

02696/22

2-2656/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 702094

15/03/2022
 Q-8000842686/2022

पश्चिम बङ्गाल राज्य सरकार
 पञ्जीयन विभाग
 कलकत्ता-७

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

15 MAR 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, we

(1) **SMT. SIKHA GHOSHAL,** (having PAN-
AUEPG1732F), (having Aadhaar No: 5409 9441
 5503), wife of Late Tapan Ghosal, by Religion - Hindu,

9 MAR 2022

18896

No.....Rs. **100/-** Date.....
Name:.....
Address:.....
Vendor:.....

Sumit Dasgupta

Advocate
Alipur Judge's Court
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kul-27

[Handwritten signature/initials]



Basu der Paul
S/o Late D.C. Paul
Alipore Police
Court. Kul-27

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
15 MAR 2022

by occupation - Housewife, by Nationality - Indian and (2) **SMT. RIA GHOSHAL**, (PAN- AUMPG6832C) (Aadhaar No: 6315 5755 0598) daughter of Late Tapan Ghoshal, by Religion - Hindu, by occupation - Unemployed, by Nationality - Indian, both are residing at 1/175, Naktala Govt. Sch. No. I, P.O.- Naktala, P.S.- Netajinagar, Kolkata - 700047, hereinafter jointly called and referred to as the **"PRINCIPALS"**

SEND GREETINGS

WHEREAS by an Indenture of Deed of Gift bearing dated 9th day of May, 1988 and registered at Additional District Registrar Alipore Office and recorded in Book No. I, Volume No. XVII, Pages from 149 to 152, Being No. 1238, for the year, 1988 ALL THAT a piece and parcel of bastu Land measuring 04 Cottahs be the same and / or a little more or less comprising in C.S. Dag as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur, presently Netajinagar, in the District of South 24- Parganas was gifted by the Refugee, Relief and Rehabilitation Department Govt. of West Bengal, to one Tarakeswar Ghosal mentioned as the Donee therein and morefully described in the Schedule -"A" below.

AND WHEREAS thus the said Tarakeswar Ghosal became the absolute owner therein got the said Bastu Land measuring 04 Cottahs be the same and / or a little more or less comprising in C.S. Dag as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur now Netaji Nagar in the District of South 24- Parganas and seized and peaceful possession and enjoyment of the said Land and constructed a one storied dwelling structure standing thereon without any interruption or hindrances from others by mutating his name in Kolkata Municipal Corporation and paying all necessary taxes as sixteen annas owner therein and the said property numbered as the Being K.M.C. Premises No. 348/242, Netaji Subhas Chandra Bose Road, Kolkata - 700047 vide Assessee No: 231000703908.

AND WHEREAS the said Tarakeswar Ghoshal died intestate on 1st day of December, 2009 leaving behind his surviving one son namely, Tapan Ghoshal and two daughters namely Sibani Banerjee and Uma Chakraborty as his wife namely, Monika Ghosal died intestate on 01/01/2004 as his only legal heirs and successors and claimants to inherit his

undivided and un-demarcated share respectively of the said property by way of Hindu Succession Act, 1956.

AND WHEREAS thereafter on or about 15/10/2020 said Tapan Ghoshal died leaving behind his surviving wife and one daughter the OWNERS herein as his only legal heirs and successors.

AND WHEREAS after the death of said Tapan Ghoshal his wife namely, Sikha Ghoshal and one daughter namely Ria Ghosal and Uma Chakraborty and Sibani Banerjee became the joint owners of each having undivided and un-demarcated share of land of total landed property along with undivided and un-demarcated share of a one storied dwelling structure measuring about 900 Sq.ft. respectively together with the undivided proportionate share of total landed property measuring 04 Cottahs be the same and/or a little more or less together with a ~~two~~ storied dwelling structure standing thereon measuring about 900 Sq.ft. comprising in C.S. Dags as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur, in the District of South 24- Parganas lying and situated within the Ward No. 100 of the Kolkata Municipal

Ria Ghoshal

Corporation, within P.S.- formerly Jadavpur thereafter Patuli now Netaji Nagar, in the District of South 24- Parganas.

AND WHEREAS that on or about 11.03.2022..... said Uma Chakraborty and Sibani Banerjee gifted their undivided proportionate share to the Owners therein and the said Deed was registered in the Office of the D.L.O. IV, Alipore, District South 24- Parganas, and recorded in Book No: I, Volume No: X....., Pages from X..... to X....., Being No: 2616..... for the year, 2022.

AND WHEREAS Principals herein became joint absolute owners herein while in peaceful possession desirous and decided to develop the said plot of land measuring 4 Cottahs (more or less) at K.M.C. Premises No. 348/242, Netaji Subhas Chandra Bose Road, Kolkata - 700047 as mentioned in the Schedule hereunder but due to lack of sufficient experience the Principals herein have decided to complete such construction works through any Developer who passed sufficient resources and experiences in this regard.

AND WHEREAS we the above named principals herein intend to construct a G+III storied building thereon but due to paucity of fund we the above named principals approached

Ria Ghoshal

the developer, **M/S. ORBIT CONSTRUCTION**, a proprietorship firm, having its office at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, being represented by its proprietor namely, **SRI SANTANU SHOME**, son of Sri Sibul Shome, (having PAN- AVNPS6645M) (having Aadhaar No: 3853 4488 9496), by religion - Hindu, by occupation - Business, residing at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, to construct such building on the said landed property / premises at the cost and expenses of the developer or out of funds to be produced by the developer from the intending buyers or others on certain agreed terms and conditions.

AND WHEREAS knowing from reliable sources of our intention the said developer have agreed to construct a G+III storied building on our aforesaid property / premises.

AND WHEREAS thereafter, we the above named principals herein have entered into a Development Agreement with the said developer, **M/S. ORBIT CONSTRUCTION**, a proprietorship firm, having its office at 1/132, Naktala, Police Station - Netajinagar, Kolkata -

700047, being represented by its proprietor namely, **SRI SANTANU SHOME**, son of Sri Sibus Shome, (having PAN-**AVNPS6645M**) (having Aadhaar No: 3653 4488 9496), by religion - Hindu, by occupation - Business, residing at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, for construction of a G+III storied building in or upon the said property, morefully and particularly described in the schedule hereunder written, which was duly registered in the office of the D.S.R. -IV, Alipore, South 24- Parganas, vide Book No. - I, Being No: 2630 for the year 2022 with such terms and conditions clearly cited therein.

Ria Ghoshal

AND WHEREAS in pursuance of the said agreement entered between us and the said developer and in pursuance of understanding between the parties it is necessary and also expedient for us to appoint an Attorney to look after all our aforesaid property affairs during my absence.

NOW KNOW ALL BY THESE PRESENTS we the above named principals do hereby and hereunder nominate, constitute and appoint **M/S. ORBIT CONSTRUCTION**, a proprietorship firm, having its office at 1/132, Naktala, Police

the developer, **M/S. ORBIT CONSTRUCTION**, a proprietorship firm, having its office at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, being represented by its proprietor namely, **SRI SANTANU SHOME**, son of Sri Sibu Shome, (having PAN- AVNPS6645M) (having Aadhaar No: 3853 4488 9496), by religion - Hindu, by occupation - Business, residing at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, to construct such building on the said landed property / premises at the cost and expenses of the developer or out of funds to be produced by the developer from the intending buyers or others on certain agreed terms and conditions.

AND WHEREAS knowing from reliable sources of our intention the said developer have agreed to construct a G+III storied building on our aforesaid property / premises.

AND WHEREAS thereafter, we the above named principals herein have entered into a Development Agreement with the said developer, **M/S. ORBIT CONSTRUCTION**, a proprietorship firm, having its office at 1/132, Naktala, Police Station - Netajinagar, Kolkata -

Station - Netajinagar, Kolkata - 700047, being represented by its proprietor namely, **SRI SANTANU SHOME**, son of Sri Sibul Shome, (having PAN- AVNPS6645M) (having Aadhaar No: 3853 4488 9496), by religion - Hindu, by occupation - Business, residing at 1/132, Naktala, Police Station - Netajinagar, Kolkata - 700047, as our true and lawful Attorney in our name and on our behalf to do and execute and perform all or any of the following acts, deeds and things:-

- 1) To defend possession of the said property and every part thereof and receive and / or deliver possession thereof from and / or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
- 2) To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said property or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and / or other

risk as may be deemed necessary and / or desirable by our said Attorney.

- 3) To sign and give any notice to any occupier of the said property or trespassers or any portion thereof to quit or to repair or to avoid any nuisance or malice remedy and breach of covenant and / or for any other purpose whatsoever.
- 4) To enforce any covenant, any agreement, gifts towards K.M.C. authority or any other document relating to the said property or any part thereof and if any right to re-enter arise in any manner under each covenant or under notice to quit them to exercise such rights, amongst others.
- 5) To appoint and terminate the appointment of Architect / L.B.S., Engineer etc. and to get prepare plan, demolition, to submit and/or sanction building plan for construction and / or reconstruction of and / or addition and / or alterations to any new or existing building or buildings or structures on the said premises

and also sign all papers and documents on behalf of the principals in respect of the above mentioned work.

- 6) To appear and represent us before the Kolkata Municipal Corporation and any other authority having jurisdiction and to sign, execute and submit papers and documents and obtain the Building plan / Site Plan, Revised Building Plan / Site Plan, pay necessary fees and charges.
- 7) To appear, to represent, to sign, to execute and to submit papers and documents on our behalf before any authorities both Government and semi-Government authorities, PWD, KIT, Fire Brigade, CESC, Kolkata / West Bengal Police, any department of Government of West Bengal in respect of the scheduled property.
- 8) To build upon and exploit commercially the said property by making construction of building thereon and for that to arrange by me take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.

- 9) To appoint any contractor / sub-contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by them or their own discretion as if we do the same personally.

- 10) To apply for or obtain such certificate, permission and clearance certificate and / or permissions from the competent authority as may be required for execution and / or registration of any sale deed in respect of developers allocation in terms of the agreement or other documents concerning the said premises and also to appear before the sign and submit all papers and documents of transfer concerning the said property and make representations to the concerned authorities for getting such certificate and / or permissions.

- 11) To negotiate terms and to sell the space / spaces / flats with proportionate share of land in the said property from developer's allocation except owner's allocation as mentioned in the second schedule of the Development Agreement dated Attorney to any purchaser or

purchasers at such price which the said Attorney in its / their absolute discretions think proper.

- 12) To enter into any Agreement or Agreements with any party or parties or with the intending purchaser/s for sale or sales of space or spaces with super structures or flats or other areas from the developer's allocation along with proportionate share of land and / or cancel the same with the intending purchaser or purchaser's or to receive any booking money and / or earnest money or advance or advances and also the balance / entire consideration money from the intending purchaser or purchasers of the purchase money and to give, good, valid, receipt and / or discharges for the same to the purchaser or purchasers in respect of the developer's allocation.
- 13) That the Attorney may sign and to execute any agreement, Deed of Conveyance and to deliver any conveyance or conveyances for the selling of flats and / or space with superstructure in the proposed building from the developers allocation with easement rights of

the common areas of the proposed selling of space / flat / flats along with proportionate share of land in favour of the intending purchaser or purchasers their nominees and in the agreement, Deed of Conveyance or Conveyances of the proposed sale and the said attorney receipt and acknowledge the advances and /or booking money and / or earnest money and / or full consideration money from the intending purchaser or purchasers in respect of developer's allocation only.

- 14) To sign and execute all other deeds, instruments and assurance which they shall consider necessary and to enter into and / or agree to such covenant and condition as may be required to complete the proposed building at the schedule property and for fully and effectually conveying the said proportionate share of land, flat / flats together with the easements rights of the common passages in respect of developer's allocation.
- 15) To prepare sign execute submit enter into modify cancel, alter draw approve and present for registration and admit for registration all paper documents deeds

contract agreement, applications consent and other documents as may in any way be required before the competent authority in respect of developer's allocation to be or any of the powers herein contained including part thereof and the termination of all contracts, rights of occupancy / user and / or enjoyment by any person or persons whatsoever, the schedule property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the any Agreement.

- 16) To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other valid legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any of the matter, relating to the Schedule mentioned property in which we can now or may hereinafter be interested or connected and also if our Attorney think fit may compromise or refer to arbitration and may take any such action or institute proceedings as aforesaid before the Court, Civil or Criminal or Revenue including

the District Court or any other Courts as the case may be.

- 17) For the better and more effectually executing the powers or authorities as aforesaid to appoint and employ solicitors, advocates and / or debts collecting or other agents.
- 18) To appear or represent us before all authorities and to make commitments and give undertakings as be required for all or any of the purpose herein contained.
- 19) To appear before the Kolkata Municipal Corporation and/or other authorities regarding the tax assessment or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.
- 20) To observe fulfill and perform all the terms and conditions and obligations on our part or to be observed fulfilled and performed according to the said agreement

and to execute all our rights according to this instrument by our said Attorney.

- 21) To sign and give notice or notices to any tenant or tenants and other occupiers of the building / premises belonging to our estates, if any, to quit and vacate or to avoid any nuisance or for any other purpose or purposes whatsoever and to evict them from the said building and enforce all remedies open to us in respect of our accommodation with a view to exercising any right, vested to us.

AND GENERALLY to do all lawful acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our hands and seals, if personally present.

THE SCHEDULE - 'A' ABOVE REFERRED TO

(ENTIRE PROPERTY)

ALL THAT a piece and parcel of bastu land measuring 04 Cottahs be the same and / or a little more or less together

with a ~~two~~ storied dwelling structure measuring about 900 Sq.ft. standing thereon and comprising in C.S. Dag as well as C.S. Plot No. 190 (P), of Mouza - Naktala, J.L. No. 32, L.O.P. No. 175, lying and situated within P.S.- Jadavpur, lying and situated within the Ward No. 100 of the Kolkata Municipal Corporation, being K.M.C. Premises No. 348/242, Netaji Subhas Chandra Bose Road, Kolkata - 700 047, vide Assessee No: 231000703908, within P.S.- formerly Jadavpur thereafter Patuli now Netaji Nagar, in the District of South 24- Parganas, being butted and bounded by : -

Ria Ghoshal

On the NORTH	::	By Road No. 177 ;
On the SOUTH	::	By H.S. Plot No. 315 ;
On the EAST	::	By H.S. Plot No. 176 ;
On the WEST	::	By H.S. Plot No. 174 ;

SCHEDULE - 'B' ABOVE REFERRED TO

(Description of the BUILDING)

ALL THAT the residential a **G+ III storied Building** both residential and commercial having different flats / units together with other construction such as passage, stair case, overhead tank, motor and pumpset, electric wiring,

vacant space and any other construction for common use and rights of the occupants of the flats as described in the Sanctioned Plan.

SCHEDULE - 'C'

(OWNERS AND DEVELOPER ALLOCATION)

OWNERS'S ALLOCATION

ALL THAT shall mean Owners will get **entire First Floor** i.e. **Two Flats and One Flat on the Ground Floor** of total newly constructed area and beside the above further to get Rs. **10,00,000/-** non refundable.

DEVELOPER'S ALLOCATION

shall mean, Developer will get **Entire Second Floor, Entire Third Floor and 6 number of Car Parking Space on the Ground Floor** (except the OWNERS' Allocation as mentioned herein above) hereinafter referred to as the DEVELOPER'S Allocation after providing the OWNERS' Allocated portion out of the said G+ III storied building to be raised or constructed over the said schedule premises.

IN WITNESS WHEREOF we the above named principals have hereunto set and subscribed our hands and signature on this the ^{15th} day of March..... Two Thousand Twenty Two.

IN THE PRESENCE OF :

1) Swarup Mondal
Son of Judeb Mondal
29, Sahid Nagar Khanpur
KOL-700047

Sikha Ghoshal
Ria Ghoshal

2) B. Basu Adv. Pat.
Alipore Police
Court. KOL-27

SIGNATURE OF THE PRINCIPALS

We do hereby accept the above power given by the principals on behalf of the firm.

ORBIT CONSTRUCTION

Santanu Ghoshal
Proprietor

Signature of the **ATTORNEY**

Drafted by :

G. Dargupta
F-1320/2507

Advocate
Alipore Police Court, Alipore Indigo Court
Kolkata - 700027

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
right hand						

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANTANU SHOME

Signature Santanu Shome



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SIKHA GHOSHAL

Signature Sikha Ghoshal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RIA GHOSHAL

Signature Ria Ghoshal



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000842686/2022	Office where deed will be registered
Query Date	15/03/2022 12:44:01 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Basu Dev Paul Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123368303, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 92,43,003/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(p))	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
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402630/2022	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 – Ward No. 100) , Mouza: Dhakuria, Premises No: 348/242, , Ward No: 100 Pin Code : 700047

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-190	LR-175	Bastu	4 Katha	1/-	90,00,003/-	Property is on Road , Project Name :
Grand Total :				6.6Dec	1/-	90,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,43,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		900 sq ft	1/-	2,43,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt SIKHA GHOSHAL Wife of Late TAPAN GHOSAL 1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx2F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt RIA GHOSAL Daughter of Late TAPAN GHOSAL 1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AUxxxxxx2C, Aadhaar No Not Provided by UIDAI, 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	ORBIT CONSTRUCTION 1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: AVxxxxxx5N, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri SANTANU SHOME Son of Shri SIBU SHOME 1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVxxxxxx5N, Aadhaar No Not Provided by UIDAI	ORBIT CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
Mr Basu Dev Paul Son of D C Paul Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt SIKHA GHOSHAL, Smt RIA GHOSAL, Shri SANTANU SHOME

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-3.3 Dec
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-450.00000000 Sq Ft
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-450.00000000 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 14-04-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 14-04-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

आयकर विभाग
INCOME TAX DEPARTMENT
RIA GHOSHAL



भारत सरकार
GOVT. OF INDIA

TAPAN KUMAR GHOSHAL

28/04/1981

Permanent Account Number
AUMPG6832C

Ria Ghoshal

Signature



28/04/2010

इस कार्ड के खोने / खोने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा केंद्र, एन एन डी एन
तीसरे मंजिल, साफ़ायर बेनारस,
बंगला टेलिफोन एक्सचेंज के समीप,
बनारस, पिन - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDC
3rd Floor, Sapphire Chambers,
Near Buzar Telephone Exchange,
Banar, Pinno - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: info@nsdl.com

Ria Ghoshal



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19865/13510

To
শ্রীমতী ঘোষাল
Ria Ghoshal
1/175 NAKTALA
NAKTALA Naktala S.O.
Naktala Kokata
West Bengal 700047



MN125333761DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6315 5755 0598

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রীমতী ঘোষাল
Ria Ghoshal
পিতা : তপন ঘোষাল
Father : Tapan Ghoshal
জন্ম বর্ষ / Year of Birth : 1981
মহিলা / Female

6315 5755 0598



আধার - সাধারণ মানুষের অধিকার

Ria Ghoshal

<p>आयकर विभाग INCOME TAX DEPARTMENT SIKHA GHOSHAL SUDHIR CHATTERJEE 19/08/1955 Permanent Account Number AUEPG1732F <i>Sikha Ghoshal</i> Signature</p>	 भारत सरकार GOVT OF INDIA 
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इस कार्ड के साथ / With this card you must carry / साथ
 अपना पैन कार्ड, एक एक पीएन
 तिथि पत्रिका, करदाता किताब
 अपने परिचयपत्र (सम्बन्धित) के साथ
 साथ, पुणे - 411 005

*This card is valid for use only if you carry along
 along with you*

**Income Tax PAN Service Unit, NSDL,
 2nd Floor, Maharashtra Chamber,
 Near Bazaar, Colaba - Fort, Mumbai,
 Contact: Pune - 411 005**

**For more information, please contact NSDL
 Contact: Mumbai - 411 005**

Sikha Ghoshal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19865/13511

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
28/09/2012
শিখা ঘোষাল
Shikha Ghoshal
1/175 NAKTALA
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047



MN125333815DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5409 9441 5503

আধার - সাধারণ মানুষের অধিকার

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12533368



ভারত সরকার
GOVERNMENT OF INDIA



শিখা ঘোষাল
Shikha Ghoshal
পিতা : সুধীর চ্যাটার্জী
Father : SUDHIR CHATERJEE
জন্ম তারিখ / Year of Birth : 1954
মহিলা / Female



5409 9441 5503

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১/১৭৫, নাকতলা, নাকতলা,
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,
700047

Address:
1/175, NAKTALA, NAKTALA,
Naktala S.O, Naktala
Kolkata, West Bengal,
700047



1947
1800 178 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1241,
Bangalore-560 041

Sikha Ghoshal.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

অপরিচয়িত আইডি / Enrollment No. : 1040/19839/05251

To
Santanu Shome
১১/১১৯
NAKTALA
Naktala S.O
Naktala, Kokata
West Bengal - 700047
9831021042

26/01/2013



KL200170795DF

20017079



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3853 4488 9496

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নাম/ Name
Santanu Shome
পিতা: শিবপ্রসাদ শোম
Father : SHIBO PRASAD SHOME
জন্ম তারিখ/Year of Birth: 1971
সঙ্গ/ Sex: Male

3853 4488 9496



আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার জন্মসময় সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ইউআইডি, ১/১১৯, নাকতলা, ককতা, পশ্চিমবঙ্গ
কেন্দ্রাঙ্গণ, পশ্চিমবঙ্গ, ৭০০০৪৭

Address: 1/119, NAKTALA,
Naktala S.O, Naktala,
Kokata, West Bengal,
700047

1947
9803 100 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 081

Santanu Shome



Santanu Shome

Major Information of the Deed

Deed No :	I-1604-02656/2022	Date of Registration	15/03/2022
Query No / Year	1604-8000842686/2022	Office where deed is registered	
Query Date	15/03/2022 12:44:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Basu Dev Paul Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 92,43,003/-		
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]:- 160402630/2022 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: N.S.C Bose Road, Road Zone : (Ward No. 100 – Ward No. 100) , Mpuza: Dhakuria, Premises No: 348/242, , Ward No: 100 Pin Code : 700047



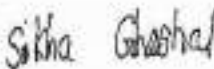


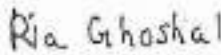
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-190	LR-175	Bastu	4 Katha	1/-	90,00,003/-	Property is on Road , Project Name :
Grand Total :				6.6Dec	1 /-	90,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,43,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cernented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	2,43,000 /-	

Principal Details :



Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<p>Smt SIKHA GHOSHAL Wife of Late TAPAN GHOSHAL Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office</p>	 15/03/2022	 LTI 15/03/2022	 15/03/2022
1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office				
2	<p>Smt RIA GHOSAL Daughter of Late TAPAN GHOSHĀL Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office</p>	 15/03/2022	 LTI 15/03/2022	 15/03/2022
1/175 , NAKTALA GOVT SCH NO I, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ORBIT CONSTRUCTION 1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AVxxxxxx5N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Signature
	Shri SANTANU SHOME (Presentant) Son of Shri SIBU SHOME Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office	 Mar 15 2022 2:02PM	 LT 15/03/2022
	Signature: <i>Santanu Shome</i> 15/03/2022		
1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVxxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ORBIT CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Basu Dev Paul Son of D C Paul Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 15/03/2022	 15/03/2022	Signature: <i>Basu dev Paul</i> 15/03/2022
Identifier Of Smt SIKHA GHOSHAL, Smt RIA GHOSAL, Shri SANTANU SHOME			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-3.3 Dec
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA GHOSHAL	ORBIT CONSTRUCTION-450.00000000 Sq Ft
2	Smt RIA GHOSAL	ORBIT CONSTRUCTION-450.00000000 Sq Ft

15-03-2022

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

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

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

Presented for registration at 13:36 hrs on 15-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SANTANU SHOME .

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 92,43,003/-

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

Execution is admitted on 15/03/2022 by 1. Smt SIKHA GHOSHAL, Wife of Late TAPAN GHOSAL, 1/175 , NAKTALA GOVT SCH NO I, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt RIA GHOSAL, Daughter of Late TAPAN GHOSHAL, 1/175 , NAKTALA GOVT SCH NO I, P.O: NAKTALA, Thana: Jadavpur, , Sputh 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Basu Dev Paul, , Son of D C Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-03-2022 by Shri SANTANU SHOME, PROPRIETOR, ORBIT CONSTRUCTION, 1/132 , NAKTALA, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Basu Dev Paul, , Son of D C Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18696, Amount: Rs.100/-, Date of Purchase: 09/03/2022, Vendor name: S Das



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 1604-2022, Page from 111757 to 111789
being No 160402656 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.03.28 14:13:08 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/03/28 02:13:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)