0002106/2022 I-002078/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

AL 837763

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar
Alipur South 24 Parganas

24 AUG 2022

12:01 pm
24/08/22
B-8, 25523782/22

DEVELOPMENT POWER OF ATTOTNEY

TO ALL TO WHOM BY THESE PRESENTS THAT I, BINOY KANTI BISWAS (having PAN ADTPB8045J and Aadhaar No. 6564 3813 0280), Son of Late Bijoy Gopal Biswas, by faith Hindu, by occupation business, by nationality Indian, residing at 43/6/31, Jheel Road, P.O. Dhakuria, P.S. previously Kasba now Garfa, Kolkata 700031, hereinafter called and referred to as the **PRINCIPAL, SEND GREETINGS**.

Ashim Kumar Das

WHEREAS one Naba Krishna Pal purchased a plot of totally tax free land (Lakheraj Sattwa) totalling measuring about 11.98 acre (measuring about 10.31 acre lying at Mouza Dhakuria, J.L. No. 18, Khatian No. 806, Dag No. 1701 and a plot of land measuring about 1.67 acre lying at Mouza Selimpur, J.L. No. 37, Khatian No. 135, Dag No. 298) lying and situated at Pargana Khaspur, Survey Settlement Touzi No. 477B, I, S.R. Alipore, P.S. previously Tollygunge then Jadavpur within the limits of Calcutta Municipal Corporation having Holding No. 43 Jhil Road from Indian Emperor as per the Law of Land Acquisition in the Bengali year 1320. Thereafter that said Naba Krishna Pal became the absolute owner of the absolute land along with other landed property. That said Naba Krishna Pal died intestate on 1349 in Bengali calendar year leaving behind his four sons namely Gangadas Pal, Abhay Pada Pal, Krishna Das Pal and Bijoy Krishna Pal as his legal heirs, successors and claimants.

AND WHEREAS after death of Naba Krishna Pal, Gangadas Pal, Abhay Pada Pal, Krishna Das Pal and Bijoy Krishna Pal became the joint owners of the aforesaid plot of land along with other landed property owned by Late Naba Krishna Pal. Subsequently that said Gangadas Pal filed a partition suit before the Ld. 2nd Sub Judge at Alipore vide Title Suit No. 79 of the year 1951.

AND WHEREAS during the pendency of trial, aforesaid partition suit became mutually settled and as per such settlement an affidavit on mutual settlement (solenama) was filed on 12th July.1951 and Ld 2nd Sub Judge at Alipore on the basis of such affidavit on mutual settlement (solenama) passed final order and judgement with final decree on 12th July,1951.

AND WHEREAS as per judgement and decree of Ld 2nd Sub Judge at Alipore, one Bijoy Krishna Pal, the then Owner became the sole and absolute owner of a plot of land land measuring about 3.35 acre more or less comprised in Mouza Dhakuria, J.L. No. 18, Khatian No. 806, Dag No. 1701 and a plot of land land measuring about 1.67 acre more or less comprised in Mouza Salimpur, J.L. No. 37, Khatian No. 135, Dag No. 298, total measuring about a plot of land 5.02 acre under Touzi No. 477 B.I, P.S. Jadavpur, Pargana Khaspur, Plot No. 31, District 24 Parganas (South)

AND WHEREAS that said Bijoy Krishna Pal, the then Owner sold, transferred and conveyed a plot of land measuring about 03 Cottahs 14 Chittaks 00 Square feet more or less comprised in Mouza Dhakuria, J.L. No. 18, Khatian No. 806, Dag No. 1701 and Mouza Salimpur, J.L. No. 37, Khatian No. 135, Dag No. 298, Touzi No. 477 B.I, P.S. Jadavpur,

Ashim Kumar Das

Pargana Khaspur, Plot No. 31, District 24 Parganas (South)morefully mentioned in the Schedule A below to Sri Binoy Kanti Biswas, the Owner herein, through a registered deed of sale. The said sale deed was registered in the office of Sub Registrar of Alipore at Alipore, District 24 Parganas vide its Book No. I, Volume No. 96, Pages 212 to 219, Being No. 4410 for the Year 1973. After purchasing the said land; Sri Binoy Kanti Biswas, the Owner herein recorded and mutated his name in the records of Calcutta Municipal Corporation now Kolkata Municipal Corporation vide Assessee No. 21-092-13-0350-6 and constructed a pucca structure upon the said land. Presently the land is known as K.M.C. Premises No. 43/6/31, Jheel Road, P.O. Dhakuria, P. S. Jadavpur, Kolkata 700031.

AND WHEREAS the Owner herein is the absolute owner of ALL THAT piece and parcel of land measuring about land measuring about 03 Cottahs 14 Chittaks 00 Square feet more or less together with two storied pucca structure measuring about 1400 sq.ft. (on the ground floor 700 sq.ft. and on the first floor 700 sq.ft.) standing thereon comprised in Mouza Dhakuria, J.L. No. 18, Khatian No. 806, Dag No. 1701 and Mouza Salimpur, J.L. No. 37, Khatian No. 135, Dag No. 298, Touzi No. 477 B.I, P.S. Jadavpur, Pargana Khaspur, Plot No. 31, District 24 Parganas (South) presently the land is being known as K.M.C. Premises No. 43/6/31, Jheel Road, P.O. Dhakuria, P. S. Jadavpur, Kolkata 700031. The land is within the jurisdiction of Kolkata Municipal Corporation, Ward No.92 morefully mentioned in the Schedule A below.

AND WHEREAS with a view to develop the schedule property mentioned below through a reputed Developer, the Owner is in search of a Developer and upon hearing the same, the Developer hereinabove has agreed to develop and/or construct a multi-storied building in the below schedule property, as per the sanction plan, sanctioned by the Kolkata Municipal Corporation at its own cost and accord and the Owner herein has agreed with the proposal of the Developer hereinabove.

AND WHEREAS with a view to develop the below schedule property through a reputed Developer and upon hearing the same, **M/s ASCON** (having PAN ABRFA4065F), a partnership firm, having its registered office at 54/5 Fulbagan Road, P.S. Patuli, Kolkata 700086 ,being represented by its partners (1). **SRI ASHIM KUMAR DAS** (having PAN AEQPD4821C and Aadhaar No. 6460 5136 9664), son of Late Anil Kumar Das, by faith Hindu, by occupation Business, by nationality Indian, residing at 54/5 Fulbagan Road, P.O. Baghajatin, P.S. Patuli, Kolkata 700086 and (2). **SRI SABYASACHI GHOSH** (having PAN

Ashim Kumar Das

ACXPG3973F and Aadhaar No. 6312 4284 0647), Son of Late Prabirendra Nath Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at A/1/27, Ramgarh, P.O. Naktala, P.S. previously Patuli now Netaji Nagar, Kolkata 700047; the Developer herein has agreed to develop and/or construct a multi-storied building in the below schedule property, as per the sanction plan, sanctioned by the Kolkata Municipal Corporation at its own cost and accord and the Owner herein have agreed with the proposal of the Developer hereinabove.

AND WHEREAS on 24.08.2022 the Principal/ Owner has entered into a registered agreement with **M/s ASCON** (having PAN ABRFA4065F), a partnership firm, having its registered office at 54/5 Fulbagan Road, P.S. Patuli, Kolkata 700086 ,being represented by its partners (1). **SRI ASHIM KUMAR DAS** (having PAN AEQPD4821C and Aadhaar No. 6460 5136 9664), son of Late Anil Kumar Das, by faith Hindu, by occupation Business, by nationality Indian, residing at 54/5 Fulbagan Road, P.O. Baghajatin, P.S. Patuli, Kolkata 700086 and (2). **SRI SABYASACHI GHOSH** (having PAN ACXPG3973F and Aadhaar No. 6312 4284 0647), Son of Late Prabirendra Nath Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at A/1/27, Ramgarh, P.O. Naktala, P.S. previously Patuli now Netaji Nagar, Kolkata 700047, hereinafter called and referred as Developer for developing the said premises with a right to construct a residential building as per building plan to be sanctioned by the Kolkata Municipal Corporation at or upon the said land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation, through a Developer, the particular of the same more particularly described in the Schedule written hereinbelow with such terms and conditions as clearly written therein. The said registered agreement was registered in the office of District Sub Registrar-I, Alipore and it was recorded in its Book No. I, Being No. 160102077 , for the year 2022.

Ashim Kumar Das

AND WHEREAS in pursuance of the aforesaid agreement entered into by and between me named therein as Owner of the One Part and **M/s ASCON** (having PAN ABRFA4065F), a partnership firm, having its registered office at 54/5 Fulbagan Road, P.S. Patuli, Kolkata 700086 ,being represented by its partners (1). **SRI ASHIM KUMAR DAS** (having PAN AEQPD4821C and Aadhaar No. 6460 5136 9664), son of Late Anil Kumar Das, by faith Hindu, by occupation Business, by nationality Indian, residing at 54/5 Fulbagan Road, P.O. Baghajatin, P.S. Patuli, Kolkata 700086 and (2). **SRI SABYASACHI GHOSH** (having PAN ACXPG3973F and Aadhaar No. 6312 4284 0647), Son of Late Prabirendra Nath Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at A/1/27, Ramgarh, P.O.

Ashim Kumar Das

Naktala, P.S. previously Patuli now Netaji Nagar, Kolkata 700047, mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all my affairs during my absence.

NOW KNOW BY THESE PRESENTS BINOY KANTI BISWAS (having PAN ADTPB8045J and Aadhaar No. 6564 3813 0280), Son of Late Bijoy Gopal Biswas, by faith Hindu, by occupation business, by nationality Indian, residing at 43/6/31 Jheel Road, P.O. Dhakuria, P.S. previously Kasba now Garfa, Kolkata 700031, do hereby and hereunder nominate, appoint, and constitute **M/s ASCON** (having PAN ABRFA4065F), a partnership firm, having its registered office at 54/5 Fulbagan Road, P.S. Patuli, Kolkata 700086 ,being represented by its partners (1). **SRI ASHIM KUMAR DAS** (having PAN AEQPD4821C and Aadhaar No. 6460 5136 9664), son of Late Anil Kumar Das, by faith Hindu, by occupation Business, by nationality Indian, residing at 54/5 Fulbagan Road, P.O. Baghajatin, P.S. Patuli, Kolkata 700086 and (2). **SRI SABYASACHI GHOSH** (having PAN ACXPG3973F and Aadhaar No. 6312 4284 0647), Son of Late Prabirendra Nath Ghosh, by faith Hindu, by occupation Business, by nationality Indian, residing at A/1/27, Ramgarh, P.O. Naktala, P.S. previously Patuli now Netaji Nagar, Kolkata 700047, to be my true and lawful constituted ATTORNEY for me, in my name and on my behalf of to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To construct a multi storied building on the property as described in the Schedule hereunder written, according to the sanctioned / modified building plan to sanctioned/ granted by the Kolkata Municipal Corporation in or upon the land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation Ward No. 092.

2. To apply, sign, issue and receive from the Kolkata Municipal Corporation and/or any other authority or authorities concerned for such or relevant applications, maps plans, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorney at his discretion shall think fit and proper for and on behalf of me and in my name.

3. To deposit any fees, charges or any other amount on behalf of me which may have to pay to Kolkata Municipal Corporation and/or any other authorities in respect of the said premises or at the Scheduled property mentioned hereinbelow.

Ashim Kumar Das

4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on my behalf.

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Kolkata Municipal Corporation and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent us before the necessary authorities including Land Acquisition Department, District Kolkata, P.W.D., the Kolkata Municipal Corporation and / or any other concerned Authority and concerned Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for purpose obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Kolkata Municipal Corporation.

9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property

Ashim Kumar Das

written in the Schedule mentioned hereinbelow and grant proper and valid receipt or receipts thereof.

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against me and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi-Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written hereinbelow.

11. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors to act, pled and conduct the case and to revoke such appointments.

12. In case of acquisition by State or Union Government of the said property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.

13. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vokalatnama, memorandum of appeal or any other document or court paper in any proceeding as the occasions shall require for and on behalf of me as my said Attorney in its absolute discretion may think fit and proper.

14. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunals Authority of whatsoever manner and to sign and verify all application and solenama for and on my behalf.

15. To appear and represent me before the Collector, Kolkata Municipal Corporation, the Income Tax Authorities and other authorities, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi-Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

Ashim Kumar Das

16. To appear and represent me before all authorities including those under Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorney think fit and proper.

17. To make sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc. required by law in connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

18. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as my said Attorney may deem fit and proper.

19. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/ or any covered area or open areas or any part thereof or any flats and garage spaces and/or commercially sanctioned space if any in respect of the Developers' allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as my said Attorney may deem fit proper.

20. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as my said Attorney may deem fit proper.

21. Upon such receipt as aforesaid in my name, on my behalf and as any act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocation in the said Registered Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.

22. To sign, execute and present any such conveyances or conveyances for registration, to admit, execution and on receipt of consideration before the Sub-Registrar or Registrar having

Ashim Kumar Das

authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying and /or transferring the said Developer's allocated portion in the property as mentioned in the Schedule hereunder written to the Purchaser/Purchasers as fully and effectually in all respects as we could do the same for ourselves.

23. To receive any notice relation to my said property from Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

24. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of purposes, matters or subject herein specified.

25. For all or any of the purpose herein before stated, to appear and represent myself before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my said property.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to my property/properties which I could have lawfully done under my own hands and seals, if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the premises)

ALL THAT piece and parcel of demarcated plot land measuring about 03 Cottahs 14 Chittaks 00 Square feet more or less together with two storied pucca structure measuring about 1400 sq.ft. (on the ground floor 700 sq.ft. and on the first floor 700 sq.ft.) standing thereon comprised in Mouza Dhakuria, J.L. No. 18, Touzi No. 477 B.I, Khatian No. 806, Dag No. 1701 and Mouza Salimpur, J.L. No. 37, Khatian No. 135, Dag No. 298, P.S. previously Kasba now Garfa, Pargana Khaspur, Plot No. 31, District 24 Parganas (South) presently the land is being known as **K.M.C. Premises No. 43/6/31, Jheel Road, P.O. Dhakuria, P. S. previously Kasba now Garfa, Kolkata 700031**. The land is within the jurisdiction of

Ashim Kumar Das

Kolkata Municipal Corporation. Ward No.92. as referred to herein above with all rights over common areas and common facilities and with all appurtenances and appendages of the said property together with proportionate undivided share or interest in the said land and together with all easements rights, advantages and benefits thereof and the land is butted and bounded as follows:

ON THE NORTH: 16 ft. wide Common Passage
ON THE SOUTH: Land ofScheme Plot No. 27 and Scheme Plot No. 28
ON THE EAST : Land of Arun Kanti Mazumder
ON THE WEST: Other's Land

IN WITNESS WHEREOF the Executant hereto has put his hands and signature on this 24th day of August. 2022.

WITNESS

1. Paramita Mukherjee
44A. B. M. Mondal Road.
Flat No. 2.
Kolkata - 75.

Binoykanti Biswas

SIGNATURE OF THE OWNER/EXECUTANT

2. Arun Sana
Ram Garh
Kol - 700047

POWER accepted by us

ASCON
Ashim Kumar Das
Partner
Saleyasachi Ghosh
Partner

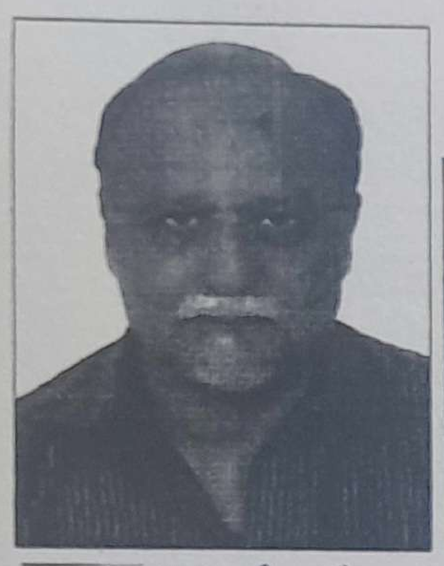
ATTORNEY

Drafted by me as per deeds, documents, testimonials and as per instructions of the parties herein
Manankar Ray
Advocate (WB/733/2001)
Alipur Police Court
Kolkata 700027

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

Name .....

Signature .....



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

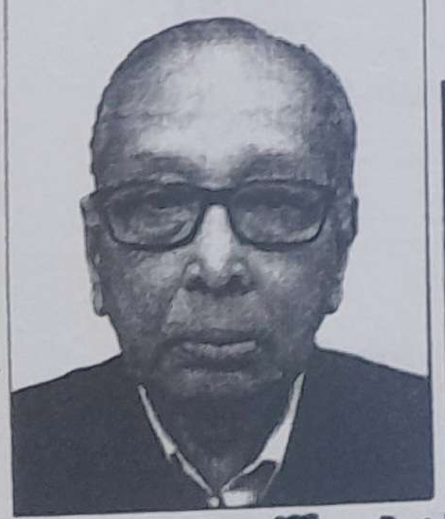
Name Saluyasachi Ghosh

Signature .....

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

Name .....

Signature Ashim Kumar Das



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

Name BINOY KANTI BISWAS

Signature Binoy Kanti Biswas

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002552782/2022	Office where deed will be registered
Query Date	24/08/2022 11:41:51 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MANANKAR RAY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status :Advocate	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Set Forth value		Market Value
Rs. 15,00,000/-		Rs. 1,32,23,699/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 60/- (Article:48(g))		Rs. 46/- (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]:- 160102077/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 43/6/31, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 14 Chatak	10,00,000/-	1,22,06,249/-	Width of Approach Road: 16 Ft., , Project Name :
	Grand Total :				6.3938Dec	10,00,000 /-	122,06,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	5,00,000/-	10,17,450/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1400 sq ft	5,00,000 /-	10,17,450 /-	

Major Information of the Deed

Deed No :	I-1601-02078/2022	Date of Registration	24/08/2022
Query No / Year	1601-8002552782/2022	Office where deed is registered	
Query Date	24/08/2022 11:41:51 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANANKAR RAY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 15,00,000/-		Rs. 1,32,23,699/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 46/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160102077/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 43/6/31, , Ward No: 092 Pin Code : 700031

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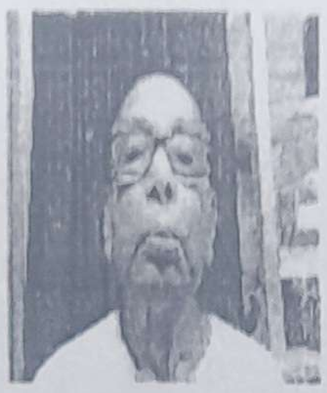
	Grand Total :				6.3938Dec	10,00,000 /-	122,06,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	5,00,000/-	10,17,450/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1400 sq ft	5,00,000 /-	10,17,450 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Binoy Kanti Biswas Son of Late Bijoy Gopal Biswas Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office	 24/08/2022	 LTI 24/08/2022	24/08/2022
	43/6/31 Jheel Road, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx5j, Aadhaar No: 64xxxxxxxx0280, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ASCON** 54/5, Fulbagan Road. City:- Kolkata, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: ABxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ashim Kumar Das (Presentant) Son of Late Anil Kumar Das Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office	 Aug 24 2022 12:13PM	 LTI 24/08/2022	24/08/2022
	54/5, Fulbagan Road, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx1c, Aadhaar No: 64xxxxxxxx9664 Status : Representative, Representative of : ASCON (as Partner)			

2	Name	Photo	Finger Print	Signature
	Shri Sabyasachi Ghosh Son of Late Prabirendra Nath Ghosh Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office	 Aug 24 2022 12:15PM	 LTI 24/08/2022	Sabyasachi Ghosh 24/08/2022
	A/1/27, Ramgarh, City:- Kolkata, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx3f, Aadhaar No: 63xxxxxxxx0647 Status : Representative, Representative of : ASCON (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
PARMITA MUKHOTY Daughter of Mr BENOY KANTI BISWAS 44, B M MONDOL ROAD FLAT NO 2 P.S- SURVEY PARK, City:- Kolkata, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			Parmita Mukhoty
	24/08/2022	24/08/2022	24/08/2022
Identifier Of Shri Binoy Kanti Biswas, Shri Ashim Kumar Das, Shri Sabyasachi Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Binoy Kanti Biswas	ASCON-6.39375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Binoy Kanti Biswas	ASCON-1400.00000000 Sq Ft

On 24-08-2022

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 12:01 hrs on 24-08-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Ashim Kumar Das ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,32,23,699/-

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

Execution is admitted on 24/08/2022 by Shri Binoy Kanti Biswas, Son of Late Bijoy Gopal Biswas, 43/6/31 Jheel Road, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person

Indetified by PARMITA MUKHOTY, , , Daughter of Mr BENOY KANTI BISWAS, 44, B M MONDOL ROAD FLAT NO 2 P.S- SURVEY PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

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

Execution is admitted on 24-08-2022 by Shri Ashim Kumar Das, Partner, ASCON, 54/5, Fulbagan Road, City:- Kolkata, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by PARMITA MUKHOTY, , , Daughter of Mr BENOY KANTI BISWAS, 44, B M MONDOL ROAD FLAT NO 2 P.S- SURVEY PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Execution is admitted on 24-08-2022 by Shri Sabyasachi Ghosh, Partner, ASCON, 54/5, Fulbagan Road, City:- Kolkata, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by PARMITA MUKHOTY, , , Daughter of Mr BENOY KANTI BISWAS, 44, B M MONDOL ROAD FLAT NO 2 P.S- SURVEY PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 11914, Amount: Rs.100/-, Date of Purchase: 18/08/2022, Vendor name: S Das

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 95813 to 95830

being No 160102078 for the year 2022.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 PARGANAS

Digitally signed by MOHAMMED TABIS ANSARI
Date: 2022.08.26 12:02:02 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/08/26 12:02:02 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)