

00938/22 VC-276/22

I 00934/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 559331

21.01.22
 C-8/22354

Certified that the document is admitted to registration. The signature sheets and the endrocerment sheet attached with the document are the part of this document.

24. District Sub-Register-II
 Alipore, South 24-parganas

**DEVELOPMENT POWER OF ATTORNEY AFTER
 REGISTRATION OF DEVELOPMENT AGREEMENT**

TO ALL TO WHOM PRESENTS SHALL COME WE (1) SMT. GOURI CHATTERJEE (PAN-AEWPC1992H) (Aadhaar No.6925 2677 3613), wife of Late Rabindra Nath Chatterjee, daughter of Late Jnaneswar Bhattacharya, by faith-Hindu, by occupation-Landlady, by Nationality- Indian and **(2) SRI ABHIJIT BHATTACHARJEE** (PAN-AEDPB7043R) (Aadhaar No.9016 4165 5067), son of Late Rajendra Lal Bhattacharjee, by faith-Hindu, by occupation-Landlord, by Nationality- Indian, both are residing at 1, Tilak Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata- 700029, District 24 Parganas (South) (hereafter jointly called and referred to as the **"PRINCIPALS)**

by state as follows :-

SYNERGY CONSULTANTS

[Signature]
 Proprietor

19/29 DATE 19 AUG 2021

SOLD TO S. DAS
ADDRESS Advocate
High Court Calcutta

RS. 50/-

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA, 700 001

19 AUG 2021

CHIRANDEEP
CHATTERJEE

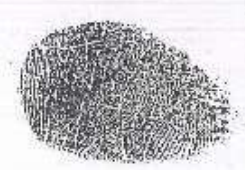


459



460

Gouri Chatterjee



461

Dibyjit Battacharya



462

Samarash Das
s/o Somesh Ch. Das Advocate
High Court
Calcutta - 700001.



DISTRICT SUBORDINATE REGISTRAR III
SOUTH 24 P.S. ALIPORE
21 JAN 2022

SYNERGY CONSULTANTS
Proprietor

WHEREAS we being co-owners, are seized and possessed of and/or otherwise well sufficiently and absolutely entitled to **ALL THAT** piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith partly three storied and partly four storied building altogether covered area 4800 sq. ft. more or less pucca structure (ground floor 1700 sq. ft., 1st Floor 1700 sq. ft. and second floor 1400 sq. ft. and tin shed structure measuring 450 sq. ft. covered area on the third floor) formerly plot No.393 of the Improvement Trust Scheme No.XV(B) comprised in Holding Nos.144 and 140 respectively in Sub-Division Q, Division VI, Dihi-Panchmnam, District 24 Parganas, Sub-Registration Office Alipore, District Registration Office Alipore lying and situated at Municipal Premises No.1, Tilak Road, P.S. Rabindra Sarobar, Kolkata- 700029, within the ambit of The Kolkata Municipal Corporation, Ward No.85, vide Assessee No.11-085-24-0001-8, District 24 Parganas (South) morefully and particularly described in the First Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS we have entered in to a Development Agreement with **SRI CHIRADEEP BHATTACHARYA** (PAN-AHTPB0194Q) (Passport No.P6161690), son of Late Chiranjib Bhattacharya, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 45/26, Manick Bandopadhyay Sarani, P.O. & P.S. Regent Park, Kolkata- 700040 proprietor of **SYNERGY CONSULTANTS** (PAN-AHTPB0194Q) having its registered office at 45/26, Manick Bandopadhyay Sarani, P.O. & P.S. Regent



DISTRICT SUB REGISTRAR-III
SOUTH 24 PDS ALIPORE
21 JAN 2022

WHEREAS we being co-owners, are seized and possessed of and/or otherwise well sufficiently and absolutely entitled to **ALL THAT** piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith partly three storied and partly four storied building altogether covered area 4800 sq. ft. more or less pucca structure (ground floor 1700 sq. ft., 1st Floor 1700 sq. ft. and second floor 1400 sq. ft. and tin shed structure measuring 450 sq. ft. covered area on the third floor) formerly plot No.393 of the Improvement Trust Scheme No.XV(B) comprised in Holding Nos.144 and 140 respectively in Sub-Division Q, Division VI, Dihi-Panchnagram, District 24 Parganas, Sub-Registration Office Alipore, District Registration Office Alipore lying and situated at Municipal Premises No.1, Tilak Road, P.S. Rabindra Sarobar, Kolkata- 700029, within the ambit of The Kolkata Municipal Corporation, Ward No.85, vide Assessee No.11-085-24-0001-8, District 24 Parganas (South) morefully and particularly described in the First Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS we have entered in to a Development Agreement with **SRI CHIRADEEP BHATTACHARYA** (PAN-AHTPB0194Q) (Passport No.P6161690), son of Late Chiranjib Bhattacharya, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 45/26, Manick Bandopadhyay Sarani, P.O. & P.S. Regent Park, Kolkata- 700040 proprietor of **SYNERGY CONSULTANTS** (PAN-AHTPB0194Q) having its registered office at 45/26, Manick Bandopadhyay Sarani, P.O. & P.S. Regent



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S. ALIPORE
21 JAN 2022

deeds and things jointly in respect to the said Premises as follows :-

1. To maintain and defend our possession in the SAID PROPERTY and also to manage and administer the same on our behalf;
2. To commence, initiate, file, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings both Civil and Criminal including arbitrations proceedings and demands touching matters relating to SAID PROPERTY and or any part thereof;
3. To appear for us and on our behalf in all Courts, Civil, Criminal, Revenue and before any Statutory Body or authority in connection with any matters pertaining to the SAID PROPERTY.
4. To make sign execute verify present and file all applications, plaints, petitions, written statement, vakalatnama or any other document expedient or necessary in the opinion of our said Attorney or be made signed executed verified presented or filed any such documents and, again to receive back the same;
5. To deposit and pay on our behalf the outstanding taxes, charges, levies, dues and demands of the concerned authorities in respect of our SAID PROPERTY and other dues in respect thereof and to make applications for withdrawals of taxes,, charges, levies, dues, demands etc. paid in excess or not chargeable and to receive the amounts and sign receipts thereof;



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6. To apply before the authority of the concern Municipal Corporation for sanction and/or re-sanction of Building Plan for the proposed construction work in the SAID PROPERTY in terms of the DEVELOPMENT AGREEMENT as stated hereinabove;

7. To enter in the SAID PROPERTY and to take initiative to measure, survey, ketch the entire First Schedule mentioned property in terms of the said DEVELOPMENT AGREEMENT.

8. To arrange to raise construction together with all rights to appoint labors, Masons, Carpenters, Plumbers, Engineers, Supervisors, Architects, contractor etc for the necessary completion.

9. To manage and control the entire First Schedule mentioned property during the period of the said construction as per Building Plan to be sanctioned by the Kolkata Municipal Corporation;

10. To arrange to raise necessary finance for such construction at its own risk by mortgaging the First schedule property with 'any Bank or Financial Institution except the owners' allocation.

11. To arrange to prepare all sorts of papers and documents for necessary corroboration of the property to the satisfaction of the intending purchaser/s of Flats and Apartment.



DISTRICT SUB REGISTRAR
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12. To sign and to present all memorandums, applications, Plan/s petitions and Affidavits before the Authorities which our Constituted Attorney shall think fit and proper to be filed in our names and on our behalf;

13. To ask for, demand, recover and sue for recovery and receive, collect from all and every person, firms, Land Acquisition Department, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relating the said premises and to give and grant sufficient and effectual receipts, discharges the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies, Public or Corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them and discharge/deposit our all sums in our Bank Accounts in our names.

14. To pay and/or to receive, refund of the excess amount of fees, if any paid for such purpose aforesaid in me name and on our behalf, if it appears to me to be really necessary, just and convenient.



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21 JAN 2022

15. To appear and represent us before all or any judicial, administrative, revenue or legal authority/authorities, District Court, High Court, Supreme Court, B.L. & L.R.O, D.L & L.R.O, CESC Limited, WBSEDCL, Collectorate, Insurance Company, Notary Public, Registrar of all classes, Police Station, Police Commissioner, Income Tax Department or any Central Government or State Government Departments or other Public Bodies, Corporation, Municipal Authority, Rent Controller and/or any Arbitrator or Arbitrators appointed on our behalf and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ, notices, petitions, pleadings and affidavits and submits the same to all or any of the aforesaid Authorities and/or Government Offices and/or Public Bodies and/or Rent Controller and/or arbitrators and to take all such steps which will be necessary proper and fit for the **SAID PROPERTY.**

16. For all or any of the purposes aforesaid to appoint Solicitors, Advocates, Pleaders, mukters and such appointments and relation from time to time revoke and other again to appointment, reappointment as shall arise and to sign and execute Vokatnamas, warrant or Attorney and such papers and documents as will be necessary and be expedient on our behalf.

17. To make, sign, execute, affirm, verify, present and file all applications, petitions, Complaints, Written Statements, Memo



DISTRICT SUB REGISTRAR, W
SOUTH 24 PGS, ALIPORE
- 21 JAN 2022

of Appeals, Affidavits and tabular Statements and such other papers and documents or pleadings, or to be signed, executed, affirmed, presented or filed or such documents again to receive or return back on our behalf.

18. To complete the construction of the proposed building as per the sanctioned Building Plan and to obtain Completion Certificate from the Kolkata Municipal Corporation after completion of the same;

19. To negotiate on terms for and sell the DEVELOPER'S ALLOCATION as mentioned in the Third Schedule of the DEVELOPMENT AGREEMENT to any purchaser or purchasers at such price or prices which our said Attorney in its absolute discretion think proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or to rescind or repudiate the same;

20. To receive from the purchaser or purchasers any earnest money and also the balance of purchase consideration for sale of the DEVELOPER'S ALLOCATION only or any part thereof and to give good valid receipt and discharge for the same;

21. Upon such receipt as aforesaid in our name and as our act and deed to sign and execute any conveyance or conveyances in respect of the DEVELOPER'S ALLOCATION only or any part thereof in favour of the purchaser or purchasers or his/their nominee or nominees or assignee or assignees as the case may be.



DISTRICT SUB REGISTRAR III
SOUTH 24 PARGANAS ALIPORE
21 JAN 2022

22. 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 effectually conveying Developer's Allocation only or part thereof as we could do ourselves if personally present.

23. To present any such conveyance or conveyances or Agreement for Sale for registration, to admit execution before the District Sub-Registrar/Additional District Sub Registrar/Registrar of Assurances, Kolkata or before any Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Constituted Attorney shall consider necessary for conveying the same or part thereof to the purchaser or purchasers as fully and effectually in all respects as we could jointly or severally do the same for Developer's Allocation only;

24. We further state that this Power of Attorney shall automatically stand cancelled after transfer of entire **DEVELOPER ALLOCATION** in the **SAID PREMISES**.

GENERALLY TO DO AND PERFORM all acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could in person do.

WE HEREBY AGREE that all acts deeds and things done by our said, Constituted Attorney pursuant to the power hereby granted shall be construed as acts, deeds and things done by us. We do



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hereby undertake to ratify and confirm all and whatever the said Attorney shall do by virtue of the powers hereby given. We do hereby confirm that any person relying upon this Power shall be protected by the representation made herein and the authorities given by us to the said Attorney and we shall not challenge or call in question any act done by the said Attorney on our behalf and the same shall be binding upon us.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)

ALL THAT piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith partly three storied and partly four storied building altogether covered area 4800 sq. ft. more or less pucca structure (ground floor 1700 sq. ft., 1st Floor 1700 sq. ft. and second floor 1400 sq. ft. and tin shed structure measuring 450 sq. ft. covered area on the third floor) formerly plot No.393 of the Improvement Trust Scheme No.XV(B) comprised in Holding Nos.144 and 140 respectively in Sub-Division Q, Division VI, Dihi-Panchngram, District 24 Parganas, Sub-Registration Office Alipore, District Registration Office Alipore lying and situated at Municipal Premises No.1, Tilak Road, P.S. Rabindra Sarobar, Kolkata- 700029, within the ambit of The Kolkata Municipal Corporation, Ward No.85, vide Assessee No.11-085-24-0001-8, District 24 Parganas (South) and which is butted and bounded as follows :-



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ON THE NORTH : Partly by premises No.35 and partly by No.37A, Lansdowne Terrace.

ON THE SOUTH : by 40 ft. wide Tilak Road.

ON THE WEST : by premises No.166, A.B.C. Lansdowne Road now Sarat Bose Road.

ON THE EAST : by Premises No.2, Tilak Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATION

(a) Smt. Gouri Chatterjee shall get and own 2(two) self contained flats completed in all respect out of which one Flat No.3A, on the Third Floor, measuring 1623 sq. ft. including 25% super built up area and another flat No.3B, measuring 779 sq. ft. including 25% super built up area alongwith two covered car parking spaces and one servant quarter on the Ground Floor of the proposed G+V storied building morefully and particularly and described in the Second Schedule hereunder written together with undivided proportionate impartible share or interest of the land underneath the said building alongwith all other common areas and facilities morefully and particularly mentioned in the Fifth and Sixth Schedule hereunder written (b) Sri Abhijit Bhatacharjee shall get and own 2(two) self contained flats completed in all respect out of which one Flat No.2A, on the Second Floor, measuring 1576 sq. ft. including 25% super built up area and another flat No.2B, measuring 826 sq. ft. including



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25% super built up area alongwith two covered car parking spaces and one servant quarter on the Ground Floor of the proposed G+V storied building morefully and particularly and described in the Second Schedule hereunder written together with undivided proportionate impartible share or interest of the land underneath the said building alongwith all other common areas and facilities morefully and particularly mentioned in the Fifth and Sixth Schedule hereunder written.

That apart from the aforesaid flats and covered car parking spaces the Developer shall be bound to pay a non refundable amount morefully mentioned in the Development agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

DEVELOPER'S ALLOCATION shall get the entire constructed area i.e. the Flats, open and covered car parking spaces, servant quarters except the owners' allocation and also except the Ground Floor commercial space (Road facing) which is allotted to the tenant as per sanction building plan approved by the Kolkata Municipal Corporation alongwith undivided proportionate impartible share or interest of the land underneath the building with all other common areas and facilities.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
21 JAN 2022

IN WITNESS WHEREOF we, the executants hereby set our hands, seals and signatures at Kolkata on this the 21st-day of *January*, 2022.

EXECUTED AND DELIVERED in the presence of:

WITNESSES:

1. *Samaresh Das*
Adv.
High Court
Calcutta

1) *Govin Chatterjee*

2) *Abhishek Bhattacharya*

SIGNATURE OF THE EXECUTANTS

2. *Danish*

(DIDANKAR BATERJEA)
(29/A, SASTITOLA ROAD)
KOL- 700011.

I accept the Power
SYNERGY CONSULTANTS

[Signature]

(c) *Pranab Kumar Das* B & ATTORNEY

SIGNATURE OF THE ATTORNEY

Drafted by me under instruction of the Principals:

Samaresh Das
SAMARESH DAS

Advocate
High Court, Calcutta
Enrolment No. WB/1430/2001



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
21 JAN 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Lyoni Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Abhishek Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Vijay</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Samarth Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



DISTRICT REGISTRY, KARAKH
SOUTH 24 PGS ALPORA
21 JAN 2022



ভারতীয় বিসিটি পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19630/06728

To
 অভিজিত ভট্টাচার্য
 Abhijit Bhattacharjee
 1 TILAK ROAD
 Sarat Bose Road S.O
 Sarat Bose Road Kolkata
 West Bengal 700029

15498963



MN156889639DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9016 4165 5067

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



অভিজিত ভট্টাচার্য
 Abhijit Bhattacharjee
 পিতা : রাজেন্দ্র লাল ভট্টাচার্য
 Father : RAJENDRA LAL BHATTACHARJEE
 জন্ম তারিখ / Year of Birth : 1961
 পুরুষ / Male



9016 4165 5067

আধার - সাধারণ মানুষের অধিকার

Abhijit Bhattacharjee



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে বান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

10688963



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
1, তিলক রোড, সেরাত বোস রোড
1ম ও, কোলকাতা, দক্ষিণবঙ্গ,
700029

Address:
1, TILAK ROAD, Serat Bose
Road S.O, Serat Bose Road,
Kolkata, West Bengal
700029



1817
1700 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1847,
Bengaluru-560 011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHJIT BHATTACHARJEE

RAJENDRA LAL BHATTACHARJEE

05/10/1961

Permanent Account Number

AEDPB7043R

Abhjit Bhattacharjee

Signature



Abhjit Bhattacharjee



आयकर विभाग
INCOME DEPARTMENT



भारत सरकार
GOVT OF INDIA

GOURI CHATTERJEE
GANESWAR BHATTACHARYA



05/10/1945
Permanent Account Number
AEWPC1992H



Signature

Gouri Chatterjee





ভারতীয় বিদ্যুৎ পরিচয় প্রমাণকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কির আই ডি/Enrollment No.: 1040/19530/06694

To
 গৌরী চ্যাটার্জী
 Gouri Chatterjee
 1 TILAK ROAD
 Sarat Bose Road 3.0
 Sarat Bose Road Kolkata
 West Bengal 700029

P5584904



MN156849042DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6925 2677 3613

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



গৌরী চ্যাটার্জী
 Gouri Chatterjee
 পিতা : জ্ঞানেশ্বর ভট্টাচার্য
 Father : Jñānēswar Bhattacharya
 জন্ম সাল / Year of Birth : 1945
 মহিলা / Female



6925 2677 3613

আধার - সাধারণ মানুষের অধিকার

Gouri Chatterjee



Government of India



AADHAAR

তথ্য

- ১) আধার পরিচয়ের প্রমাণ: নাপরিকল্পিত প্রমাণ নয়।
- ২) পরিচয়ের প্রমাণ অনলাইন অ্যাক্টিভেশন করা প্রাপ্ত করুন।

INFORMATION

- 1) Aadhaar is proof of identity, not of citizenship.
- 2) To establish identity, authenticate online.

- ১) আধার সারা দেশে মান্য।
- ২) আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- ৩) Aadhaar is valid throughout the country.
- ৪) Aadhaar will be helpful in availing Government and Non-Government services in future.

75054904



ঠিকানা:

১, তিলাক রোড, শরত বোস রোড
এস এ, কোলকাতা, পশ্চিমবঙ্গ,
700029

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
1, TILAK ROAD, Sarat Bose
Road S.O. Sarat Bose Road,
Kolkata, West Bengal,
700029



1047
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
CHIRADEEP BHATTACHARYA
CHIRANJIB BHATTACHARYA
12/10/1970
Participating Government
AHTPB0194Q

भारत सरकार
GOVT OF INDIA



002701

[Handwritten signature]







भारत सरकार
GOVERNMENT OF INDIA



Samaresh Das
DOB: 19-08-1978
Gender: Male



2454 9765 3960

आधार - आम आदमी का अधिकार

Samaresh Das



भारत सरकार
भारतीय पहचान प्राधिकरण
AUTHORITY OF INDIA

एन-1/18, सिप, पंचसायार, कोलकाता,
पश्चिम बंगाल, 700094

Address:
R-1/18, S.p Township,
Panchasayar, Panchasayar, Circus
Avenue, Kolkata, West Bengal,
700094



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

PO, Box No.1947,
Bengaluru-560 001

24



Major Information of the Deed

Deed No.	I-1603-00934/2022	Date of Registration	24/01/2022
Query No / Year	1603-8000223547/2022	Office where deed is registered	
Query Date	21/01/2022 12:38:39 PM	1603-8000223547/2022	
Applicant Name, Address & Other Details	SAMARESH DAS Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830185069, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,28,16,937/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300745/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tilak Road, , Premises No: 1, , Ward No: 085 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 15 Sq Ft		3,85,91,437/-	Width of Approach Road: 40 Ft., Project Name :
Grand Total :				13.2344Dec	0 /-	385,91,437 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5250 Sq Ft.	0/-	42,25,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1700 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1700 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1400 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		5250 sq ft	0 /-	42,25,500 /-	

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Principal Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs GOURI CHATTERJEE Wife of Late Rabindra Nath Chatterjee 1, Tilak Road,, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hinou, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx2H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>
2	<p>Mr ABHIJIT BHATTACHARJEE Son of Late Rajendra Lal Bhattacharjee 1, Tilak Road,, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx3R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022 , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>SYNERGY CONSULTANTS 45/26, Manick Bandopadhyay Sarani,, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , NRI/OCI/PIO,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr CHIRADEEP BHATTACHARYA (Presentant) Son of Late Chiranjib Bhattacharya 45/26, Manick Bandopadhyay Sarani,, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of.: SYNERGY CONSULTANTS (as Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SAMARESH DAS Son of Mr SOMESH CHANDRA DAS HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of Mrs GOURI CHATTERJEE, Mr ABHIJIT BHATTACHARJEE, Mr CHIRADEEP BHATTACHARYA			
<p>Mr SAMARESH DAS Son of Mr SOMESH CHANDRA DAS HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			

ifier Of Mrs GOURI CHATTERJEE, Mr ABHIJIT BHATTACHARJEE, Mr CHIRADEEP BHATTACHARYA

Transfer of property for L-1

Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI CHATTERJEE	SYNERGY CONSULTANTS-6.61719 Dec
2	Mr ABHIJIT BHATTACHARJEE	SYNERGY CONSULTANTS-6.61719 Dec

Transfer of property for S-1

Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI CHATTERJEE	SYNERGY CONSULTANTS-2625.00000000 Sq Ft
2	Mr ABHIJIT BHATTACHARJEE	SYNERGY CONSULTANTS-2625.00000000 Sq Ft

Endorsement For Deed Number : I - 160300934 / 2022

On 21-01-2022

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

Presented for registration at 15:00 hrs on 21-01-2022, at the Private residence by Mr CHIRADEEP BHATTACHARYA .

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,28,16,937/-

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

Execution is admitted on 21/01/2022 by 1. Mrs GOURI CHATTERJEE, Wife of Late Rabindra Nath Chatterjee, 1, Tilak Road,, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 2. Mr ABHIJIT BHATTACHARJEE, Son of Late Rajendra Lal Bhattacharjee, 1, Tilak Road,, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr SAMARESH DAS, , Son of Mr SOMESH CHANDRA DAS, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-01-2022 by Mr CHIRADEEP BHATTACHARYA, Proprietor, SYNERGY CONSULTANTS, 45/26, Manick Bandopadhyay Sarani,, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SAMARESH DAS, , Son of Mr SOMESH CHANDRA DAS, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 24-01-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AD9331, Amount: Rs.50/-, Date of Purchase: 19/08/2021, Vendor name:
ANJUSHREE BANERJEE

Dhar

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 36786 to 36813
being No 160300934 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.01.27 13:44:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/01/27 01:44:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

SYNERGY CONSULTANTS

Proprietor

(This document is digitally signed.)