

7323/22

D-7344/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 338772

Certified that the document is
 to registration. The Signature sheet and
 the endorsement sheets attached with
 this document are the part of this
 document.

Addl. District Sub-Registrar
 Bahala, South 24 Parganas

25 MAY 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We, 1) SMT. RUMA
 DAS (PAN AZSPD5237B) (AADHAAR No. 9747 5315 8605), daughter
 of Late Pravat Kumar Bhattacharya alias Late Provat Kumar
 Bhattacharya and 2) SMT. RINKU BHATTACHARJEE (PAN
 AYDPB5221F) (AADHAAR No. 8382 8370 1093), wife of

Contd/P2

11/11/22
 25/5
 287155-1293/22

Major Information of the Deed

Deed No :	I-1607-07344/2022	Date of Registration	25/05/2022
Query No / Year	1607-8001551293/2022	Office where deed is registered	
Query Date	25/05/2022 12:58:20 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831225973, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 73,74,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160707334/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



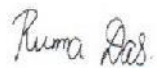


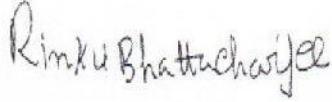
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I,II,III,IV), , Premises No: 40, , Ward No: 131 Pin Code : 700060

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 13 Chatak 19 Sq Ft	5,00,000/-	65,64,499/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				6.3342Dec	5,00,000 /-	65,64,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1,00,000/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1,00,000 /-	8,10,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs RUMA DAS Daughter of Late Pravat Kumar Bhattacharya Executed by: Self, Date of Execution: 25/05/2022 , Admitted by: Self, Date of Admission: 25/05/2022 ,Place : Office</p>	<p>Photo</p>  <p>25/05/2022</p>	<p>Finger Print</p>  <p>LTI 25/05/2022</p>	<p>Signature</p>  <p>25/05/2022</p>
<p>551, Parnasree Pally, City:- Not Specified, P.O:- Parnasree Pally, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: azxxxxxx7b, Aadhaar No: 97xxxxxxxx8605, Status :Individual, Executed by: Self, Date of Execution: 25/05/2022 , Admitted by: Self, Date of Admission: 25/05/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs RINKU BHATTACHARJEE Wife of Mr Somaknath Bhattacharya Executed by: Self, Date of Execution: 25/05/2022 , Admitted by: Self, Date of Admission: 25/05/2022 ,Place : Office</p>	<p>Photo</p>  <p>25/05/2022</p>	<p>Finger Print</p>  <p>LTI 25/05/2022</p>	<p>Signature</p>  <p>25/05/2022</p>
<p>Dwarka Pocket 2, Block/Sector: 6, Flat No: DDA, 8C, City:- Not Specified, P.O:- Dwarka, P.S:- Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxxx1f, Aadhaar No: 83xxxxxxxx1093, Status :Individual, Executed by: Self, Date of Execution: 25/05/2022 , Admitted by: Self, Date of Admission: 25/05/2022 ,Place : Office</p>				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>E. SQUARE DEVELOPER 2/2, Siddhinath Chatterjee Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANJAN DUTTA (Presentant) Son of Late Ashim Kumar Dutta Date of Execution - 25/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office	 May 25 2022 1:14PM	 LTI 25/05/2022	 25/05/2022
"PRERONA", 211E, Unique Park, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E. SQUARE DEVELOPER (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Manish Adhikary Son of B. K. Adhikary 31, M. I. D. Road, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 25/05/2022	 25/05/2022	 25/05/2022
Identifier Of Mrs RUMA DAS, Mrs RINKU BHATTACHARJEE, Mr ANJAN DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RUMA DAS	E. SQUARE DEVELOPER-3.16708 Dec
2	Mrs RINKU BHATTACHARJEE	E. SQUARE DEVELOPER-3.16708 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RUMA DAS	E. SQUARE DEVELOPER-600.00000000 Sq Ft
2	Mrs RINKU BHATTACHARJEE	E. SQUARE DEVELOPER-600.00000000 Sq Ft

On 25-05-2022

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.

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

Presented for registration at 13:11 hrs on 25-05-2022, at the Office of the A.D.S.R. BEHALA by Mr ANJAN DUTTA ..

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 73,74,499/-

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

Execution is admitted on 25/05/2022 by 1. Mrs RUMA DAS, Daughter of Late Pravat Kumar Bhattacharya, 551, Parnasree Pally, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Advocate, 2. Mrs RINKU BHATTACHARJEE, Wife of Mr Somaknath Bhattacharya, Dwarka Pocket 2, Sector: 6, Flat No: DDA, 8C, P.O: Dwarka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075, by caste Hindu, by Profession House wife

Indetified by Shri Manish Adhikary, , , Son of B. K. Adhikary, 31, M. I. D. Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 25-05-2022 by Mr ANJAN DUTTA, PROPRIETOR, E. SQUARE DEVELOPER, 2/2, Siddhinath Chatterjee Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Shri Manish Adhikary, , , Son of B. K. Adhikary, 31, M. I. D. Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 338772, Amount: Rs.100/-, Date of Purchase: 08/11/2021, Vendor name: SHASHANKA SEKHAR ROYCHOWDHURY



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 238106 to 238126

being No 160707344 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.05.27 13:16:13 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/05/27 01:16:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

Sri Somaknath Bhattacharya and daughter of Late Pravat Kumar Bhattacharya alias Late Provat Kumar Bhattacharya, both are by Faith-Hindu, by Nationality- Indian, by Occupation- **No. 1** Advocate and **No. 2** Housewife respectively, **No. 1** residing at 551, Parnasree Pally, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas and **No. 2** residing at DDA Flat No. 8C, Sector 6, Dwarka Pocket 2, P.O. Dwarka, P.S. Dwarka North, Pincode- 110075, District- South West Delhi, State- Delhi, hereinafter jointly called and referred to as the **LANDOWNERS/EXECUTANTS, SEND GREETINGS** on this the ~~25th~~ day of May....., 2022.

WHEREAS We are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu Land measuring an area 3 (Three) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) sq.ft. more or less, being Plot No. 551 along with a Brick Built Two Storied Pucca Building thereon measuring an area more or less 600 sq.ft. on the Ground Floor and on the First Floor respectively standing thereon, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, comprising in Part of C.S. Plot Nos. 629 and 631 under Khatian No. 66, being Municipal Premises No. 40, Parnasree Pally Road No. 1, P.O. Parnasree Pally, Police Station- previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 551,

Anjanam

Parnasree Pally, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 vide Assessee No. 41-131-13-0040-8, A.D.S.R. Behala, South 24 Parganas, written hereunder and hereinafter called and referred to as the "Said Premises" and We are now enjoying the same free from all encumbrances upon paying taxes regularly.

AND WHEREAS We have entered into a Registered **Development Agreement** dated .2022, with "**M/S. E SQUARE DEVELOPER**", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at "**PRERONA**", 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, for development of our aforesaid **Scheduled** property and to construct a Ground Plus Three Storied Building with Lift facility at the said premises in accordance with the Building Plan that may be sanctioned by the Kolkata Municipal Corporation and the said Development Agreement duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1607-2022, Being No.160707234..... for the year 2022.

Anjan

AND WHEREAS since We have been busy with our day to day affairs it is necessary and also expedient for us to appoint and engage an Attorney for ourselves, in our name and on our behalves to do all acts, deeds and things as We could do ourselves.

NOW KNOW YE BY THESE PRESENTS, We, 1) SMT. RUMA DAS (PAN AZSPD5237B) (AADHAAR No. 9747 5315 8605), daughter of Late Pravat Kumar Bhattacharya alias Late Provat Kumar Bhattacharya and **2) SMT. RINKU BHATTACHARJEE (PAN AYDPB5221F) (AADHAAR No. 8382 8370 1093)**, wife of Sri Somaknath Bhattacharya and daughter of Late Pravat Kumar Bhattacharya alias Late Provat Kumar Bhattacharya, do hereby and hereunder jointly nominate, constitute and appoint **"M/S. E SQUARE DEVELOPER"**, a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at **"PRERONA"**, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, as our true and lawful Attorney in our names and on our behalves, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in respect of the said premises.

1. To develop our said property and to construct a Ground Plus Three Storied Building with Lift facility at the said premises in accordance with the Plan that may be sanctioned by the Kolkata Municipal Corporation.
2. To sign Building Plan and obtain Sanctioned Plan from the Kolkata Municipal Corporation for the construction of the said Building and/or as may be sanctioned by the Kolkata Municipal Corporation for ourselves and on our behalves.
3. After obtaining the Sanctioned Plan from the Kolkata Municipal Corporation to construct said Building on the said property according to the Sanctioned Plan and for the purpose of the said construction to engage Masons and Laborers, Engineers, Supervisors, Surveyors and to purchase necessary Building materials for us and on our behalves.
4. To appear for us and on our behalves before the Kolkata Municipal Corporation, C.E.S.C. Limited, Airport Authority and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction, permit, license, water supply, drainage, electric supply and all services etc. as may be required for the construction of the said Building at the said premises.
5. To deposit all fees, charges, money before the Authorities concerned in our name and on our behalves for obtaining sanctioned from the Kolkata Municipal Corporation and to receive sanctioned

Building Plan for us and on our behalves from the Kolkata Municipal Corporation.

6. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s and Car Parking Space/s both open and cover and other spaces in Developer's allocation to any Purchaser/s at such prices as our said Attorney in its absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.

7. To sign and execute any Agreement/s etc. in respect of the Developer's allocation together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Development Agreement regarding Flats, Car Parking Spaces, both covered and open to be constructed in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in its name and to give or issue valid receipt for the same.

8. In case of sale, to execute, sign proper Conveyance/s for the different Saleable Flat/s, Car Parking Space/s in favour of the intending Purchaser/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of Conveyance for registration in our name and on our behalves and to receive consideration money either in cash or by cheque from the intending Purchaser/s in its name and to be credited in

its account and to give proper receipt and discharge for the same only for the Developer's allocation, after making delivery of possession of the Owners' allocation as per Development Agreement dated 25th day ofMay....., 2022.

9. To apply for and obtain Income Tax Clearance Certificate and/or certificate under Section 230A (I) and /or under the Urban Land Ceiling and Regulations Act, 1976 and other laws relating to the revenue and/or land and/or Building in Urban Land as may be required for execution and/or registration of any sale deed, lease deed and other documents of transfer as per Transfer of Properties Act, 1882, regarding Developer's allocation in the said premises and Building and also to appear before and sign and submit all papers and documents and to make representation to the appropriate authority/ies for getting such certificate and/or permission.

10. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas and/ or power for the said Building required for the construction, use and enjoyment of the Building, to sign all such applications, forms and documents as shall be required for the said development project.

11. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land which We now have to handle all sorts of official matters, letters arisen in course of concerned matters with our

Arjuna

said property/ premises and to sign, submit before the registrar the documents, deed for registering the property under the provisions of West Bengal Apartment Ownership Act, 1972 with all its latest modifications/amendments etc.

12. To appear before the Notary Public, Registrar of Assurances, District Sub- Registrar, Metropolitan Magistrate and other officials or authorities on our behalves present for registration and acknowledgement and register and have them registered and perfected all deeds, instruments and writings executed, sign, personally for and on our behalves by virtue of this Power Of Attorney in respect of Developer's Allocation.

13. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and higher Courts and all reasonable matters and things that appear to our said attorney necessary for smoothly carrying out and completing the development works as contemplated in the proposed Development agreement as aforesaid including to appoint Advocate, Muktar, Revenue Agent or any other legal practitioner and professionals.

14. By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the Owners' allocation and/or any portion thereof to any third parties in any manner whatsoever.

15. No act and deeds can be done beyond the scope and purview of the Development Agreement dated 25th day of May 2022. AND generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to our properties, or affairs ancillary or incidental thereto as fully and effectually as We ourselves could do the same if We are personally present.

AND We do hereby, agree that all acts, deeds and things, lawfully done by our said Attorney, within the jurisdiction of this Power of Attorney, shall be construed as acts, deeds and things done by us and We undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power hereby given.

THE SCHEDULE OF THE PROPERTY :

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Bastu Land measuring an area 3 (Three) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) sq.ft. more or less, being Plot No. 551 along with a Brick Built Two Storied Pucca Building thereon measuring an area more or less 600 sq.ft. on the Ground Floor and on the First Floor respectively standing thereon, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, comprising in Part of C.S. Plot Nos. 629 and 631 under Khatian No. 66, being Municipal Premises No. 40, Parnasree Pally Road No. 1, P.O. Parnasree Pally, Police Station-

Ajayendra

previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas and Mailing Address 551, Parnasree Pally, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By Part of Samity Plot Nos. 541 and 542;

ON THE SOUTH : By 20'- 00" wide K.M.C. Road;

ON THE EAST : By Samity Plot No. 552;

ON THE WEST : By Samity Plot No. 550;

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED

By the **LANDOWNERS**

In presence of:

1. Manish Adhikary
31, M.I.D. Road
Behala, Kolkata

Ruma Das
Rimku Bhattacharjee

2. Malay Pal
Begonia
Kolkata-700141

**SIGNATURE OF THE LANDOWNERS
/EXECUTANTS**

SIGNED, SEALED & DELIVERED

By the **BUILDER/DEVELOPER/**

ATTORNEY in presence of:

1. Manish Adhikary
31, M.I.D. Road
Behala, Kolkata

Accepted by Me

E SQUARE DEVELOPER

Anjanam
Proprietor

**SIGNATURE OF THE
BUILDER/DEVELOPER/ATTORNEY**

2. Malay Pal
Begonia
Kolkata-700141

Drafted and Prepared by me:

Avishek Guha

AVISHEK GUHA

ADVOCATE

HIGH COURT, CALCUTTA

AVISHEK GUHA

Advocate

High Court, Calcutta

130/A, Sagar Manna Road,

Panersree, Kolkata - 700060

Enrolment No. WB/206/2011

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name. **SMT. RUMA DAS**

Signature.....



left hand					
right hand					

Name. **SMT. RINKU BHATTACHARJEE**

Signature.....



left hand					
right hand					

Name. **SRI. ANJAN DUTTA**

Signature.....



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001551293/2022	Office where deed will be registered
Query Date	25/05/2022 12:58:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avishek Guha High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831225973, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 73,74,499/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
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]:- 160707334/2022	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pamashree Pally Road (I,II,III,IV) , Premises No: 40, , Ward No: 131 Pin Code : 700060

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 13 Chatak 19 Sq Ft	5,00,000/-	65,64,499/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				6.3342Dec	5,00,000 /-	65,64,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1,00,000/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1,00,000 /-	8,10,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs RUMA DAS Daughter of Late Pravat Kumar Bhattacharya551, Parnasree Pally, City:- Not Specified, P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: azxxxxxx7b, Aadhaar No: 97xxxxxxxx8605, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs RINKU BHATTACHARJEE Wife of Mr Somaknath BhattacharyaDwarka Pocket 2, Block/Sector: 6, Flat No: DDA, 8C, City:- Not Specified, P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxxx1f, Aadhaar No: 83xxxxxxxx1093, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	E. SQUARE DEVELOPER 2/2, Siddhinath Chatterjee Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr ANJAN DUTTA Son of Late Ashim Kumar Dutta"PRERONA", 211E, Unique Park, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253	E. SQUARE DEVELOPER (as PROPRIETOR)

Identifier Details :

Name & address
Shri Manish Adhikary Son of B. K. Adhikary 31, M. I. D. Road, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs RUMA DAS, Mrs RINKU BHATTACHARJEE, Mr ANJAN DUTTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUMA DAS	E. SQUARE DEVELOPER-3.16708 Dec
2	Mrs RINKU BHATTACHARJEE	E. SQUARE DEVELOPER-3.16708 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUMA DAS	E. SQUARE DEVELOPER-600.00000000 Sq Ft
2	Mrs RINKU BHATTACHARJEE	E. SQUARE DEVELOPER-600.00000000 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 24-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 24-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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 in 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.