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D. 6725/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 727861

11-2
21/6/16
D.No. 234889/16



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


District Sub-Registrar-II
Alipore, South 24 Parganas

28 JUN 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI AMITAVA ADHIKARY, son of Late Chandidas Adhikary, by faith Hindu, by occupation Business, by Nationality Indian, residing at 388, Upen Banerjee Road, P.O. & P.S. Parnasree, Kolkata- 700 060, in the District of South 24-Parganas (hereinafter called the **PRINCIPAL**) SEND GREETINGS :-

WHEREAS I seized and possessed and/ or sufficiently entitled to in fee simple possession of **ALL THAT** piece and parcel of the land measuring an area **05 Cottahs 01 Chittaks 35 sq.ft.** be the same a little more or less along with building structure standing thereon lying and situated at Mouza Behala, J.L. No.2, Pargana Balia, Touzi No. 446, R.S. No. 83, under C.S. Khatian No. 238, R.S. Khatian No. 4045 in Dag No. 301, within the present limit of the Kolkata Municipal Corporation, (S.S. Unit), under Ward No. 131, **at Municipal Premises No. 1437 & 295, Upen Banerjee Road,** under Police Station Behala now Parnasree, A.D.S.R. Behala, in the District of South 24- Parganas together with all right of easements, common facilities and amenities annexed thereto (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the “**Said Premises**).

AND WHEREAS for the purpose of Development of the said premises by and under a REGISTERED DEVELOPMENT AGREEMENT was made on 21/06/2016...between myself and M/S. JAI MAATADI ENTERPRISE a proprietary business having its office at 5, Kailash Pandit Lane, P.S. Behala, Kolkata- 700 053 represented by its sole proprietor SRI DINESH KUMAR SINGH son of Late R.B. Singh by faith Hindu, by occupation Business, by Nationality Indian, residing at 5, Kailash Pandit Lane, P.S. Behala, Kolkata- 700 053 therein mentioned **as the Developer**, I have agreed and decided to permit the said Developer to erect, construct and complete building at the said premises in accordance with plan, Specifications and Drawings that may be sanctioned and approved by the concerned authorities in accordance with law and dispose of the same to the intending purchaser or purchasers on the basis of OWN YOUR OWN FLAT scheme and the said **Development Agreement** was registered in the office of the D.S.R.-II at Alipore and recorded in Book No.1, C.D. Volume No. 1602-2016, Being No. 06431..... for the year 2016 and the

Developer herein also paid the Assessed Stamp duty for the said Development Agreement.

AND WHEREAS in terms of the said Registered Agreement and for the purpose of construction, erection and completion of the said building at the said premises and for taking all appropriate steps measures as are necessary it has become expedient on my part to appoint, nominate and constitute my lawful constituted Attorney to do execute and perform or cause to be done executed and performed all such lawful acts, deeds and things that are necessary to be done executed and performed and in particular the under mentioned acts deeds and things.

NOW KNOW YE BY THESE PRESENTS SHALL COME I, the Principal do hereby appoint, nominate and constitute the said **SRI DINESH KUMAR SINGH** son of Late R.B. Singh by faith Hindu, by occupation Business, by Nationality Indian, residing at 5, Kailash Pandit Lane, P.S. Behala, Kolkata- 700 053 sole proprietor of **M/S. JAI MAATADI ENTERPRISE** a proprietary business having its office at 5, Kailash Pandit Lane, P.S. Behala, Kolkata- 700 053, as my true and lawful attorney to do executed and performed or cause to be done execute and perform the under mentioned acts deeds and things related to and/ or arising out of construction, erection and completion of the building at the said premises morefully described in the schedule hereunder written strictly in accordance with the plans, specifications and drawings that may be sanctioned approved and permitted by the concerned authorities in accordance with law, that is to say:-

1. To apply for and submit required plans, specifications, drawings and other related documents and papers for construction of an appropriate building at the said premises to the Appropriate Authorities AND TO sign the said required documents, papers, writings, forms and

- declarations as may be required in accordance with law, subject to my approval.
2. To sign any revised plans specifications, drawings, elevations or other related documents or papers that may be required from time to time by the K.M.C. in accordance with law so as to obtain sanction and approval for erection, construction and completion of the building at the said premises subject to my approval.
 3. To pay deposit all necessary fees, charges and/ or make required deposits to the Appropriate Authorities in connection with the erection, construction of the said building and/ or for commencement and completion of and effective user of the said building and every part thereof in terms of the said Agreement AND TO receive required permissions and approvals and grant valid discharges therefore.
 4. To receive all approved and sanctioned plans, specifications, drawings and other related documents and papers for erection, construction and completion of a building at the said premises and to sign, execute all required documents, papers, writings, forms and declarations or otherwise as maybe required for and on my behalf and to demolish the existing building and structures at the said premises and to erect, construct and complete a new brick built building at the said premises strictly in accordance with the approved and sanctioned plan, specifications, elevations, drawings and in accordance with law.
 5. To appear before all or any Authority or Authorities relating to and/ or arising out of erection, construction and completion of the building at the said premises in accordance with law AND to apply for and obtain all required permissions, approvals, consents, licences or

otherwise by whatever name called from all and every authorities and/or bodies.

6. To appear and represent the Principal before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal and Kolkata Police, C.E.S.C., Airport Authority in connection with the said premises.
7. To appear before all authorities including K.M.C., CESC Ltd. Air Port Authority and any other authorities or Tribunal or otherwise and to make, sign execute all documents, papers, forms or other and to accept services of all notice or communications or otherwise.
8. To make sign, verify all applications and papers to appropriate Authorities for licence, permissions or approvals that may be legally required in connection with construction and completion of the said building at the said premises.
9. For the purpose of construction of the said building at the said premises, to apply for and obtain quota entitlement permit and other allocations for cement, steel, bricks and other building materials and to apply for and obtain necessary, temporary and/ or permanent water and electricity connections to the said building and other impute and facilities for construction and enjoyment of the building.
10. To apply for and obtain such certificates and/ or permission under any law relating to ceiling or Urban land or other law relating to land and/ or building or as maybe required for the construction of the said premises on my behalf.
11. To prepare, sign, declare, affirm and file declaration, statement, application and writing in any way connected with the construction of

the building at the said premises, before any appropriate authority having jurisdiction and as may be required under any law.

12. To make sign, execute and verify all applications, petitions, objections or any other documents or paper and to submit, file or tender or serve the same to any Authority, K.M.C., Trust or any other body constituted under the law for grant of licences, permissions, approvals or consents as may be required in connection with the construction, completion and actual user of the building at the said premises.
13. To deposit and/ or withdraw fees and/ or documents and/ or money in and from authority and give valid receipt and discharges thereof, on my behalf.
14. Subject to payment of the appropriate charges fees, costs and expenses by the said Attorney to appoint Architect or Architects, surveyor or surveyors for the purpose of erection, construction and completion of the proposed building.
15. To represent me before any court of law, whether Civil, Criminal, Revenue, Writ or any other jurisdiction of whatsoever nature, Tribunal, Quasi- Judicial Authority or any other authority, statutory or otherwise to all intents purpose or nature and to institute, prosecute, file, initiate, carry on defend, resist, settle, compromise or to do any other acts, deeds or things relating to or arising out during erection, construction and completion of the said building at the said premises or otherwise and to sign all plants, petitions, affidavits, vakalatnama, warrant, written statements or any other pleadings of whatsoever nature, instruments, documents, terms of settlements, compromise, receipts, forms, or any other writings or papers as maybe required and to receive, accept and acknowledge receipt of all services, summons, notices, process, legal papers, payments, documents, instruments,

writings or otherwise by whatever name called, described or distinguished and to engage, appoint, discharge, charge lawyers, council advocates, pleaders, agents or any other required person or body firm or otherwise on such terms and conditions as he may deem fit and expedient but shall always keep my property indemnified against all losses etc.

16. To appear before the appropriate Authorities including CESC Ltd. And K.M.C. And to apply for and obtain necessary permissions and approvals for electricity, water and sanitation connections and supply of all other infrastructure facilities at the said building and to pay and deposit all required payment therein.
17. It is understood that from time to time for the purpose of erection, construction and completion of the said building by the appointee herein, various acts, deeds, matters and things not herein specifically provided may be required to be done executed and performed for which he may require our respective authorities for which no specific provision has been made herein. We do hereby specifically empower and authorize the appointer herein to do all such acts., deeds, matters and things in accordance with law.
18. To engage or appoint Architect, Engineer, labour, plumber, electrician, contractor or such other person or persons as would be required for the purpose of construction and development of the proposed building in strict compliance of the K.M.C. Rules including the right to terminate their appointment and also to pay their remuneration.
19. To purchase building materials, cement, steel iron, woods, bricks, sands, stone cheeps, marvel and such other fittings and fixtures for the purpose of completion of the proposed building and the respective

flats and units, car parking spaces etc. we shall not be liable to reimburse the cost of such materials.

20. To negotiate with the intending purchaser or purchasers of such flat or flats, unit or units, car parking space, (Only for the **Developer's allocated portion**) in the proposed building and to settle the price thereof including the responsibility to sign and execute any booking, receipt, agreement for sale and also to receive appropriate or utilize any earnest money, booking money, consideration money from such prospective purchaser or purchasers and to admit and acknowledge the receipt of such amount as above, but in such case our attorney shall be solely responsible for all liabilities and shall keep me indemnified against any claim or any body, in case our attorney fails to perform and or discharge his liabilities properly.
21. To enter into an agreement for sales of the flats and car parking spaces with proportionate undivided share of land and premises to be constructed on each of the floors with the intending purchaser or purchasers for Developer's allocated portions only on such terms as our said Attorney will think fit and proper except the owner's allocated portion in terms of the said Development agreement.
22. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of sale in respect of the said premises or part of it or undivided proportionate share of the land of the said premises and to present the same for registration before the Registering authority and to admit the execution thereof **except the owner's allocation**.
23. To sign, execute and register necessary deed of conveyance(s) and to present the same for registration before the Registering authority and

to admit the execution thereof, in respect of the developer's allocation in this building.

GENERALLY to do all lawful acts, deeds and things as may be required to be done, executed and performed for erection, construction and completion of the said building at the said premises in accordance with law AND I do hereby ratify and confirm and agree to ratify and confirm at all times hereafter of all acts, deeds and things of whatsoever nature the said appointee shall lawfully do execute and perform by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring an **area 05 Cottahs 01 Chittaks 35 sq.ft.** be the same a little more or less along with building structure standing thereon lying and situated at Mouza Behala, J.L. No.2, Pargana Balia, Touzi No. 446, R.S. No. 83, under C.S. Khatian No. 238, R.S. Khatian No. 4045 in Dag No. 301, within the present limit of the Kolkata Municipal Corporation, (S.S. Unit), under Ward No. 131, **at Municipal Premises No. 1437 & 295, Upen Banerjee Road**, under Police Station Behala now Parnasree, A.D.S.R. Behala, in the District of South 24- Parganas and the said land is butted and bounded by:-

ON THE NORTH : By 10ft. wide common passage;

ON THE SOUTH : By Property of Dag No. 300 and 12'-7" wide K.M.C. Metal Road;

ON THE EAST : By 4ft. wide common passage and property of Sanjoy Baidya.

ON THE WEST : By Property of J.P. Adhikary;

IN WITNESS WHEREOF I the Principal and Attorney herein have hereunto set, subscribed their respective signature on this power of attorney this the 21st day of June, 2016.

SIGNED SEALED AND DELIVERED by the
Within named parties sat Kolkata
in the presence of:-

1. Ashim Saha.
78, R. P. Lane,
KOL-53

Amitava Adhikari
(PRINCIPAL)

2. Atami Poddar,
Adv.
Alipore Judges Court,
Alipore, Kol-27.

~~KA~~ Singh
(DINESH KUMAR SINGH
(ATTORNEY)

Drafted by me,

h. h.

Advocate.












Alipore Police Court, Kolkata- 700 027.

WB-613/2007

PHOTO		Thumb	Index	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					






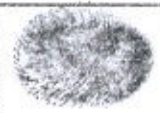





Name.....

Signature.....

		Thumb	Index	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name... Dinesh Kr. Singh

Signature... 

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	Left hand					
	Right hand					

Name.....

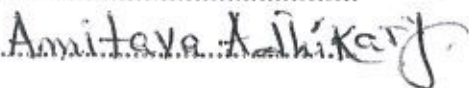
Signature... 

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	Left hand					
	Right hand					

Name.....

Signature.....



D 6725/16

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16021000237889/2016	Query Date	21/06/2016 11:05:35 AM
Office where deed will be registered	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Saroj Kumar Ram		
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Others		
Other Details	Mobile No. : 9830373677		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details			
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 1,05,59,399/-
Stampduty Payable	Rs. 50/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



Query No:-16021000237889/2016, 21/06/2016 11:16:25 AM SOUTH 24-PARGANAS (D.S.R. -II)

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Banamali Naskar rd -- Khudiram Bose Sarani) , , Premises No. 1437and295, Ward No: 131	(Banamali Naskar rd -- Khudiram Bose Sarani)	5 Katha 1 Chatak 35 Sq Ft	1/-	1,01,84,399/-	Proposed Use: Bastu, Property is on Road
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete	
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure	
Principal Details						
SI No.	Name & Address		Status	Execution And Admission Details		Other Details
1	Shri AMITAVA ADHIKARY Son of Late Chandidas Adhikary 388, Upen Banerjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
Attorney Details						
SI No.	Name & Address (Organization)		Status	Execution And Admission Details		Other Details
1	M/S. JAI MAATADI ENTERPRISE 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053		Organization	Executed by: Representative,		PAN No. AMAPS2683K,



Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Shri DINESH KUMAR SINGH 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS2683k		M/S. JAI MAATADI ENTERPRISE

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 04/08/2016.
3. Standard User charge of Rs. 240/- (Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



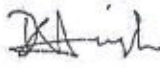
(Rina Chaudhury)



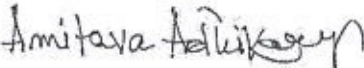
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Seller, Buyer and Property Details



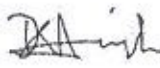
A. Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri DINESH KUMAR SINGH 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	 21/06/2016 11:23:35 AM	 LTI 21/06/2016 11:23:39 AM
		 21/06/2016 11:23:56 AM	

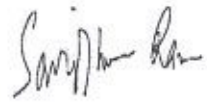
Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shri AMITAVA ADHIKARY Son of Late Chandidas Adhikary 388, Upen Banerjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 21/06/2016; Date of Admission : 21/06/2016; Place of Admission of Execution : Office	 21/06/2016 11:22:46 AM	 LTI 21/06/2016 11:22:52 AM
		 21/06/2016 11:23:26 AM	



Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S. JAI MAATADI ENTERPRISE 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. AMAPS2683K,; Status : Organization; Represented by representative as given below:-		
1(1)	Shri DINESH KUMAR SINGH 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS2683k,; Status : Representative; Date of Execution : 21/06/2016; Date of Admission : 21/06/2016; Place of Admission of Execution : Office	 21/06/2016 11:23:35 AM	 LTI 21/06/2016 11:23:39 AM
		 21/06/2016 11:23:56 AM	




B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri AMITAVA ADHIKARY, Shri DINESH KUMAR SINGH	 21/06/2016 11:24:08 AM
2	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri AMITAVA ADHIKARY, Shri DINESH KUMAR SINGH	

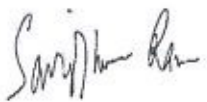
C. Transacted Property Details



Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S. JAI MAATADI ENTERPRISE 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. AMAPS2683K,; Status : Organization; Represented by representative as given below:-		
1(1)	Shri DINESH KUMAR SINGH 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS2683k,; Status : Representative; Date of Execution : 21/06/2016; Date of Admission : 21/06/2016; Place of Admission of Execution : Office	 21/06/2016 11:23:35 AM	 LTI 21/06/2016 11:23:39 AM
		 21/06/2016 11:23:56 AM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri AMITAVA ADHIKARY, Shri DINESH KUMAR SINGH	 21/06/2016 11:24:08 AM
2	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri AMITAVA ADHIKARY, Shri DINESH KUMAR SINGH	

C. Transacted Property Details



Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Banamali Naskar rd -- Khudiram Bose Sarani) , , Premises No. 1437and295, Ward No: 131	(Banamali Naskar rd -- Khudiram Bose Sarani)	5 Katha 1 Chatak 35 Sq Ft	1/-	1,01,84,399/-	Proposed Use: Bastu, Property is on Road

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	500 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Saroj Kumar Ram
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Others



Office of the D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160206725 / 2016

Query No/Year	16021000237889/2016	Serial no/Year	1602006405 / 2016
Deed No/Year	I - 160206725 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Shri DINESH KUMAR SINGH	Presented At	Office
Date of Execution	21-06-2016	Date of Presentation	21-06-2016

Remarks

On 21/06/2016

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

Presented for registration at 11:00 hrs on : 21/06/2016, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri DINESH KUMAR SINGH ,,

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 1,05,59,399/-

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

Execution is admitted on 21/06/2016 by

Shri AMITAVA ADHIKARY, Son of Late Chandidas Adhikary, 388, Upen Banerjee Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, By caste Hindu, By Profession Business

Indetified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

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

Execution is admitted on 21/06/2016 by

Shri AMITAVA ADHIKARY, Son of Late Chandidas Adhikary, 388, Upen Banerjee Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, By caste Hindu, By Profession Business

Indetified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

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

Execution is admitted on 21/06/2016 by

Shri DINESH KUMAR SINGH Shri DINESH KUMAR SINGH, Son of Late R B Singh, 5, Kailash Pandit Lane, P.O. New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By profession Business

Indetified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

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

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P.O: New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu,
By profession Business

Identified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, ,
South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

Payment of Fees

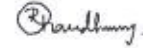
Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) =
Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 38278, Purchased on 22/03/2016, Vendor named
Subhankar Das.



(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

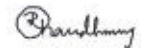
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 28/06/2016

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.



(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2016, Page from 195662 to 195681
being No 160206725 for the year 2016.



Digitally signed by RINA CHAUDHURY
Date: 2016.06.30 16:15:05 +05:30
Reason: Digital Signing of Deed.

R Chaudhury

(Rina Chaudhury) 30/06/2016 16:15:04
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

I-6431/16



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

Query No / Year	16020000662746/2016	Query Date	17/05/2016 8:46:03 PM
Office where deed will be registered	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Bapi Das		
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830314161		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 2,00,000/-]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 1,05,59,399/-
Stampduty Payable	Rs. 20,021/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 2,242/-	Registration Fee Article:-	E, E, B, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Banamali Naskar rd – Khudiram Bose Sarani) , , Premises No. 1437and295, Ward No: 131	(Banamali Naskar rd – Khudiram Bose Sarani)	5 Katha 1 Chatak 35 Sq Ft	1/-	1,01,84,399/-	Proposed Use: Bastu, Property is on Road
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete	
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure	
Landlord Details						
SI No.	Name & Address		Status	Execution And Admission Details		Other Details
1	Shri AMITAVA ADHIKARY Son of Late Chandidas Adhikary 388, Upen Banerjee Road, Post Office: Parnasree, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
Developer Details						
SI No.	Name & Address (Organization)		Status	Execution And Admission Details		Other Details
1	M/S. JAI MAATADI ENTERPRISE 5, Kailash Pandit Lane, Post Office: New Alipore, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053		Organization	Executed by: Representative,		PAN No. AMAPS2683K,



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DINESH KUMAR SINGH

RAM-BAHADUR SINGH

31/12/1967

Permanent Account Number

AMAPS2683K

DA Singh
Signature



19022008

DA Singh



Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Shri DINESH KUMAR SINGH , proprietor, M/S. JAI MAATADI ENTERPRISE 5, Kailash Pandit Lane, Post Office: New Alipore, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS2683k,		M/S. JAI MAATADI ENTERPRISE
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri AMITAVA ADHIKARY, Shri DINESH KUMAR SINGH	

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 30/06/2016
3. Standard User charge of Rs. 240/-(Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).



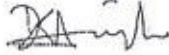
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.



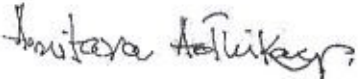
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



Seller, Buyer and Property Details



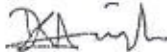
A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri DINESH KUMAR SINGH 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	 21/06/2016 11:09:11 AM	 LTI 21/06/2016 11:09:22 AM
		 21/06/2016 11:10:06 AM	

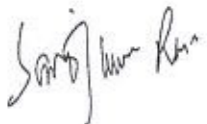
Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shri AMITAVA ADHIKARY Son of Late Chandidas Adhikary 388, Upen Banerjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of. India,; Status : Individual; Date of Execution : 21/06/2016; Date of Admission : 21/06/2016; Place of Admission of Execution : Office	 21/06/2016 11:08:26 AM	 LTI 21/06/2016 11:08:34 AM
		 21/06/2016 11:09:50 AM	




Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S. JAI MAATADI ENTERPRISE 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. AMAPS2683K,; Status : Organization; Represented by representative as given below:-		
1(1)	Shri DINESH KUMAR SINGH 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS2683k,; Status : Representative; Date of Execution : 21/06/2016; Date of Admission : 21/06/2016; Place of Admission of Execution : Office	 21/06/2016 11:09:11 AM	 LTI 21/06/2016 11:09:22 AM
		 21/06/2016 11:10:06 AM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri AMITAVA ADHIKARY, Shri DINESH KUMAR SINGH	 21/06/2016 11:10:20 AM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
						

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Banamali Naskar rd -- Khudiram Bose Sarani) , , Premises No. 1437and295, Ward No: 131	(Banamali Naskar rd -- Khudiram Bose Sarani)	5 Katha 1 Chatak 35 Sq Ft	1/-	1,01,84,399/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	500 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bapi Das
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



Office of the D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160206431 / 2016

Query No/Year	16020000662746/2016	Serial no/Year	1602006399 / 2016
Deed No/Year	I - 160206431 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri DINESH KUMAR SINGH	Presented At	Office
Date of Execution	21-06-2016	Date of Presentation	21-06-2016

Remarks

On 21/06/2016

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 10:30 hrs on : 21/06/2016, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Shri DINESH KUMAR SINGH ,.

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 1,05,59,399/-

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

Execution is admitted on 21/06/2016 by

Shri AMITAVA ADHIKARY, Son of Late Chandidas Adhikary, 388, Upen Banerjee Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, By caste Hindu, By Profession Business

Indetified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

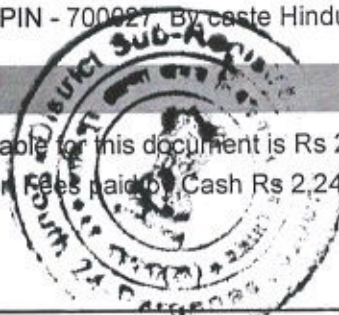
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 21/06/2016 by

Shri DINESH KUMAR SINGH proprietor, M/S. JAI MAATADI ENTERPRISE, 5, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Shri DINESH KUMAR SINGH, Son of Late R B Singh, 5, Kailash Pandit Lane, P.O: New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By profession Business
Indetified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,242/- (B = Rs 2,189/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 2,242/-



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Draft Rs 20,000/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 88, Purchased on 07/06/2016, Vendor named H Mukherjee.

Description of Draft

1. Rs 20,000/- is paid, by the Draft(8554) No: 000427910186, Date: 20/06/2016, Bank: STATE BANK OF INDIA (SBI), PICNIC GARDEN.

Rina Chaudhury

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

