

0440693

I-13994/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 376078

23/11/2023

8002882902/2023
 Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1903
 Nipore, South 24 Parganas
 23 NOV 2023

After Registered Development Agreement Being No. 160413989/2023.

GENERAL POWER OF ATTORNEY

In respect of Premises No. No. 41/16, Chand Md. Road, its postal address 18, Pallisre, P.S. - Netaji Nagar, P.O. Regent Estate, Kolkata-700092, Assessee No. 21-098-01-0825-9, KMC Ward No. 98.

These general power of attorney made on this day, month and year written at last hereinafter.

By and Between

SRI RUPAK BARAN SINGHARROY, son of Late Sri Bidyut Baran Singha Roy @ Bidyut Singharoy, having PAN : CYAPS 0213 B, Aadhaar : 3410 5687 7621 and Mobile : 9477458404, by faith - Hindu,

Mainek Pori

2972432

22451

17 NOV 2023

No.....Rs. 100/- Date.....

Name : *Sraboni Ghosh*

Advocate

Address : Alipur Judges Court
Kolkata-27

Vender :
Alipore Collectorate, 24 Pgs (South

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

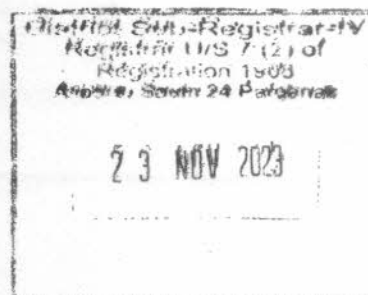


Full signature with complete information of Identifier

Full signature : *Sraboni Ghosh*

Miss Sraboni Ghosh
Advocate

Enrollment No : F/1396/1073 of 2019
Alipore Judges' Court, Kolkata-700027
Office : 9/29 Netaji Nagar, Kolkata-700092
Aadhar : 6024 7113 3236
Mobile : 8697502211



by nationality - Indian, by occupation - Service, residing at Premises No. 18, Pallisre, P.S. - Netaji Nagar, P.O. Regent Estate, Kolkata-700092, hereinafter called to as the **LAND OWNER-CUM- PRINCIPAL/APPOINTER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) **admitted and executed** by self individually and hereinafter referred to as the party of the **FIRST PART**.

AND

'SRISHTI CONSTRUCTION', a Partnership Firm, having its **PAN : AETFS 9042 R** and **Mobile : 9038551625**, registered office at Premises No. 5/3, Bijoygarh, ground floor, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, represented by its all partners, namely **(1) SRI SOHAM KUMAR BANIK**, son of Late Sunil Kumar Banik, having **PAN : AKUPB 6460 B**, **Aadhaar : 5032 1553 0703** and **Mobile : 9903186847**, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 3/61, Bijoygarh, P.S.-Jadavpur, P.O.-Jadavpur University, Kolkata-700032, **(2) SRI SOMNATH SENGUPTA**, son of Late Niranjan Sengupta, having **PAN : CEWPS 9069 H**, **Aadhaar : 7597 6436 4154** and **Mobile : 8013470874**, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 5/19, Bijoygarh, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, **(3) SRI ANINDYA MAJUMDER**, son of Late Amalendu Majumdar, having his **PAN : AMEPM 2012 L**, **Aadhaar : 8650 9851 3795** and **Mobile : 9339093560**, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at Premises

Maimak Bose

No. 5/14, Bijoygarh, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092,
(4) SRI MAINAK BOSE, son of Sri Subash Chandra Bose, having his
PAN : AGUPB 8302 J, Aadhaar : 2297 5335 0921 and Mobile : 9831192148,
 by faith-Hindu, by nationality - Indian, by occupation - Business, residing at
 Premises No. 5/28, Bijoygarh, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-
 700092 and **(5) SRI SUBHRENDU GANGULY**, son of Late Samarendu
 Ganguly, having his **PAN : AJUPG 8207 E, Aadhaar : 8014 3649 4734 and**
Mobile : 8697551377, by faith-Hindu, by nationality - Indian, by occupation
 - Business, residing at Premises No. 1/47, Azadgarh, P.S.-Golf Green,
 P.O.-Regent Park, Kolkata-700040, hereinafter referred as the
DEVELOPER-CUM-CONSTITUTED ATTORNEY (which expression
 shall unless excluded by or repugnant to the context be deemed to
 mean and include his heirs, executors, administrators, legal
 representatives and assigns) **admitted and executed** by self and
 hereinafter referred to as the party of the **SECOND PART**.

Send Greetings :

WHEREAS the Land Owner / Principal-cum-Appointer of First Part
 herein **Sri Rupak Baran Singharoy** is the absolute owner of **all that**
 homestead land measuring little more or less 3K.-7Ch. with two storied
 cement finished residential building measuring totally about 2000 sq.ft.
 covered area (1000 sq.ft. covered area on each floor), at which on the
 entire ground floor occupied/enjoying by Tenant in E.P. No.9, S.P. No. 81,
 C.S. Plot No. 2441(P), Mouza - Arakpur, J.L. No. 39, Premises No. 41/16,

Mainak Bose

Chand Md. Road, its postal address 18, Pallisre, P.S. - Netaji Nagar, P.O. Regent Estate, Kolkata-700092, KMC Ward No. 98 and made mutation in favour of him and paying KMC property tax under the Assessee No. 21-098-01-0825-9, which is morefully and particularly described in the **SCHEDULE-'A'** hereunder written and hereinafter mentioned to as 'the **said land and premises'** free from all encumbrances, charges, liens, mortgage and/or any ohter nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in civil and criminal nature is/are pending of the respective Learned Court or elsewhere. **Be it mentioned here** that the title history of the aforesaid land and premises clearly mentioned in the registered development agreement being No. ...160413989..... for the year 2023 of D.S.R.-IV, Alipore.

AND WHEREAS due to **Office Circular No. 15 of 2021-2022**, dt. 26-02-2022, issued by The Kolkata Municipal Corporation, Building Department, it is clearly mentioned that in accordance with law shall be undertaken considering the registered power of attorney alone submitted in terms of item 25 of Schedule-I under rule 4(2) of the KMC Building Rules 2009. Under this circumstances, it is need to make registration one General Power of Attorney.

AND WHEREAS now I, Land Owner / Principal-cum-Appointer of First Part herein have hereby intended & agreed to nominate, constitute and appoint the Developer / Constituted Attorney of Second Part herein as my true and lawful **Constituted Attorney** by execution of this

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General Power of Attorney to do the following acts, deeds and things on and from the day of commencement of the above mentioned development agreement till the completion of the venture and shall remain in force till the completion of the venture, **that is to say :-**

(a) **that** to raise, erect, built the new residential building on the said land and premises of Schedule hereunder as per building plan and as per terms & conditions of the aforesaid registered development agreement.

(b) **that** to obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.

(c) **that** to appoint engineers, surveyors, architects and other experts for smooth construction of the new residential building.

(d) **that** to appoint and engage or suspend any worker for the construction work as per aforesaid registered development agreement.

(e) **that** to settle any dispute arising in respect of the said premises.

(f) **that** to represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify plaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.

(g) **that** to settle, compromise of suits of disputes arising out of and/or in connection with aforesaid land & premises on such terms and conditions as the constituted attorney which think fit and proper and to execute such compromise petition for and on my behalf.

(h) **that** to appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on my

Maimak Basu

behalf as and when my said attorney shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of my name and to sign all application thereof.

(i) **that** to take all necessary steps for preparing plan/s and to sign all the said plan/s including revised plan, modified plan **and** to get the same sanctioned from competent authority of KMC and to complete all relating works according to said plan and sign any type of declaration and / or affidavit on my behalf in connection with the same and registered any kinds of declaration thereto i.e. attorney has empower to sign & register the boundary declaration and all other declarations for sanction of building plan **and** the attorney has also empower to sign on the proposed building plan on behalf of me which to be sanctioned, if necessity by the competent authority of building department of KMC.

(j) **that** to sign and apply for sanction of drainage/sewerage connection, to obtain electricity, gas, water, telephone or any other nature in the said land and premises of schedule and/or to make alteration therein and to choose down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

(k) **that** to negotiate on terms for and to agree to and enter into and conclude any agreement for sale for the property of Schedule-'C' as

Maimak Bose

per aforesaid registered development agreement **and** sell the same alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said Attorney which the Attorney think proper and/or to cancel and/or repudiate the same.

(l) **that** to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against sale the property of Schedule-'C' hereunder written **and** to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers **and** to present any such conveyance or conveyances in respect of said sale agreement alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration **and** to admit execution before the competent registration authority for and to have the said conveyance registered **and** to all acts, deeds and things which said Attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

(m) **that** the Second Part herein is empowered to obtain financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength of the property which clearly mentioned in the Schedule-'C' hereunder and also as envisaged in the above mentioned registered

Maimark Bank

development agreement. It is however clarified that in this respect the property which clearly mentioned in the Schedule-'B' hereunder and also as envisaged in the above mentioned registered development agreement i.e. the property of Schedule-'B' hereunder shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way shall create any liability or responsibility upon the Land Owner / Principal-cum-Appointer and his family members in any manner whatsoever.

AND I the Land Owner / Principal-cum-Appointer hereby agreed that all acts, deeds and things lawfully done by said Attorney by virtue of registered General Power of Attorney shall be deemed as acts, deeds and things done by Land Owner / Principal-cum-Appointer personally **and** the Land Owner / Principal-cum-Appointer undertake to ratify and confirm all those acts, deeds and things.

AND I the Land Owner / Principal-cum-Appointer hereby confirm that this power is irrevocable and shall remain in force till the completion of the venture mentioned without violation of the terms of the said development agreement. Be it mentioned here that this power does not create, constitute or assume any right & interest on Ownership to the Developer on the schedule of land and premises morefully describe hereinbelow.

AND specifically stated that the schedule mentioned property of land and premises hereinbelow **is not situated** within the Notified and Cantonment area. The schedule mentioned property have **no embargo** and/or restriction imposed by the Local Authority/Competent Authority /

Maimak Bora

Govt. Authority for transferring the land/flat in-question and if restriction prevails, in that event Land Owner / Principal-cum-Appointer will be held responsible for that but the aforesaid problem shall be solved by the decision of the both parties.

AND after completion of the venture mentioned in the said registered development agreement i.e. after registering the all aforesaid deed of conveyances in respect of property of Schedule-'C' hereunder and handover of all aforesaid registered property in favour of intending buyers, these General Power of Attorney **shall be considered as revoked.**

AND I the Land Owner / Principal-cum-Appointer hereby ratify and confirm all and whatsoever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the aforesaid transfer under and by virtue of this General Power of Attorney.

SCHEDULE-'A' ABOVE REFERRED TO

the land and premises on which the Second Part herein shall construct new building at their own cost as per above mentioned development agreement and as per sanctioned building plan

ALL THAT homestead land measuring little more or less 3K.-7Ch. with **two storied** cemented residential building measuring totally about 2000 sq.ft. covered area (1000 sq.ft. covered area on each floor),

Maiman Bora

at which on the entire ground floor occupied/enjoying by Tenant in E.P. No.9, S.P. No. 81, C.S. Plot No. 2441(P), Mouza - Arakpur, J.L. No. 39, Premises No. 41/16, Chand Md. Road, its postal address 18, Pallisre Colony, Kolkata-700092, P.S. - Netaji Nagar, P.O. Regent Estate, Assessee No. 21-098-01-0825-9, KMC Ward No. 98, District South 24 Pgs. and butted & bounded in the following manner :-

On the North – E.P. No. 8

On the South – E.P. No. 10

On the East – 17' wide road

On the West – Colony Boundary / Drain

SCHEDULE-'B' ABOVE REFERRED TO

(Principal's / Appointer's property at the new building on which Constituted Attorney have no power to sale)

Save and except the Developer's allocation as described in the Schedule - 'C' hereunder, the Land Owner / Principal-Appointer absolutely is entitle to hold and enjoy entire 3rd floor of the G+III storied building – consisting of two residential flats **with** one covered garage being No. '1' on the ground floor east road facing from south-east corner **togetherwith** easement and quasi-easement or other stipulations or provisions for the beneficial use and enjoyment of the said flat and covered garage **togetherwith** the undivided proportionate impartible

Maimak Bose

share in the land of Schedule - 'A' hereinabove **togetherwith** the undivided share in the common parts, proportionate, areas, facilities and amenities **togetherwith** liabilities to pay common expenses proportionately **togetherwith** covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building.

SCHEDULE 'C' ABOVE REFERRED TO

Developer's property at the new building on which Constituted
Attorney have power to sale and to take entire consideration
amount of sale proceedings and to be registered as Attorney on
behalf of Land Owner / Principal-cum-Appointer

Save and except the Land Owner's allocation as described in the Schedule - 'B' hereinabove, the Developer is entitle to hold and enjoy all other constructed area as per sanctioned building plan from ground floor to ultimate floor **togetherwith** easement and quasi-easement or other stipulations or provisions for the beneficial use and enjoyment of the said flat and covered garage **togetherwith** the undivided proportionate impartible share in the land of Schedule - 'A' hereinabove **togetherwith** the undivided share in the common parts, proportionate, areas, facilities and amenities **togetherwith** liabilities to pay common expenses proportionately **togetherwith** covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building.

Maimak Bork

IN WITNESS we, the parties herein have hereto put our signatures on this the ^{23rd} day of November 2023.

Signed, sealed and delivered in the presence of following witness.

Full signature with complete address of the following witness.

1. *Sraboni Ghosh*
9/29, Netaji Nagar
KOL-92.

2. *Rajendra Das*
5/60 Baidyabati
KOL-92

Rupak Baran Singha Roy

Signature of the First Part
Land Owner-cum- Principal/Appointer
Sri Rupak Baran Singharoy

1. *Soham h. Banik*
2. *Somnath S Gupta*
3. *Anindya Majumder*
4. *Mainak Bose*
5. *Subhendu Ganguly*

Signature of the Second Part
Developer-cum-Constituted Attorney
Second Part herein
'Srishti Construction'
signed by all Partners
Sri Soham Kumar Banik
Sri Somnath Sengupta
Sri Anindya Majumder
Sri Mainak Bose
Sri Subhrendu Ganguly

As per available documents and informations supplied by parties herein
Drafted by me at my office :

Miss. *Sraboni Ghosh*
Advocate
Enrollment No : F/1396/1073 of
2019
Alipore Judges' Court
Office : 9/29 Netaji Nagar, Kol-92
Mobile : 8697502211

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 437825 to 437849

being No 160413994 for the year 2023.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2023.11.29 12:52:35 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 29/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002882902/2023	Office where deed will be registered
Query Date	23/11/2023 2:36:15 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8967502211, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 4/-	Rs. 50,62,502/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160413989/2023	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chand Md Road (Pallisree Colony), , Premises No: 41/16, , Ward No: 098 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 7 Chatak	2/-	37,12,502/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				5.6719Dec	2 /-	37,12,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	2 /-	13,50,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr RUPAK BARAN SINGHAROY Son of Late BIDYUT BARAN SINGHAROY18, PALLISREE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CYxxxxxx3B,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SRISHTI CONSTRUCTION 5/3, BIJOYGARH, GROUND FLOOR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: AExxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SOHAM KUMAR BANIK Son of Late SUNIL KUMAR BANIKCity:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0B,Aadhaar No Not Provided	SRISHTI CONSTRUCTION (as PARTNER)
2	Mr SOMNATH SENGUPTA Son of Late NIRANJAN SENGUPTA5/19, BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx9H,Aadhaar No Not Provided	SRISHTI CONSTRUCTION (as PARTNER)
3	Mr ANINDYA MAJUMDER Son of Late AMALENDU MAJUMDER5/14, BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2L,Aadhaar No Not Provided	SRISHTI CONSTRUCTION (as PARTNER)
4	Mr MAINAK BOSE Son of Mr SUBASH CHANDRA BOSE5/28, BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2J,Aadhaar No Not Provided	SRISHTI CONSTRUCTION (as PARTNER)
5	Mr SUBHRENDU GANGULY Son of Mr SAMARENDU GANGULY1/47, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7E,Aadhaar No Not Provided	SRISHTI CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address

Miss SRABONI GHOSH
 Daughter of Mr BASUDEB GHOSH
 ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India,
 PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr RUPAK BARAN
 SINGHARROY, Mr SOHAM KUMAR BANIK, Mr SOMNATH SENGUPTA, Mr ANINDYA MAJUMDER, Mr MAINAK
 BOSE, Mr SUBHRENDU GANGULY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RUPAK BARAN SINGHARROY	SRISHTI CONSTRUCTION-5.67188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RUPAK BARAN SINGHARROY	SRISHTI CONSTRUCTION-2000.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-12-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 23-12-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)
2 & 3, Kram Sankar Ray Road, City Civil Court Building, 7th Fl., Kol. 700 001
Phone : 2248-8958, 2248-7233, 2230-5771, Tele Fax : 2248-7233
E-mail : westbengalbarcouncil@gmail.com
Website : www.wbbarcouncil.org

IDENTITY CARD

NAME : SRABONI GHOSH, Advocate

Father's/Husband's Name Basudeb Ghosh



Shyamal Ghatak
(SHYAMAL GHATAK)
Chairman Executive Committee

Ashok Kumar Deb
(ASHOK KUMAR DEB)
Chairman

Major Information of the Deed

Deed No. :	I-1604-13994/2023	Date of Registration	23/11/2023
Query No / Year	1604-8002882902/2023	Office where deed is registered	
Query Date	23/11/2023 2:36:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8967502211, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 50,62,502/-		
Stampduty 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]:- 160413989/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chand Md Road (Pallisree Colony), , Premises No: 41/16, , Ward No: 098 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 7 Chatak	2/-	37,12,502/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				5.6719Dec	2 /-	37,12,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	2 /-	13,50,000 /-	




Principal Details :



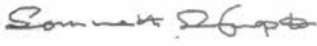









Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RUPAK BARAN SINGHARROY Son of Late BIDYUT BARAN SINGHARROY Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	 23/11/2023	 LTI 23/11/2023 Captured	 23/11/2023
18, PALLISREE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CYxxxxxx3B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRISHTI CONSTRUCTION 5/3, BIJOYGARH, GROUND FLOOR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: AExxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOHAM KUMAR BANIK Son of Late SUNIL KUMAR BANIK Date of Execution - 23/11/2023, , Admitted by: Self, Date of Admission: 23/11/2023, Place of Admission of Execution: Office	 Nov 23 2023 2:44PM	 LTI 23/11/2023 Captured	 23/11/2023
City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0B,Aadhaar No Not Provided Status : Representative, Representative of : SRISHTI CONSTRUCTION (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr SOMNATH SENGUPTA Son of Late NIRANJAN SENGUPTA Date of Execution - 23/11/2023, , Admitted by: Self, Date of Admission: 23/11/2023, Place of Admission of Execution: Office		 Captured LTI 23/11/2023	 23/11/2023
5/19, BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx9H,Aadhaar No Not Provided Status : Representative, Representative of : SRISHTI CONSTRUCTION (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr ANINDYA MAJUMDER Son of Late AMALENDU MAJUMDER Date of Execution - 23/11/2023, , Admitted by: Self, Date of Admission: 23/11/2023, Place of Admission of Execution: Office		 Captured LTI 23/11/2023	 23/11/2023
5/14, BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2L,Aadhaar No Not Provided Status : Representative, Representative of : SRISHTI CONSTRUCTION (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr MAINAK BOSE (Presentant) Son of Mr SUBASH CHANDRA BOSE Date of Execution - 23/11/2023, , Admitted by: Self, Date of Admission: 23/11/2023, Place of Admission of Execution: Office		 Captured LTI 23/11/2023	 23/11/2023
5/28, BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : SRISHTI CONSTRUCTION (as PARTNER)				
5	Name	Photo	Finger Print	Signature
	Mr SUBHRENDU GANGULY Son of Mr SAMARENDU GANGULY Date of Execution - 23/11/2023, , Admitted by: Self, Date of Admission: 23/11/2023, Place of Admission of Execution: Office		 Captured LTI 23/11/2023	 23/11/2023

1/47, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7E,Aadhaar No Not Provided Status : Representative, Representative of : SRISHTI CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss SRABONI GHOSH Daughter of Mr BASUDEB GHOSH ALIPORE JUDGES COURT, City:- ,P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	23/11/2023	23/11/2023	23/11/2023
Identifier Of Mr RUPAK BARAN SINGHARROY, Mr SOHAM KUMAR BANIK, Mr SOMNATH SENGUPTA, Mr ANINDYA MAJUMDER, Mr MAINAK BOSE, Mr SUBHRENDU GANGULY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr RUPAK BARAN SINGHARROY	SRISHTI CONSTRUCTION-5.67188 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr RUPAK BARAN SINGHARROY	SRISHTI CONSTRUCTION-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 160413994 / 2023

On 23-11-2023

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 14:40 hrs on 23-11-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr MAINAK BOSE ,.

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 50,62,502/-

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

Execution is admitted on 23/11/2023 by Mr RUPAK BARAN SINGHARROY, Son of Late BIDYUT BARAN SINGHARROY, 18, PALLISREE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES 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 23-11-2023 by Mr SOHAM KUMAR BANIK, PARTNER, SRISHTI CONSTRUCTION, 5/3, BIJOYGARH, GROUND FLOOR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 23-11-2023 by Mr SOMNATH SENGUPTA, PARTNER, SRISHTI CONSTRUCTION, 5/3, BIJOYGARH, GROUND FLOOR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 23-11-2023 by Mr ANINDYA MAJUMDER, PARTNER, SRISHTI CONSTRUCTION, 5/3, BIJOYGARH, GROUND FLOOR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 23-11-2023 by Mr MAINAK BOSE, PARTNER, SRISHTI CONSTRUCTION, 5/3, BIJOYGARH, GROUND FLOOR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 23-11-2023 by Mr SUBHRENDU GANGULY, PARTNER, SRISHTI CONSTRUCTION, 5/3, BIJOYGARH, GROUND FLOOR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

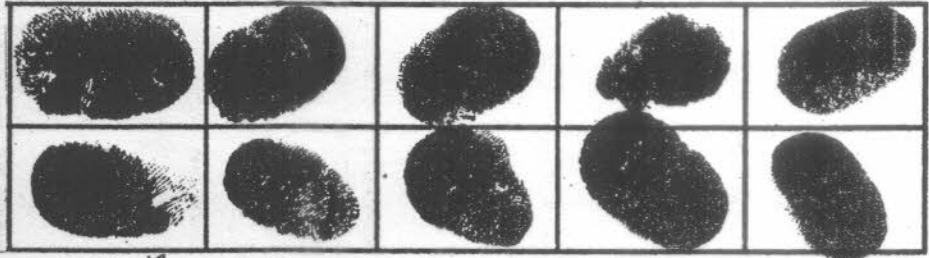
1. Stamp: Type: Impressed, Serial no 22451, Amount: Rs.100.00/-, Date of Purchase: 17/11/2023, Vendor name:
SUBHANKAR DAS

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Thumb 1st finger Middle Finger Ring Finger Small Finger

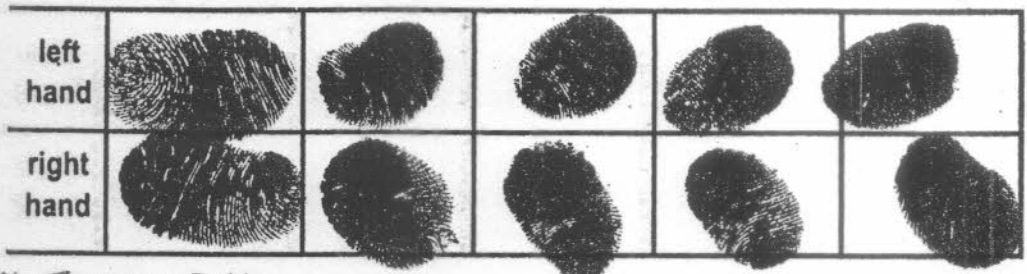


Name SOHAM KUMAR BANIK

Signature Soham k. Banik



Thumb 1st finger Middle Finger Ring Finger Small Finger

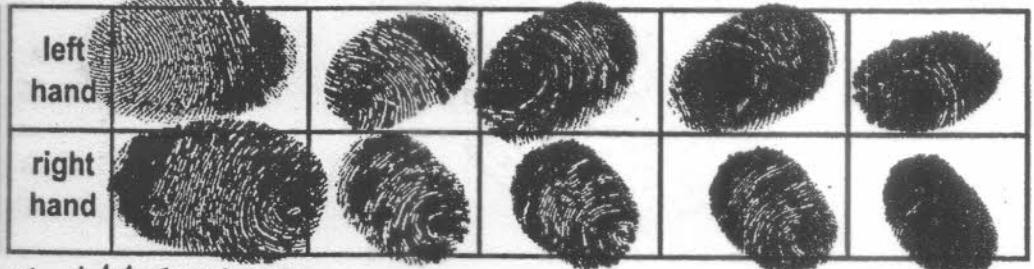


Name SOMNATH SENGUPTA

Signature Somnath Sengupta



Thumb 1st finger Middle Finger Ring Finger Small Finger

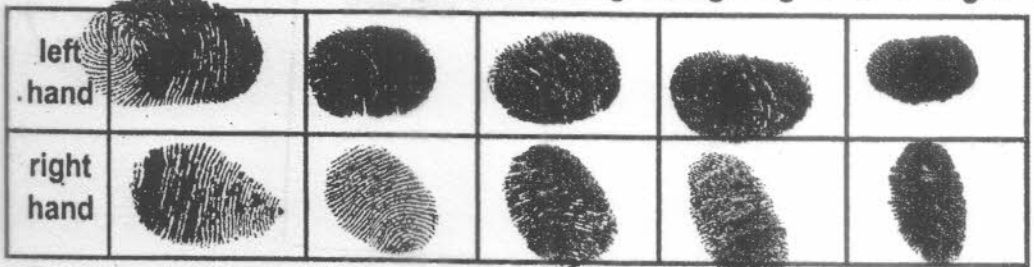


Name ANINDYA MAJUMDER

Signature Anindya Majumder



Thumb 1st finger Middle Finger Ring Finger Small Finger



Name MAINAK BOSE

Signature Mainak Bose

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

Name

Signature



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

Name SUBHRENDU GANGULY

Signature Subhrendu Ganguly



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

Name KUPAK BARAN SINGHA ROY

Signature Kupak Baran Singha Roy

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

Name

Signature