05PM	 LRI 21/06/2019	Rajib Biswas 21/06/2019
Name	Photo	Finger Print	Signature						
Shri Rajib Biswas Son of Late Abinash Chandra Biswas Date of Execution - 21/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office	 Jun 21 2019 1:05PM	 LRI 21/06/2019	Rajib Biswas 21/06/2019						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Joygour Saha Son of Late Sasadhar Saha Date of Execution - 21/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office </td> <td>  Jun 21 2019 1:04PM </td> <td>  LRI 21/06/2019 </td> <td> Joygour Saha 21/06/2019 </td> </tr> </tbody> </table> <p>Rabindra Pally, 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.: AJJPS7977E Status : Representative, Representative of : R J Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Joygour Saha Son of Late Sasadhar Saha Date of Execution - 21/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office	 Jun 21 2019 1:04PM	 LRI 21/06/2019	Joygour Saha 21/06/2019
Name	Photo	Finger Print	Signature						
Shri Joygour Saha Son of Late Sasadhar Saha Date of Execution - 21/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office	 Jun 21 2019 1:04PM	 LRI 21/06/2019	Joygour Saha 21/06/2019						

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Manab Dey Son of Shri Sudhir Dey Baikuntha Deb Para; P.O:- Madhyamgram Bazar, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130	 21/06/2019	 21/06/2019	Manab Dey 21/06/2019

Identifier Of Smt Sukla Roy, Smt Sanchita Roy, Shri Sayantan Roy, Shri Rajib Biswas, Shri Joygour Saha

Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Smt Sukla Roy	R J Construction-1.27188 Dec
2	Smt Sanchita Roy	R J Construction-1.27188 Dec
3	Shri Sayantan Roy	R J Construction-1.27188 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sukla Roy	R J Construction-509.6666667 Sq Ft
2	Smt Sanchita Roy	R J Construction-509.6666667 Sq Ft
3	Shri Sayantan Roy	R J Construction-509.6666667 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 : 700129

Sch. No.	Plot & Khatian No.	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3754, LR Khatian No:- 2602	Owner: শ্যামল কুমার রায়, Gurdian: জনবন্ধু, Address: নিজ, Classification: বাড়ি, Area: 0.03800000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152505559 / 2019

On: 21-06-2019

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 12:43 hrs on 21-06-2019, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Smt Sukla Roy, 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 41,53,001/-

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

Execution is admitted on 21/06/2019 by 1. Smt Sukla Roy, Wife of Late Shyamal Kumar Roy, Uttar Biresh Pally, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 2. Smt Sanchita Roy, Daughter of Late Shyamal Kumar Roy, Uttar Biresh Pally, P.O Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu by Profession Student, 3. Shri Sayantan Roy, Son of Late Shyamal Kumar Roy, Uttar Biresh Pally, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Student.

Identified by Shri Manab Dey, Son of Shri Sudhir Dey, Baikuntha Deb Para, P.O: Madhyamgram Bazar, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by profession Service

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

Execution is admitted on 21-06-2019 by Shri Rajib Biswas, Partner, R J Construction, Uttarapan Plaza Rabindra Pally 1st Lane, P.O:- Madhyamgram Bazar, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129

ad by Shri Manab Dey, . . Son of Shri Sudhir Dey, Baikuntha Deb Para, P.O: Madhyamgram Bazar, Thana
Madhyamgram, . North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by profession Service
Execution is admitted on 21-06-2019 by Shri Joygour Saha, Partner, R J Construction, Uttarapan Plaza Rabindra Pally
Lane, P.O:- Madhyamgram Bazar, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN -
700129

Identified by Shri Manab Dey, . . Son of Shri Sudhir Dey, Baikuntha Deb Para, P.O: Madhyamgram Bazar, Thana
Madhyamgram, . North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by profession Service

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 3383, Amount: Rs.100/-, Date of Purchase: 19/06/2019, Vendor name: H C
Sandhu

Anandi

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

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1525-2019, Page from 156453 to 156492
being No 152505559 for the year 2019.



Digitally signed by ANANDA MOHAN
NANDI
Date: 2019.06.24 14:08:22 +05:30
Reason: Digital Signing of Deed.

Anandi

(Ananda Mohan Nandi) 6/24/2019 2:08:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

24/06/2019 Query No:-15251000142009 / 2019 Deed No :I - 152505559 / 2019, Document is digitally signed.

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