



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

271830

18/01/2023
Q-8000150700/2023

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JAN 2023

DEVELOPMENT POWER OF ATTORNEY

(After registered Agreement for Development)

KNOW ALL MEN BY THESE PRESENTS that we, (1) **SRI SHYAM SUNDAR DAS**, (PAN- AECPD2045N, AADHAAR No. 862965939432), son of Late Jibon Krishna Das, (2) **SMT. LATIKA DAS**, (PAN- ADOPD5819M, AADHAAR No. 410305433433), wife of Sri Shyam Sundar Das, both by faith- Hindu, by Nationality- Indian, by occupation- Business, both are residing at 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700 014, do hereby **SEND GREETINGS :-**

WHEREAS one Chandi Charan Chakraborty, son of Late Nemai Charan Chakraborty was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza-Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas together with other properties by virtue of inheritance from his father Late Nemai Charan Chakraborty and thereafter said Chandi Charan Chakraborty recorded the same in his name before the Revisional Settlement Records of Rights and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS being enjoying the aforesaid property said Chandi Charan Chakraborty sold, conveyed and transferred **ALL THAT** piece and parcel Shali land measuring more or less 2 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza-Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas unto and in favour of Smt. Prabhati Das, wife of Sri Sourindra Mohan Das and Sri Sourindra Mohon Das, son of Late Uday Chandra Das, by and under a Deed of Sale, which was duly registered on 14/07/1982 before the office of the Sub-Registrar Sonarpur and recorded in its Book No. 1, Volume No. 77, Page from 78 to 83, Being No. 3839 for the year 1982.

AND WHEREAS being enjoying the aforesaid property said Chandu Charan Chakraborty sold, conveyed and transferred **ALL THAT** piece and parcel Shali land measuring more or less 2 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza- Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas unto and in favour of Sri Sourindra Mohan Das, son of Late Uday Chandra Das, by and under a Deed of Sale, which was duly registered on 14/07/1982 before the office of the Sub-Registrar Sonarpur and recorded in its Book No. 1, Volume No. 77, Page from 84 to 89, Being No. 3840 for the year 1982.

AND WHEREAS by virtue of purchase through aforesaid two separate Deed said Sri Sourindra Mohan Das and Smt. Prabhati Das became the joint owners of **ALL THAT** piece and parcel of Shali land measuring more or less 4 Cottahs comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 of Mouza- Gorkhara, J.L. No. 22, P.S. Sonarpur, District: South 24-Parganas and they amalgamated the said two adjacent plots into a single plot by and under a Deed of Declaration which was duly registered before the office of the Sub-Registrar at Sonarpur vide Deed No. 3484 for the year 1984.

AND WHEREAS after amalgamating the said two plots into a single plot said Sri Sourindra Mohan Das and Smt. Prabhati Das mutated their names before the then Panchayet Office and constructed a single storied building on the said

land according to a building plan sanctioned by the authority of the said Panchayet and thereafter said Sri Sourindra Mohan Das and Smt. Prabhati Das mutated their names before the Rajpur-Sonarpur Municipality under Ward No. 11 vide Holding No. 300 and they also recorded their names before the L.R. Settlement vide L.R. Khatian Nos. 3212 & 3213 and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS said Sri Sourindra Mohan Das and Smt. Prabhati Das while had been enjoying their aforesaid property free from all encumbrances they sold, conveyed and transferred the said land measuring more or less 4 Cottahs together with a single storied building standing thereon lying and situate at Mouza-Gorkhara, J.L. No. 22, comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47, within the limits of Rajpur-Sonarpur Municipality Ward No. 11, Holding No. 300, Gorkhara- C, P.S. Sonarpur, District: South 24-Parganas unto and in favour of SRI SHYAM SUNDAR DAS & SMT. LATIKA DAS, the Principals herein, by and under a Deed of Sale, which was duly registered on 15/06/2012 before the office of the A.D.S.R. Sonarpur and recorded in its Book No. I, CD. Volume No. 22, Page from 2905 to 2918, Being No. 08133 for the year 2012.

AND WHEREAS thus by virtue of purchase said SRI SHYAM SUNDAR DAS & SMT. LATIKA DAS, the Principals herein, became the absolute joint owners

-: (5) :-

of the aforesaid area of land measuring more or less 4 Cottahs together with a single storied building standing thereon lying and situate at Mouza- Gorkhara, J.L. No. 22, comprised in C.S. Dag No. 39, R.S. Dag No. 43 appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47 and they recorded the same before L.R. Settlement vide L.R. Khatian Nos. 4788 & 4786 respectively and they also mutated their names before Rajpur-Sonarpur Municipality Ward No. 11 vide Holding No. 300, C-Gorkhara (C), P.S. Sonarpur, Kolkata- 700 150, District: South 24-Parganas, hereinafter called and referred to as the "said Property/Premises" morefully described in the First Schedule hereunder written and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption, claim or demand whatsoever.

AND WHEREAS said SRI SHYAM SUNDAR DAS & SMT. LATIKA DAS, the Owners/First Party herein sanctioned a Building Plan from the Authority of Rajpur-Sonarpur Municipality vide Building Permit Number SWS-OBPAS/2207/2022/0222 dated 21/06/2022 valid upto 20/06/2025 for construction of a straight Three storied residential building on their said land.

AND WHEREAS the Principals herein with a view to develop their aforesaid land measuring more or less 4 Cottahs together with a single storied building standing thereon measuring more or less 900 Sq.ft. standing thereon lying and situate at Mouza- Gorkhara, J.L. No. 22, R.S. No. 53, Touzi No. 250, Pargana-

Medanmallah, comprised in C.S. Dag No. 39, R.S. & L.R. Dag No. 43, appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47, L.R. Khatian Nos. 4786, 4788 within the limits of the Rajpur-Sonarpur Municipality, Ward No. 11, Holding No. 300, C-Gorkhara (C), P.S. Sonarpur, Kolkata- 700 150, District South 24-Parganas more fully and particularly described in the Schedule hereunder written to have a new construction made on the land in accordance with a Sanctioned Plan already sanctioned by the authority of Rajpur-Sonarpur Municipality, we have engaged "**SL ENTERPRISES**", (PAN- AXGPD9693K), a proprietorship firm, having its registered office at 300, C-Gorkhara (C), P.O. & P.S. Sonarpur, Kolkata- 700150, District: South 24-Parganas, duly represented by its solé Proprietress namely **PIYALI DAS**, (PAN- AXGPD9693K, AADHAAR No. **686423242694, Mob: 9903013286**), daughter of Sri Shyam Sundar Das, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700 014, as a **DEVELOPER** to erect and complete the construction of a multi storied building in our said land as mentioned and described in the Development Agreement, registered on 18/01/2023 before the office of the D.S.R-IV **Alipore**, South 24-Parganas, vide being **Deed No. 160400539** between the **PRINCIPALS** herein and the said "**SL ENTERPRISES**", (PAN- AXGPD9693K), a proprietorship firm, having its registered office at 300, C-Gorkhara (C), P.O. & P.S. Sonarpur, Kolkata- 700150, District: South 24-Parganas,

-(7) :-

duly represented by its sole Proprietress namely PIYALI DAS, (PAN- AXGPD9693K, AADHAAR No. 686423242694, Mob: 9903013286), daughter of Sri Shyam Sundar Das, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Dixon Lane, P.O. Entally, P.S. Muchipara, Kolkata- 700 014, the Power holder herein.

AND WHEREAS as per the said Agreement dated 18/01/2023 we, the Principals herein have engaged said "**SL ENTERPRISES**" at the cost of the Developer as more fully and more particularly mentioned and described in the said Development Agreement as aforesaid and for the said purpose we the Principals herein do hereby appoint the said "**SL ENTERPRISES**", as our lawful Attorney to do the all acts, deeds and things in the manner followings :-

1. To enter into hold and defend possession of the said property as described in the Schedule hereunder written and every part thereof and also to manage and maintain the said holding and every part thereof.
2. To look after and to control all the affairs for the development of the said holding and construction of a multi storied building thereon at the cost of the Developer.
3. To execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations may be required for necessary

- sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities.
4. To appear and represent on behalf of the land Principals on or before any necessary authorities including The Rajpur-Sonarpur Municipality, Fire Brigade, West Bengal Police, Necessary Departments of Government of West Bengal, Rajpur-Sonarpur Municipality in connection with the sanction, modification and/or alteration of Development Plans for the above mentioned property.
 5. To pay fees obtain sanction, modification and such other orders and permissions from the necessary authorities on behalf of landowner/ principal as required for sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title deeds concerning the said Premises and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
 6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
 7. To develop the said holding by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper

and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said Premises, as my said Attorney shall think fit and proper after taking sanction of the building plan from the Rajpur-Sonarpur Municipality.

8. To apply for obtaining electricity, gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said premises and/or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said Premises as aforesaid and the attorney shall remain financially liable for such purchase.
10. To pay any all rate, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises, or any part thereof.
11. To appear and represent me before all authorities for fixation and/or finalisation of the annual valuation of the said Premises and for that

purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

12. To negotiate with others for giving possession of the flats in lieu of proper considerations sum strictly on the Developer's Allocation excluding the Owners' Allocation in the proposed building on the said holding along with proportionate share of land at any terms and conditions as our said Attorney shall think fit and proper as per said Development Agreement.
13. To collect or part payment of consideration from the intending persons of flats alongwith the proportionate share of land on my behalf as per said Development Agreement only on the Developer's allocation excluding the Owner's Allocation as mentioned therein immediate after completing the Owner's allocation and handing over the Owner's Allocation and grant receipt in favour of the interested person/persons who are interested to take possession of the Flat/Flats etc. in lieu of satisfactory consideration.
14. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the Flats on Developer's only Allocation excluding Land Owner's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's

Allocation to any Third Party or Parties at any consideration price to be fixed up only by the Developer.

15. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said Developer's Allocation only of the said proposed building alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, instruments and documents as my said Attorney shall think fit and proper as per said Development Agreement.
16. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
17. To receive part or full consideration sum against the entire Developer's Allocation only from the intending Purchasers and acknowledge the receipt of the same on my behalf immediate after completion of the building of Owner's Block and handing over the same to the Owner.
18. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said Premises.
19. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.

20. To sign declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
21. To deposit and withdraw free, documents and moneys in and from any Court or Courts and/or other person or persons or authority and given valid receipts and discharged thereof.
22. Immediate after completion of Owner's Allocation of the proposed building and the Developer shall hand over the such allocation to the Owner within the stipulated period as mentioned in the said Development agreement and thereafter the developer shall sell its allocation to any Third Party and execute and register the such Deed of Conveyance to any Third Party or parties in exchange of reasonable money consideration for which the Owner shall not remain liable in any means.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said Premises and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as we could do if we could personally present.

AND we hereby ratify and confirm and agree or undertake and whatsoever my said Attorney appointed under this Power herein above

-(13) :-

contained shall lawfully do or cause to be done in the right of or by virtue at these presents including such confirming and other works till the completion of the whole deal/transaction as per Agreement dated 18/01/2023.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Shali land measuring more or less **4 Cottahs** together with a cemented flooring single storied building standing thereon measuring more or less **900 Sq.ft.** standing thereon lying and situate at Mouza- Gorkhara, J.L. No. 22, R.S. No. 53, Touzi No. 250, Pargana- Medanmallah, comprised in C.S. Dag No. 39, R.S. & L.R. Dag No. 43, appertaining to C.S. Khatian No. 18/1, R.S. Khatian No. 47, L.R. Khatian Nos. 4786, 4788 within the limits of the Rajpur-Sonarpur Municipality, Ward No. 11, Holding No. 300, C-Gorkhara (C), P.S. Sonarpur, Kolkata- 700 150, District South 24-Parganas, being butted and bounded by :-

ON THE NORTH : R.S. Dag No. 44.

ON THE SOUTH : R.S. Dag No. 41.

ON THE EAST : 11.5 ft. wide Municipal Road.

ON THE WEST : R.S. Dag No. 42.

IN WITNESS WHEREOF we, the above named Principals have hereunto set and subscribed our respective hands on the 18th day of January Two Thousand Twenty Three.

SIGNED & DELIVERED

In presence of

WITNESSES :-

1. Kausik Bhattacharya
Rupnarayan Sonarpur
P.O. P.S. - Sonarpur
KOL 700150,

Latika Das



SIGNATURE OF THE PRINCIPALS

2.
Pradip Baidya
Sonarpur,
Kolkata - 700150.

Piyali Das

Drafted by :-

Prabir Kumar Roy
Ad 10 Cate. W. B. 828/81
Alipore Criminal Court.
KOL-27.

Proprietor of SL Enterprises

SIGNATURE OF THE ATTORNEY

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - Smyam Sundar Das

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - Latika Das

SIGNATURE Latika Das



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - PIYALI DAS

SIGNATURE Piyali Das



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000150700/2023	Office where deed will be registered
Query Date	18/01/2023 12:04:45 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PIYALI DAS MUCHIPARA,Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700012, Mobile No. : 9804076693, Status :Buyer/Claimant	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set.Forth value	Market Value	
Rs. 10,00,000/-	Rs. 43,49,700/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400539/2023	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 11, Holding No:300 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-43	LR-4786	Bastu Shali	2 Katha	4,00,000/-	18,71,100/-	Width of Approach Road: 12 Ft., , Project Name :
L2	LR-43	LR-4788	Bastu Shali	2 Katha	4,00,000/-	18,71,100/-	Width of Approach Road: 12 Ft., , Project Name :
TOTAL :				6.6Dec	8,00,000 /-	37,42,200 /-	
Grand Total :				6.6Dec	8,00,000 /-	37,42,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	900 Sq Ft.	2,00,000/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	2,00,000 /-	6,07,500 /-	

AS- 1 of 4

	Name & address	Status	Execution Admission Details :
	SHYAM SUNDAR DAS Wife of Late JIBON KRISHNA DAS32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5N,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs LATIKA DAS Wife of Mr SHYAM SUNDAR DAS32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9M,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SL ENTERPRISES 300, C-GORKHARA (C), City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: AXxxxxxx3K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	PIYALI DAS Daughter of Mr SHYAM SUNDAR DAS32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx3K,Aadhaar No Not Provided	SL ENTERPRISES (as proprietor)

Identifier Details :

Name & address
Mr KAUSHIK BHATTACHARYA Son of Mr SEBANI SANKAR BHATTACHARYA RUPNAGAR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SHYAM SUNDAR DAS, Mrs LATIKA DAS, PIYALI DAS

Transfer of property for L1		
From	To. with area (Name-Area)	
Mr SHYAM SUNDAR DAS	SL ENTERPRISES-3.3 Dec	
Transfer of property for L2		
From	To. with area (Name-Area)	
Mr SHYAM SUNDAR DAS	SL ENTERPRISES-3.3 Dec	
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHYAM SUNDAR DAS	SL ENTERPRISES-450.00000000 Sq Ft
2	Mrs LATIKA DAS	SL ENTERPRISES-450.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 11, Holding No:300 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 43, LR Khatian No:- 4786	Owner:লতিকা দাস, Gurdian:শ্যামসুন্দর , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 43, LR Khatian No:- 4788	Owner:শ্যাম সুন্দর দাস, Gurdian:জীবন কৃষ্ণ, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 17-02-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 17-02-2023)
- 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.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 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.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- 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
- 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.
- 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.
- 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.

Major Information of the Deed

	I-1604-00563/2023	Date of Registration	18/01/2023
No/Year	1604-8000150700/2023	Office where deed is registered	
Date	18/01/2023 12:04:45 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PIYALI DAS MUCHIPARA, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700012, Mobile No. : 9804076693, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 43,49,700/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400539/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



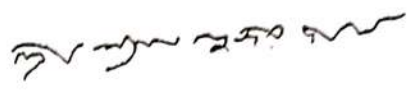


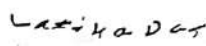
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 11, Holding No:300 Pin Code : 700150

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-43	LR-4786	Bastu	Shali	2 Katha	4,00,000/-	18,71,100/-	Width of Approach Road: 12 Ft., , Project Name :
L2	LR-43	LR-4788	Bastu	Shali	2 Katha	4,00,000/-	18,71,100/-	Width of Approach Road: 12 Ft., , Project Name :
TOTAL :					6.6Dec	8,00,000 /-	37,42,200 /-	
Grand Total :					6.6Dec	8,00,000 /-	37,42,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	900 Sq Ft.	2,00,000/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	2,00,000 /-	6,07,500 /-	



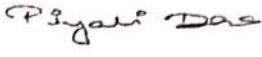
Details :
Name,Address,Photo,Finger print and Signature

	Name	Photo	Finger Print	Signature
	Mr SHYAM SUNDAR DAS (Presentant) Son of Late JIBON KRISHNA DAS Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
		18/01/2023	LTI 18/01/2023	18/01/2023
32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office				
2	Mrs LATIKA DAS Wife of Mr SHYAM SUNDAR DAS Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
		18/01/2023	LTI 18/01/2023	18/01/2023
32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SL ENTERPRISES 300, C-GORKHARA (C), City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: AXxxxxxx3K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Details :

Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
PIYALI DAS Daughter of Mr SHYAM SUNDAR DAS Date of Execution - 18/01/2023, , Admitted by: Self, Date of Admission: 18/01/2023, Place of Admission of Execution: Office	 Jan 18 2023 12:46PM	 LTI 18/01/2023	 18/01/2023
32, DIXON LANE, City:- Kolkata, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx3K, Aadhaar No Not Provided Status : Representative, Representative of : SL ENTERPRISES (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHIK BHATTACHARYA Son of Mr SEBANI SANKAR BHATTACHARYA RUPNAGAR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 18/01/2023	 18/01/2023	 18/01/2023
Identifier Of Mr SHYAM SUNDAR DAS, Mrs LATIKA DAS, PIYALI DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs LATIKA DAS	SL ENTERPRISES-3.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAM SUNDAR DAS	SL ENTERPRISES-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAM SUNDAR DAS	SL ENTERPRISES-450.00000000 Sq Ft
2	Mrs LATIKA DAS	SL ENTERPRISES-450.00000000 Sq Ft

as per Land Record

4-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza:
2), Ward No: 11, Holding No:300 Pin Code : 700150

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 43, LR Khatian No:- 4786	Owner:লতিকা দাস, Gurdian:শ্যামসুন্দর , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2 LR Plot No:- 43, LR Khatian No:- 4788	Owner:শ্যাম সুন্দর দাস, Gurdian:জীবন কৃষ্ণ, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

of Admissibility(Rule 43,W.B. Registration Rules 1962)

able under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act 1899.

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

Presented for registration at 12:27 hrs on 18-01-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SHYAM SUNDAR DAS , one of the Executants.

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 43,49,700/-

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

Execution is admitted on 18/01/2023 by 1. Mr SHYAM SUNDAR DAS, Son of Late JIBON KRISHNA DAS, 32, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mrs LATIKA DAS, Wife of Mr SHYAM SUNDAR DAS, 32, DIXON LANE, P.O: ENTALLY, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by Mr KAUSHIK BHATTACHARYA, , , Son of Mr SEBANI SANKAR BHATTACHARYA, RUPNAGAR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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

Execution is admitted on 18-01-2023 by PIYALI DAS, proprietor, SL ENTERPRISES, 300, C-GORKHARA (C), City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr KAUSHIK BHATTACHARYA, , , Son of Mr SEBANI SANKAR BHATTACHARYA, RUPNAGAR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1994, Amount: Rs.100.00/-, Date of Purchase: 16/01/2023, Vendor name: SANKAR K SARKAR

(Handwritten Signature)

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 21384 to 21407
being No 160400563 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.01.20 10:49:40 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/01/20 10:49:40 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)