

*Chandra*

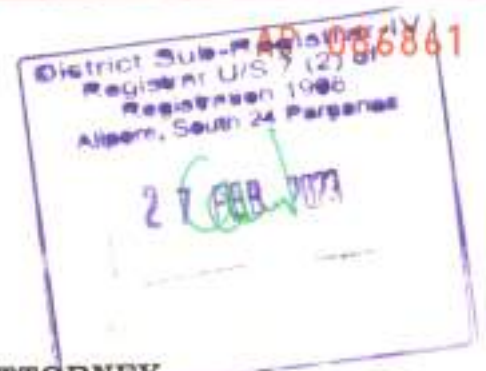
I-2270/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27/02/2023  
8000590382/2023

*Notarized with the document is submitted for registration. The document must be in accordance with the provisions of the Act.*



**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** I, **SRI DEBABRATA LAHIRI**,  
(PAN - AAVPL3603M) (Aadhaar - 7924 4593 4897), son of Late Ranajit  
Kumar Lahiri Alias Ranjit Lahiri, by faith - Hindu, by occupation -  
Chartered Accountant, by Nationality - Indian, residing at 1/13,  
Chittaranjan Colony, Jadavpur University, Post Office - Jadavpur  
University, Police Station - Jadavpur, Kolkata - 700032, hereinafter  
called and referred to as the **PRINCIPAL/OWNER**, do hereby **SEND**  
**GREETINGS:**

Contd...., P/2

285660

To,  
Name : S. K. SATHIA, Advocate,  
Address : High Court, Calcutta,  
Kolkata - 700011

From,  
Kolkata Collectorate  
(1) Metaji Subhas Rd.,  
Kolkata-1

Serial No. 855  
Licensed Stamp  
Value:

Date

17 FEB 2023



Basu der Paul.  
S/o Late D.C. Paul.  
12/2 Thel Road.  
Santashpa. West-75

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act  
Alipore, South 24 Parganas

17 FEB 2023

**WHEREAS** after the partition of India a large number of persons residents from former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

**AND WHEREAS** like other resident of erstwhile East Pakistan one Ranajit Kumar Lahiri Alias Ranjit Lahiri, son of Late Hiralal (now deceased), was such person who had come to use and occupy a piece and parcel of homestead land measuring 04 Cottahs, 03 Chittacks and 00 Square Feet more or less, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), under Police Station - Jadavpur, in the District South 24 - Parganas, being a Refugee displaced from East Pakistan (Now Bangladesh), approached the Government of West Bengal for the said land for his rehabilitation under the provisions of the L.D.P. Act, 1948/L.A. Act - I of 1894.

**AND WHEREAS** the Governor of the State of West Bengal in this process executed and registered Deed of Gift dated 17/12/1991,



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through the Refugee Relief & Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said Refugees, gifted the said plot of homestead land measuring about 04 Cottahs, 03 Chittacks and 00 Square Feet more or less, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Jadavpur, in the District South 24 - Parganas, in favour of said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased) and the said Deed was duly registered in the office of the Additional District Registrar at Alipore and recorded in Book No. I, Volume No. 23, Pages No. 85 to 88, Being No. 1747, for the year 1991.

**AND WHEREAS** after the aforesaid registered Deed of Gift, the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), became the absolute sole owner of **ALL THAT** piece and parcel of land measuring an area of 04 Cottahs, 03 Chittacks and 00 Square Feet more or less, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Jadavpur, in the District South 24 - Parganas, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly mentioned in the **FIRST**



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**SCHEDULE** hereunder written and enjoying the absolute right, title, interest and possessed by construct a tile shed structure thereon, free from all sorts of encumbrances, liens, charges etc.

**AND WHEREAS** while having peaceful seized, possessed and enjoyment of the aforesaid property, the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), mutated his name in the assessment records of the Calcutta Municipal Corporation now Kolkata Municipal Corporation, as absolute sole owner in respect of the aforesaid property, subsequently the said Corporation have assessed his name in the assessment records as sole owner in respect of the said property has assessed as Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station – Jadavpur, Calcutta now Kolkata – 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 Parganas and since the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), has been paying the relevant rates and taxes to the concerned authority under Assessee No. 31-102-06-0095-4 regularly, by construct a tile shed structure measuring an area of 300 Square Feet standing thereon.

**AND WHEREAS** since then the said Ranajit Kumar Lahiri Alias Ranjit Lahiri (now deceased), has been enjoying the absolute ownership right and well sufficiently entitled of **ALL THAT** piece and parcel of land



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measuring an area of **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Calcutta now Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, without any kind of claim and/or demand whatsoever from any corner.

**AND WHEREAS** while enjoying the aforesaid property, the said Ranajit Kumar Lahiri Alias Ranjit Lahiri died intestate on 31/10/2015 leaving behind his surviving wife namely Anima Lahiri (now deceased) and one son namely Sri Debabrata Lahiri as his legal heirs and successor who jointly inherit the aforesaid property.

**AND WHEREAS** after the demise of the said Ranajit Kumar Lahiri Alias Ranjit Lahiri, the aforesaid Anima Lahiri (now deceased) and Sri Debabrata Lahiri became the joint owners of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300



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Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said property, free from all sorts of encumbrances, liens, charges, attachment etc.

**AND WHEREAS** while having enjoyment of the above mentioned property the said Anima Lahiri died intestate on 13/11/2018 leaving behind her only surviving son namely Sri Debabrata Lahiri as her only legal heir and successor who inherit the aforesaid property, by way of Hindu Succession Act, 1956.

**AND WHEREAS** by way of inheritance the said Sri Debabrata Lahiri became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal



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Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and enjoying the absolute right, title, interest and possessed over the said property free from all sorts of encumbrances, liens, charges etc.

**AND WHEREAS** while having peaceful seized, possessed, enjoyment and in possession of the said property the aforesaid Sri Debabrata Lahiri, mutated his name in the records of the Kolkata Municipal Corporation and exercising the same as absolute ownership right in respect of the said property, along with all easement rights thereto by paying usual rents and taxes to the Appropriate Authority.

**AND WHEREAS** thus the said Principal/Owner thereto become the absolute sixteen annas sole Owner **ALL THAT** piece and parcel of Bastu Land measuring about **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Badraipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under



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Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and enjoying the absolute right, title and interest without any kind of hindrance, objection, obstruction, interference, lispenden, requisition, acquisition, mortgage, trusts, claim and/or demand whatsoever or howsoever from any corner.

**AND WHEREAS** the said Present Principal/Owner being desirous to construct an Ownership Flat system building on their said Premises more and fully described in **SCHEDULE** herein under through an efficient Developer/s who have sufficient resources to do so and coming to know the intention of the Owner/Principal, the Developer herein have proposed to the Owner/Principal to appoint them as Developer for such construction of a proposed G+3 Storied Building on the Scheduled land!

**AND WHEREAS** the Owner/Principal have agreed to allow the Developer namely **SAP CONSTRUCTION**, (PAN - ABYFS1659.J), a Partnership Firm, having its office at 16, Baghajatin Station Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners namely (1) **SRI PRABAL CHOWDHURY**, (PAN - ACJPC7031J) (Aadhaar - 8926 3693 3591), son of Anil Baran Chowdhury, residing at 706, S.P.D. Block, Baghajatin,



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Post Office - Bademasore, Police Station - Patuli, Kolkata - 700086 and  
 (2) **SRI SWAPAN KUMAR PANDA**, (PAN - AKZPP3545L) (Aadhaar -  
 6167 1539 3445), son of Sasanka Sekhar Panda, residing at 43, Shibaji  
 Road West Rajapur, Jadavpur University, Post Office - Jadavpur  
 University, Police Station - Jadavpur, Kolkata - 700032, both by faith -  
 Hindu, by occupation - Business, by Nationality - Indian, to develop  
 the Scheduled land at its own costs on the terms and conditions  
 mentioned herein below.

**AND WHEREAS** the Principal therein for the purpose of developing the  
 said property entered and into a registered "**Development Agreement**"  
 being Book No. I, being Deed No. 2259, for the year 2023  
 at D.S.R. IV, at Alipore, with **SAP CONSTRUCTION**, a  
 Partnership Firm, represented by its Partners namely (1) **SRI PRABAL  
 CHOWDHURY**, son of Anil Baran Chowdhury and (2) **SRI SWAPAN  
 KUMAR PANDA**, son of Sasanka Sekhar Panda, on mutual terms and  
 conditions contained therein.

**NOW BY THESE PRESENTS THAT I, SRI DEBABRATA LAHIRI**, son of  
 Late Ranajit Kumar Lahiri Alias Ranjit Lahiri, DO HEREBY AND  
 HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **SAP  
 CONSTRUCTION**, a Partnership Firm, represented by its Partners  
 namely (1) **SRI PRABAL CHOWDHURY**, son of Anil Baran Chowdhury  
 and (2) **SRI SWAPAN KUMAR PANDA**, son of Sasanka Sekhar Panda,

SAP CONSTRUCTION

*Sri Swapan Kumar Panda*  
 Partner



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to be my true and lawful **ATTORNEYS** and on my behalf and in my name to do and execute all or any of the following acts, deeds, things and matter, to represent the Principal, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principals herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.
2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed



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Building/s to be constructed by the same Attorney and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement.

3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces in respect of the Developer's Allocation of the said proposed building to be constructed by the Attorney on behalf of the Principal at the said premises, save and except the Owner's Allocated Portion.
4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, D.S.R. at Alipore, South 24 - Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developer at the said premises on behalf of the Principal, save and except the Owner's Allocation.
5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of straight three storied building and/or structure thereon and for the said purpose to do



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all soil testing, excavation and execute all other civil construction works whatsoever.

7. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any other competent Authorities in connection of sanctioning of plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.
9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
10. To accept notice and service of papers for and on behalf of the Principals from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.



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12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principal.
13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation/ Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys excluding compensation of any nature from requisition and/or acquisition authorities only in the name of the Principal.
14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorney as Developer.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principal from Developer Allocated only.
16. To enter into any Agreements for the proposed Flats and other covered area and to receive advance/earnest money/consideration money/security deposit/vide Account Payee Cheques in the name of the Developer in respect of the said Developer's Allocation spaces and the undivided proportionate impartible share in the land or any portion thereof



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for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to 'title of the Principal to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocation.

17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.
18. To appear and represent the Principal before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority/Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorneys in any manner concerning the Agreements/Conveyance in the said premises.
19. To apply for C.C/occupancy certificate from Kolkata Municipal Corporation and to accept the same on my behalf.
20. To apply the sanction plan of the proposed building and to revise such plan, being right to sign on such plan and prepare any other document relating to Kolkata Municipal Corporation building sanction department.



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**AND** the Principal hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorney or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered "**Development Agreement**."

**SCHEDULE OF LAND**

*Robson Chatterjee*

**ALL THAT** piece and parcel of Bastu Land measuring about **04** Cottahs, **03** Chittacks and **00** Square Feet more or less, tile shed structure measuring an area of 300 Square Feet standing thereon having cemented flooring, lying and situate at Mouza - Baderaipur, J.L. No. 34, comprised in E.P. No. 11, S.P. No. 615, in C.S. Plot No. 658(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 95, Chittranjan Colony, under Ward No. 102, Police Station - Jadavpur, Kolkata - 700032, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 31-102-06-0095-4, together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:

**ON THE NORTH** : 12' Feet Wide Colony Road;  
**ON THE SOUTH** : Tank Plot No. 613;  
**ON THE EAST** : Land of E.P. No. 7;  
**ON THE WEST** : Land of E.P. No. 13.



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**IN WITNESS WHEREOF** I the Principal, do hereto and hereunto set and subscribed my hands on this 27<sup>th</sup> day of February, in the year Two Thousand Twenty Three (2023)

**SIGNED, SEALED AND DELIVERED**

By the Principal at Kolkata

In presence of:

**WITNESSES**

01) Swapom Sankar Das  
c/63/1 Rabinchra pally kol-86.

*Debabrata Kaliori*

**SIGNATURE OF THE  
PRINCIPAL/OWNER**

02) Aditi Laheri  
2/13, C.R. Colony,  
Sardar Nagar,  
kol-32

SAP CONSTRUCTION  
Swapom Kumar Panda  
*Rajat Chowdhury*  
Partner

**SIGNATURE OF THE  
ATTORNEY**

Drafted by me:

*Amrita Bha Ray*  
Advocate  
Alipore Police Court  
Kolkata-27 wsf/298/1984

Printed In:

**PRINT ZONE**

Alipore Police Court,  
Kolkata - 700027

*S. Ahmed*  
Sarfraz Ahmed



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		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Debabrata Lahiri

Name DEBABRATA LAHIRI

Signature Debabrata Lahiri



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Prabal Chowdhury

Name PRABAL CHOWDHURY

Signature Prabal Chowdhury



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Swapan Kumar Panda

Name SWAPAN KUMAR PANDA

Signature Swapan Kumar Panda



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27 FEB 2023



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Am

Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000530382/2023	Office where deed will be registered
Query Date	27/02/2023 12:29:01 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BAS DEV PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status :Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 43,77,374/-	
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. 1,000/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402259/2023	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chittaranjan Colony, , Premises No: 95, , Ward No: 102 Pin Code : 700032

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	4 Katha 3 Chatak	1/-	42,96,374/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				6.9094Dec	1/-	42,96,374 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	

**Principal Details :**

SI No	Name & address	Status	Execution Admission Details :
1	DEBABRATA LAHIRI Son of Late RANAJIT KUMAR LAHIRI1/13, CHITTARANJAN COLONY, City:- , P.O:- JADAVPUR UNIVERISTY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx3M,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 :**

SI No	Name & address	Status	Execution Admission Details :
1	SAP CONSTRUCTION 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: ABxxxxxx9J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	PRABAL CHOWDHURY Son of Late ANIL BARAN CHOWDHURY706, S P D BLOCK, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1J,Aadhaar No Not Provided	SAP CONSTRUCTION (as PARTNER)
2	SWAPAN KUMAR PANDA Son of SASANKA SEKHAR PANDA43, SHIBAJI ROAD, 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.:: AKxxxxxx5L,Aadhaar No Not Provided	SAP CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name & address
Mr BASU DEV PAL Son of Late D C PAL 43/2, JHEEL ROAD, City:- , P.O:- JADAVPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of DEBABRATA LAHIRI, PRABAL CHOWDHURY, SWAPAN KUMAR PANDA

Transfer of property for L1		
Si.No	From	To. with area (Name-Area)
1	DEBABRATA LAHIRI	SAP CONSTRUCTION-6.90938 Dec
Transfer of property for S1		
Si.No	From	To. with area (Name-Area)
1	DEBABRATA LAHIRI	SAP CONSTRUCTION-300.00000000 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 29-03-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 29-03-2023)
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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক  
**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**

ভাষিকাত্তির নম্বর/Enrolment No.: 1528/64443/10201

Download Date: 31/01/2017 Generation Date: 19/02/2017

To  
 বাসু দেব পাল  
 Basu Dev Paul  
 S/O: Late Dhiren Paul  
 P.S - Garla  
 43/2, Jhill Road  
 Santoshpur  
 Kolkata Santoshpur  
 West Bengal - 700075  
 7044322146



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8035 3737 7879**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



বাসু দেব পাল  
 Basu Dev Paul  
 জন্মতারিখ/ DOB: 04/12/1967  
 পুরুষ / MALE



**8035 3737 7879**

আমার আধার, আমার পরিচয়

## Major Information of the Deed

Deed No :	I-1604-02270/2023	Date of Registration	27/02/2023
Query No / Year	1604-8000530382/2023	Office where deed is registered	
Query Date	27/02/2023 12:29:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAS DEV PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,77,374/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402259/2023 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: Chittaranjan Colony, , Premises No: 95, , Ward No: 102 Pin Code : 700032

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	4 Katha 3 Chatak	1/-	42,96,374/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>				<b>6.9094Dec</b>	<b>1 /-</b>	<b>42,96,374 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor :300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1 /-</b>	<b>81,000 /-</b>	




## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>DEBABRATA LAHIRI</b> Son of Late RANAJIT KUMAR LAHIRI Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office	 <small>27/02/2023</small>	 <small>LTI 27/02/2023</small>	 <small>27/02/2023</small>
1/13, CHITTARANJAN COLONY, City:- , P.O:- JADAVPUR UNIVERISTY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx3M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office				




## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SAP CONSTRUCTION</b> 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: ABxxxxxx9J,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
	<b>PRABAL CHOWDHURY (Presentant )</b> Son of Late ANIL BARAN CHOWDHURY Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office	 <small>Feb 27 2023 3:28PM</small>	 <small>LTI 27/02/2023</small>	 <small>27/02/2023</small>
706, S P D BLOCK, City:- , P.O:- BADEMASORE, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1J,Aadhaar No Not Provided Status : Representative, Representative of : SAP CONSTRUCTION (as PARTNER)				



2	Name	Photo	Finger Print	Signature
	<b>SWAPAN KUMAR PANDA</b> Son of SASANKA SEKHAR PANDA Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office	 <small>Feb 27 2023 3:28PM</small>	 <small>LTI 27/02/2023</small>	 <small>27/02/2023</small>
43, SHIBAJI ROAD, 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.:: AKxxxxxx5L,Aadhaar No Not Provided Status : Representative, Representative of : SAP CONSTRUCTION (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BASU DEV PAL</b> Son of Late D C PAL 43/2, JHEEL ROAD, City:- , P.O:- JADAVPUR, P.S:-Kasbe, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 <small>27/02/2023</small>	 <small>27/02/2023</small>	 <small>27/02/2023</small>
Identifier Of DEBABRATA LAHIRI, PRABAL CHOWDHURY, SWAPAN KUMAR PANDA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	DEBABRATA LAHIRI	SAP CONSTRUCTION-6.90938 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	DEBABRATA LAHIRI	SAP CONSTRUCTION-300.00000000 Sq Ft

On 27-02-2023

**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 12:48 hrs on 27-02-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by PRABAL CHOWDHURY .

**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 43,77,374/-

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

Execution is admitted on 27/02/2023 by DEBABRATA LAHIRI, Son of Late RANAJIT KUMAR LAHIRI, 1/13, CHITTARANJAN COLONY, P.O: JADAVPUR UNIVERISTY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others

Indetified by Mr BASU DEV PAL, , Son of Late D C PAL, 43/2, JHEEL ROAD, P.O: JADAVPUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-02-2023 by PRABAL CHOWDHURY, PARTNER, SAP CONSTRUCTION, 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr BASU DEV PAL, , Son of Late D C PAL, 43/2, JHEEL ROAD, P.O: JADAVPUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-02-2023 by SWAPAN KUMAR PANDA, PARTNER, SAP CONSTRUCTION, 16, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr BASU DEV PAL, , Son of Late D C PAL, 43/2, JHEEL ROAD, P.O: JADAVPUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Law Clerk

**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 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 26560, Amount: Rs.100.00/-, Date of Purchase: 10/02/2023, Vendor name: AMAL KR SAHA

Anupam Haider  
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 67681 to 67707

being No 160402270 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.03.01 15:19:08 -08:00  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2023/03/01 03:19:08 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)