



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	8001618601/2023	Office where deed will be registered
Query Date	22/06/2023 5:43:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Swarup Bose Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9804911943, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,90,00,308/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160407757/2023	

**Land Details :**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1002	LR-892	Bastu	Bastu	40 Dec	1/-	1,90,00,308/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>40Dec</b>	<b>1 /-</b>	<b>190,00,308 /-</b>	

**Principal Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Sunirman Infrastructure Ramchandrapur, City:- Not Specified, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: abxxxxx5j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

*Darkens - verified*  
*By - Mr*

AS- 1 of 3

**Attorney Details :**

SI No	Name & address	Status	Execution Admission Details :
1	SINHA PROJECTS PRIVATE LIMITED 125/1 A HEMANTA MOKHOPADHYAY SARANI, Sarat Bose Road, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	RAJWADA DEVELOPER MAHAMAYA MANDIR ROAD MAHAMAYATALA GARIA, 26, City:- Not Specified, P.O:- MAHAMAYATALA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxx6N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Nurul Absar Son of Late Alhaj Kalimuddin Ahmed53/b Bright Street, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx4c,Aadhaar No Not Provided	Sunirman Infrastructure (as PARTNER)
2	Mr Kazi Kalimul Islam Son of Late Zahedul Islam105/3b Karaya Road, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxx2n,Aadhaar No Not Provided	Sunirman Infrastructure (as PARTNER)
3	Mr Subrata Dey Son of Mr Sunil Kumar Dey30/1/ Ram Mohan Mukherjee Lane, City:- Howrah, P.O:- Santragachi, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxx4f,Aadhaar No Not Provided	Sunirman Infrastructure (as PARTNER)
4	Mr Bikash Agarwal Son of Mr Rajendra Agarwal26 Mahamay Mandir Road Mahamayatala, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxx4b,Aadhaar No Not Provided	RAJWADA DEVELOPER (as PARTNER)
5	Mr UJJAL SINHA ROY Son of Mr SHIBA PRASAD SINHA ROYHEMANTA MUKHOPADHYAY SARANI, Sarat Bose Road, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx8M,Aadhaar No Not Provided	SINHA PROJECTS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr SWARUP BOSE Son of LAKSHMIKANTA BOSE HIGH COURT, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Nurul Absar, Mr Kazi Kalimul Islam, Mr Subrata Dey, Mr Bikash Agarwal, Mr UJJAL SINHA ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sunirman Infrastructure	SINHA PROJECTS PRIVATE LIMITED-20 Dec,RAJWADA DEVELOPER-20 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1002, LR Khatian No:- 892		Owner Name not selected by applicant.

**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 22-07-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 22-07-2023)
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 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.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit.You may submit application for mutation now online using the following website:  
[banglarbhumi.gov.in](http://banglarbhumi.gov.in).

### Major Information of the Deed

Deed No :	I-1604-08370/2023	Date of Registration	05/07/2023
Query No / Year	1604-8001618601/2023	Office where deed is registered	
Query Date	22/06/2023 5:43:00 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Swarup Bose Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9804911943, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,90,00,308/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160407757/2023		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGLHY-I, Mouza: Ramchandrapur, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1002	LR-892	Bastu	Bastu	40 Dec	1/-	1,90,00,308/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>40Dec</b>	<b>1 /-</b>	<b>190,00,308 /-</b>	

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sunirman Infrastructure</b> Ramchandrapur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: abxxxxx5j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SINHA PROJECTS PRIVATE LIMITED</b> 125/1 A HEMANTA MOKHOPADHYAY SARANI, Sarat Bose Road, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Nurul Absar</b> Son of Late Alhaj Kalimuddin Ahmed 53/b Bright Street, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx4c,Aadhaar No Not Provided Status : Representative, Representative of : Sunirman Infrastructure (as PARTNER)
2	<b>Mr Kazi Kalimul Islam</b> Son of Late Zahedul Islam 105/3b Karaya Road, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxx2n,Aadhaar No Not Provided Status : Representative, Representative of : Sunirman Infrastructure (as PARTNER)
3	<b>Mr Subrata Dey</b> Son of Mr Sunil Kumar Dey 30/1/ Ram Mohan Mukherjee Lane, City:- Howrah, P.O:- Santragachi, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxx4f,Aadhaar No Not Provided Status : Representative, Representative of : Sunirman Infrastructure (as PARTNER)
4	<b>Mr UJJAL SINHA ROY (Presentant )</b> Son of Mr SHIBA PRASAD SINHA ROY HEMANTA MUKHOPADHYAY SARANI, Sarat Bose Road, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx8M,Aadhaar No Not Provided Status : Representative, Representative of : SINHA PROJECTS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SWARUP BOSE</b> Son of LAKSHMIKANTA BOSE HIGH COURT, City:- , P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr Nurul Absar, Mr Kazi Kalimul Islam, Mr Subrata Dey, , Mr UJJAL SINHA ROY

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Sunirman Infrastructure	SINHA PROJECTS PRIVATE LIMITED-20 Dec,-20 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1002, LR Khatian No:- 892		Owner Name not selected by applicant.

On 22-06-2023

**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 1,90,00,308/-

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

On 26-06-2023

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

Presented for registration at 18:10 hrs on 26-06-2023, at the Private residence by Mr UJJAL SINHA ROY .

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

Execution is admitted on 26-06-2023 by Mr UJJAL SINHA ROY, DIRECTOR, SINHA PROJECTS PRIVATE LIMITED, 125/1 A HEMANTA MOKHOPADHYAY SARANI, Sarat Bose Road, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr SWARUP BOSE, , Son of LAKSHMIKANTA BOSE, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2023 by Mr Nurul Absar, PARTNER, Sunirman Infrastructure, Ramchandrapur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr SWARUP BOSE, , Son of LAKSHMIKANTA BOSE, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2023 by Mr Kazi Kalimul Islam, PARTNER, Sunirman Infrastructure, Ramchandrapur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr SWARUP BOSE, , Son of LAKSHMIKANTA BOSE, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-06-2023 by Mr Subrata Dey, PARTNER, Sunirman Infrastructure, Ramchandrapur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr SWARUP BOSE, , Son of LAKSHMIKANTA BOSE, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

On 05-07-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5217, Amount: Rs.50.00/-, Date of Purchase: 18/05/2023, Vendor name: Soumitra Chanda



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

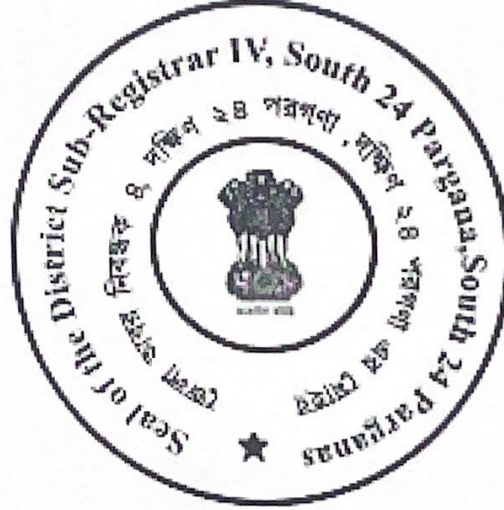


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 254801 to 254832

being No 160408370 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.07.05 17:20:48 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2023/07/05 05:20:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)