

भारतीय गैर न्यायिक

पचास  
रुपये

₹. 50



FIFTY  
RUPEES

Rs.50

INDIA

NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AI 245244

26/6/23  
6/43  
6-8/1905118

Commissioner of Stamps, West Bengal  
The signature system and  
the stamp system are  
documented in the  
document.

Alipore, South 24 Parganas

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS THAT, SRI. BIPLAB KUMAR DAS,**  
PAN.ACTPD7917L, AADHAAR NO.362581520172, son of Late Shanti Ranjan  
Das, by faith - Hindu, by occupation - Retired, by Nationality - Indian,  
resident of Tower No.3, Flat No.6C, South City, 375, Prince Anwar Shah  
Road, Jodhpur Park, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700068,  
District - South 24 Parganas, hereinafter called and referred to as the  
**OWNER** (which expression shall unless excluded by or repugnant to the  
context be deemed to mean and include her heirs, executors,  
administrators, legal representatives, and assigns) of the **ONE PART.**

**AND**

SREE RAM CONSTRUCTION

Ram  
Proprietor

23 JUN 2011

31518

No.....Rs. **50/-** Date.....

Name: *Rajib Dey*

Address: *40, south Raynagar, P.S-Bamsdromi, KOL-700070*

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*Rajib Dey*



7186

*Rajib Dey*



7187

*Diplab Kumar Das*



7200

Identified by:-

*Rajib Das*  
*to Late Anjan Kumar Das*  
*Tipora Police Const*  
*700027*

DISTRICT SUB REGISTRAR  
SOUTH 24 PGS ALIPORE  
26 JUN 2011

**M/S. SREERAM CONSTRUCTION**, PAN NO.ADSPD1437F, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, now corresponding to 1/83, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY**, PAN.ADSPD1437F, ADHAAR NO.222484703553, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** ( which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

**WHEREAS** by Virtue of a registered Saaf Bikray Kobala written in Bengali dated 24/12/1959 which was registered in office of the Sub- Registrar at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 164, Pages 259 to 263, being no. 10244, for the year 1959, one Smt. Ranu Roy Chowdhury mentioned as Vendor therein, sold and transferred her all right title and interest All that a piece and parcel of land with rayati Shitiban right measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. 5 satak more or less as residential plot/land comprised in Dag No.151 out of 1-68 percentile land, Khatian No.206, in Mouza - Naktala, J.L.No.32, Re Sa No.24, Touzi No.56, Pargana Khaspur within jurisdiction of Sub-Registration office at Alipore, being K.M.C Premises No. 23, Naktala Road, to Sri. Shanti Ranjan Das mentioned as Purchaser therein and thereby said Sri. Shanti Ranjan Das became the owner of the said plot of land.

**AND WHEREAS** by Virtue of a registered Deed of Relinquishment written in Bengali dated 09/07/1962 which was registered in office of the Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 113, Pages 56 to 58, being no. 5818, for the year 1962, the said Sri. Shanti Ranjan Das relinquished his right title interest to his wife namely

SREE RAM CONSTRUCTION

Proprietor

Smt. Chhabi Das and thereby the said Smt. Chhabi Das became the owner of the said plot of land.

**AND WHEREAS** after that the said Smt. Chhabi Das became the owner of the said plot of land and constructed a two storied building and mutated her name in the records of the Kolkata Municipal Corporation in respect of the said land and the said plot of land is renumbered as the K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047 and the said Smt. Chhabi Das had been residing there by paying necessary taxes without any hindrances from others.

**AND WHEREAS** thereafter the said Sri. Shanti Ranjan Das alias Santi Ranjan Das died intestate on 15/12/1996 and leaving behind his surviving wife Smt. Chhabi Das and one son namely Biplab Kumar Das and one daughter namely Anuradha Bhattacharya as his only legal heirs as per the Hindu Succession Act, 1956.

**AND WHEREAS** the said Smt. Chhabi Das made a Registered Will dated 05/10/1983 which was registered in office of the Sub- Registrar at Alipore, South 24 Parganas and recorded in Book No.III, Volume No. 6, Pages 88 to 90, being no. 143, for the year 1983, in favour of her son Biplab Kumar Das.

**AND WHEREAS** thereafter the said Smt. Chhabi Das died on 24/11/2009 and leaving behind her surviving one son namely Biplab Kumar Das and one daughter namely Anuradha Bhattacharya as her only legal heirs as per the Hindu Succession Act, 1956.

**AND WHEREAS** after that the said Biplab Kumar Das being the executor probated the said will of the Smt. Chhabi Das and granted probate on 08/03/2022 by the order of Ld.14<sup>th</sup> Court, Alipore Addl. District Judge Court at Alipore, 24 Pargana South, and thereby the said Biplab Kumar Das became the owner of the said plot of land measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. 5 satak more or less situated at

SREE RAM CONSTRUCTION

Proprietor

Premises No. 23-J, Naktala Road, Police Station - Jadavpur, Kolkata-700047, District South 24 Parganas.

**AND WHEREAS** thus the said Sri. Biplab Kumar Das became the absolute owner of **ALL THAT** the piece and parcel of land with rayati Shitiban right measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. 5 satak more or less as residential plot/land comprised in Dag No.151 out of 1-68 percentile land, Khatian No.206, in Mouza - Naktala, J.L.No.32, Re Sa No.24, Touzi No.56, Pargana Khaspur within jurisdiction of Sub-Registration office at Alipore, being K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047.

**AND WHEREAS** the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of the joint venture programmed financially viable has agreed to do the same for mutual benefits.

**AND WHEREAS** due to lack of experience as well as the paucity of fund the Principals/owners have entered into a registered Development Agreement on 20/06/2022, vide Book No.I, being No.160309374 for the year 2022, at the office of D.S.R.-III, Alipore, with **M/S. SREERAM CONSTRUCTION, PAN NO.ADSPD1437F**, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY**, PAN.ADSPD1437F,ADHAAR NO.222484703553, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 40, South Roynagar, Bansdrani, P.O. Bansdrani, P.S. Regent Park now Bansdrani, Kolkata-700070, District South 24 Parganas as a **DEVELOPER** to erect and complete the construction of a multistoried building with lift facility in my aforesaid **SCHEDULE** mentioned property in accordance with the Building Plan to be sanctioned from Kolkata Municipal

SREE RAM CONSTRUCTION

Proprietor

Corporation, in my name, in order to erect a G+III storied building in the **SCHEDULE** mentioned property.

**AND WHEREAS** as I am being an old and aged person hence it is not possible for me to manage, look after or control or supervise personally and / or to represent everywhere in connection with the proposed project or construction work and / or to do other various analogous or ancillary acts, deeds, and things personally or jointly.

**AND WHEREAS** to construct the afore stated proposed building as mentioned in the said Development Agreement at the cost of the **DEVELOPER**, I, the **PRINCIPAL/OWNER** herein, do hereby nominate, appoint and constitute the said **M/S. SREERAM CONSTRUCTION, PAN NO.ADSPD1437F**, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY**, PAN NO.ADSPD1437F, ADHAAR NO.222484703553 Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at-40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, hereinafter called as my Lawful Attorney to do all acts, deeds and things in the manner followings :-

1. To look after and manage the **SCHEDULE** mentioned property on my behalf.
2. To look after and to control all the affairs for the development or the **SCHEDULE** mentioned property and construction of a apartment / G+III storied building in accordance with the sanctioned Building Plan obtained from Kolkata Municipal Corporation, on my behalf in my name at the cost of the **DEVELOPER / ATTORNEY**.
3. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation, alteration, modification, modified, conversation, conversations, revise sanction building plan and document and to receive all papers, Boundary Declaration, KMC Gift, Common passage, Splats Corner, amalgamate

Deed, amalgamate Deed of Deceleration, B/S maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.

4. To execute and submit all Building Plans for sanction Development Plans, Documents statements, Papers, Undertakings, Declarations, may be required for necessary, modification and / or alteration of sanctioned Plan by the Kolkata Municipal Corporation.
5. To appear and represent on behalf of the Principal i.e. Land Owner herein on or before any necessary authorities including, the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanctioned Plan for the above mentioned property.
6. To pay fees for modification and such other orders and permissions from the necessary authorities on my behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation, Plans and also to submit and take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
7. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the sanctioned Plans to any authority or authorities.
8. To develop the **SCHEDULE** mentioned property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper in accordance with the sanctioned building Plan obtained from Kolkata Municipal Corporation, and for that purpose to demolish and/or remove the existing house, building and/or structure of whatsoever nature standing in the said property, as my said Attorney shall think fit and proper.

9. To apply for obtaining electricity gas, water sewerage, drainage, water line, telephone or other connections or obtaining electric meter or any other utility to the **SCHEDULE** mentioned property and / or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority / authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.
10. To apply for and obtain building materials from the concerned authorities for consumption of the building on the **SCHEDULE** mentioned property as aforesaid.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the **SCHEDULE** mentioned property, or any part thereof from the date of taking possession of the same from me and till the date of handing over of **OWNER'S** Allocation.
12. To appear and represent me before all authorities for fixing and / or finalization of the annual valuation of the **SCHEDULE** mentioned property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with the intending purchasers for giving possession of the flats, Car Parking Spaces in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** i.e. 3(Three) Flats i.e. 1) Flat No.B-1, 1<sup>st</sup> Floor North-West Side and 2) Flat No.A-3, 3<sup>rd</sup> Floor south-west side and 3) Flat No.B-3, 3<sup>rd</sup> Floor North-west Side and 50% Car Parking Space on the Ground floor of the proposed G+III storied building including all common areas, right of easement and undivided proportionate share in the land of the Schedule mentioned property including as per sanction building Plan to the such intending purchasers in the proposed building on the **SCHEDULE 'A'** mentioned property at any terms and conditions as may said



Attorneys shall think fit and proper as per said Development Agreement dated 20/06/2022.

14. To collect advance or part payment or full consideration from the intending purchasers of flats and Car Parking Spaces along with the proportionate share of land on our behalf as per said Development Agreement dated 20/06/2022 on the Developer's Allocation excluding the Owner's Allocation as mentioned therein and grant receipts in favour of the interested persons / persons who are interested to take possession of the flat / flats and Car Parking Space etc, in lieu of satisfactory consideration.
15. To Sign, executed and presentation or negotiate on terms for and to agree to enter into and conclude any agreement for sale, sale in respect of the said Developer's Allocation i.e. 3(Three) Flats i.e. 1) Flat No.B-1, 1<sup>st</sup> Floor North-West Side and 2) Flat No.A-3, 3<sup>rd</sup> Floor South-West Side and 3) Flat No.B-3, 3<sup>rd</sup> Floor North-West Side and 50% Car Parking Space on the Ground floor of the proposed G+III storied building to intending Purchaser or Purchasers from District Registrar-I, Aapore, Additional District Sub-Registrar at Aapore, Registrar of Assurance-I, Kolkata, to present for registration and complete for registration as mention developer allocation flats and Car Parking Space in favour of the interested person/persons who are interested to take possession of the flat / flats etc, in lieu of satisfactory consideration. ✓
16. To advertise in different newspapers and display hoarding in different places and also to engage agency or agencies for giving possession of the flats, and Car Parking Spaces on Developer's Allocation as mentioned in the said Development Agreement dated 20/06/2022 excluding Owner's Allocation along with the proportionate share of land in any names as the said Attorney shall think fit and proper and to sell the Developer's Allocation any Third Party or parties at any consideration price to be fixed up only by the Developer after due delivery of possession of the Owner's Allocation. ✓

17. To negotiate with intending purchasers who desire to take possession in lieu of proper consideration for the flats, and Car Parking space including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land at our said **SCHEDULE** mentioned property or any part thereof and for that purpose to sign and execute all Deeds, as our said Attorney shall think fit and proper as per said Development Agreement dated 20/06/2022.
18. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority / or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers except the owner's allocation and acknowledge the receipt of the same on my behalf.
20. To appear and represent me Registrar of Assurances, District Registrar at D.S R.-I, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, before any Notary Public, Metropolitan Magistrate and other office or offices or Authority or Authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, instruments and writing executed and signed by the said Attorney as per said Development Agreement dated 20/06/2022 in connection with the Developer's Allocation only
21. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the **SCHEDULE** mentioned property and property or any part thereof.
22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on my behalf of or to be institute preferred by or any person or persons in respect of the **SCHEDULE** mentioned property.

23. To comprise suits, appeals or other legal proceedings in courts, tribunals or other authority whatsoever and to sign and file applications thereof in respect of the **SCHEDULE** mentioned property.
24. To sign declare and or affirm any plaints, written statements, partitions, affidavits, verifications, vokatnamas, warrants of attorney, Memo of Appeal or any documents or papers in any proceedings or in any way construction therewith in respect of the **SCHEDULE** mentioned property.
25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.
26. To sign & execute amalgamate Deed, to receive all papers, documents, boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

If any error or omission is transpired and joint development agreement in this deed in future, the Owner shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer.

**AND GENERALLY** to act as my Attorney in relation to all matters touching our said Premises and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as I could do if I personally present.

**AND I** the **PRINCIPAL** herein hereby ratify and confirm and agree or authorize and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of me by virtue of these presents including such confirming and other works till the completion of the whole deal / transaction as per Development Agreement dated 20/07/2022.

**SCHEDULE - "A"**

(Description of the entire land)

**ALL THAT** the piece and parcel of land with rayati Shitiban right measuring about 03 Cottans 00 sq. Ft be the same or little more or less i.e. 5 sarak more or less as residential plot/land comprised in Dag No.151 out of 168 percentage land, Khata No.200, in Mouza - Naktala, J.L.No.32, P.T. No. No.24, Touzi No.56, Pargana Khaspur within jurisdiction of Sub-Registration office at Anupore, being K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047, in Ward No.100, under Police Station Jadavpur then Patuli now Netajinagar, District South 24 Parganas total landed property situated and bounded by :-

- ON THE NORTH : B Scheme Plot No.28.  
 ON THE SOUTH : B Scheme Plot No.30.  
 ON THE EAST : B Scheme Plot No.32.  
 ON THE WEST : B 20 feet wide Scheme Common Passage.

**SCHEDULE - "B"**

(Reserved Portion)

(Owners' Allocation)

**Details of Owners allocation** :- On completion of the said Building in all respects by the developer shall handover to Owner total 3(Three) Flats i.e. 1) Flat No.A-1, 1<sup>st</sup> Floor South-West Side and 2) Flat No.A-2, 2<sup>nd</sup> Floor South-West Side and 3) Flat No.B-2, 2<sup>nd</sup> Floor North-West Side and 50% Car parking space on the Ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule A herein above written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record at K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047, lying and situated under

SREE RAM CONSTRUCTION


 Proprietor

Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly Jadavpur now Netajinagar, sub Registry office at A.D.S.R. Alipore, Dist South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land and Premises.

**SCHEDULE - "C"**  
**(Developer's Allocation)**

Details of Developer allocation : The Developer is entitled to get total 3(Three) flats i.e. 1) Flat No. B-2, 2<sup>nd</sup> Floor North-West Side and 2) Flat No. A-3, 3<sup>rd</sup> Floor South-West Side and 3) Flat No. B-3, 3<sup>rd</sup> Floor North-West Side and 50% Car parking space on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the schedule A herein above written together with common rights of the common portion and areas of the building and common amenities facilities rights and benefits of the said proposed building as per Kolkata Municipal Corporation record at F.M.C Premises No. 23J, Naktala Road, vide Assesment No. 211000001010 having its mailing address at 23J, Naktala Road Calcutta -700047 now Kolkata - 700 047, lying and situated under Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly Jadavpur now Netajinagar sub Registry office at A.D.S.R. Alipore, Dist South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land and Premises.

SREE RAM CONSTRUCTION

*R. S. Ram*  
Proprietor

**IN WITNESS WHEREOF** I, the above named Owner / Principal have  
subscribed our hands and this **26<sup>th</sup>** day of June, Two  
Thousand Twenty Two (2022).

**IN PRESENCE OF THE  
WITNESSES:-**

1. Kalyanmoy Shome  
S/o Lt. Tarak Nath Shome,  
23/1 Naktala Road  
Kolkata - 700047.

2. SK. Faruqul Haque  
s/o - SK. Rusfan Ali  
Vill - Ghatipur  
Pinno. - 743503  
Dist - 24 PGS (S)

Biplab Kumar Das  
**SIGNATURE OF THE PRINCIPAL**

SREE RAM CONSTRUCTION

Ram  
Proprietor

**SIGNATURE OF THE ATTORNEY**

For the documents and instructions  
able drafted by: -

Rajat Das  
Advocate  
WB/429/2007  
Police Constable  
Kolkata - 700027

SREE RAM CONSTRUCTION

Ram  
Proprietor

PHOTO		Thumb 1" finger Middle Finger Ring Finger Small Finger				
	left hand					
	right hand					

Name .....

Signature .....



		Thumb 1" finger Middle Finger Ring Finger Small Finger				
	left hand					
	right hand					

Name DIPANKAR KUMAR DAS

Signature Dipankar Kumar Das



		Thumb 1" finger Middle Finger Ring Finger Small Finger				
	left hand					
	right hand					

Name RAJIB DEY

Signature Rajib Dey



		Thumb 1" finger Middle Finger Ring Finger Small Finger				
	left hand					
	right hand					

Name RAJAT DAS

Signature Rajat Das

### Major Information of the Deed

Deed No :	I-1603-09749/2022	Date of Registration :	27/06/2022
Query No /Year	1603-8001905118/2022	Office where deed is registered	
Query Date	23/06/2022 3:48:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJAT DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830013215, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 48,78,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309374/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 23J, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 8 Sq Ft	1/-	48,78,000/-	Width of Approach Road: 20 Ft., , Project Name :
<b>Grand Total :</b>				<b>4.9683Dec</b>	<b>1 /-</b>	<b>48,78,000 /-</b>	

#### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr BIPLAB KUMAR DAS</b> Son of Mr K DAS PRINCE ANWAR SHAH ROAD, 375, City:- , P.O:- JODHPUR PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx7L, Aadhaar No: 36xxxxxxx0172, Status :Individual, Executed by: Self, Date of Execution: 26/06/2022 , Admitted by: Self, Date of Admission: 26/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/06/2022 , Admitted by: Self, Date of Admission: 26/06/2022 ,Place : Pvt. Residence



**Key Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>SREERAM CONSTRUCTION</b> Naktala, 1/78, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ADxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>Mr RAJIB DEY (Presentant )</b> Son of Mr SUBHAS CHANDRA DEY 40, South Roynagar, Bansdroni,, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 22xxxxxxxx3553 Status : Representative, Representative of : SREERAM CONSTRUCTION (as PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJAT DAS</b> Son of Late SWAPAN KUMAR DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr BIPLAB KUMAR DAS, Mr RAJIB DEY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB KUMAR DAS	SREERAM CONSTRUCTION-2.48417 Dec,-2.48417 Dec

Endorsement For Deed Number : I - 160309749 / 2022

23-06-2022

**Certificate of Market Value (WB Registration Rules, 1962)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,78,000/-

*Dhar*

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

On 26-06-2022

**Presentation (Under Section 52 & Rule 22A(3) & (4) W.B. Registration Rules, 1962)**

Presented for registration at 18:43 hrs on 26-06-2022, at the Private residence by Mr RAJIB DEY ,

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

Execution is admitted on 26/06/2022 by Mr BIPLAB KUMAR DAS, -Son of Mr K DAS, PRINCE ANWAR SHAH ROAD, 375, P.O: JODHPUR PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person

Indetified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-06-2022 by Mr RAJIB DEY, PROPRIETOR, SREERAM CONSTRUCTION, Naktala, 1/78, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Dhar*

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

On 27-06-2022

**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/-

**nt of Stamp Duty**

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

Stamp: Type: Impressed, Serial no 245244, Amount Rs.50/-, Date of Purchase: 23/06/2022, Vendor name: S Das



**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 350442 to 350464  
being No 160309749 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.06.29 18:09:27 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/06/29 06:09:27 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)