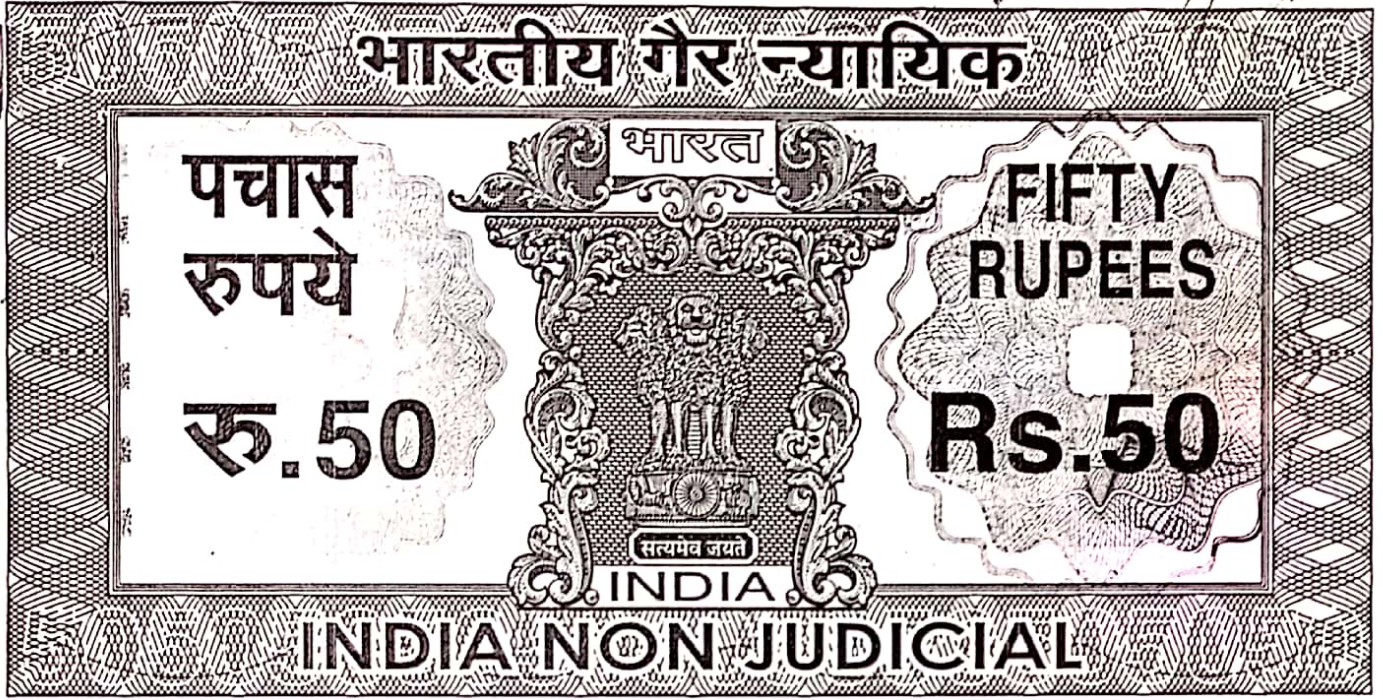


12251/22

P-12267/2022



पश्चिमबङ्ग प्रश्चिम बंगाल WEST BENGAL

AG 422114

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

Addl. District Sub-Registrar  
Behala, South 24 Parganas

6 SEP 2022

**DEVELOPMENT POWER OF ATTORNEY**

4150 P.  
01/09/22  
02/262872/22

নং 496 তার 30/8/22 সাল 5ত  
ক্রেতার নাম A.K. Choudhury (Adv)  
সং Ali Pore Judges Court  
ডেপুটার স্বাক্ষর *[Signature]*  
বেহালা এ. ডি. এস. আর. অফিস

✓ Anupam Bhowmick



8906

✓ Anupam Bhowmick



8907

✓ Ranomi Biswas,



8908



✓ Avishesk Biswas.

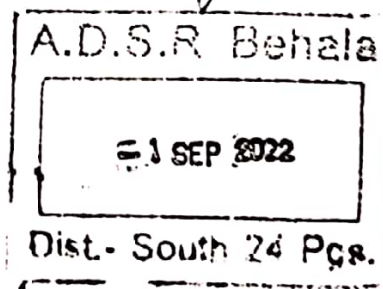


8909

✓ Runela Roy



8910



✓ Sk. Md. Masud Masud  
69, Panch masjid Rd  
101-63



### Major Information of the Deed

|  |  |  |            |
|--|--|--|------------|
| Deed No :                                  | I-1607-12267/2022  | Date of Registration                         | 06/09/2022 |
| Query No / Year                            | 1607-2002628672/2022   | Office where deed is registered              |            |
| Query Date                                 | 01/09/2022 1:41:00 AM  | A.D.S.R. BEHALA, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details    | Md Mahsin<br>63, Panch Masjid Road,, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status :Solicitor firm |  |            |
| Transaction                                | Additional Transaction   |  |            |
| [0139] Sale, Development Power of Attorney | [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                          |  |            |
| Set Forth value                            | Market Value   |  |            |
| Rs. 2/-                                    | Rs. 63,06,169/-  |  |            |
| Stampduty Paid(SD)                         | Registration Fee Paid  |  |            |
| Rs. 10,070/- (Article:48(g))               | Rs. 28/- (Article:E, E, E)   |  |            |
| Remarks                                    | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |  |            |

#### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhattacharya Para Road, , Premises No: 1, , Ward No: 125 Pin Code : 700063

| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|----------------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------|
| L1                   | (RS :- )    |                | Bastu                 | 6 Katha 13 Sq Ft | 1/-                     | 62,79,169/-           | Property is on Road |
| <b>Grand Total :</b> |             |                |                       | <b>9.9298Dec</b> | <b>1 /-</b>             | <b>62,79,169 /-</b>   |                     |

#### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 100 Sq Ft.        | 1/-                     | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>100 sq ft</b>  | <b>1 /-</b>             | <b>27,000 /-</b>      |                           |

**Incipal Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Banani Biswas</b><br>Wife of Late Raghunath Biswas 112/8, D H Road, Udayan Pally, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bmxxxxxx3f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2022<br>, Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/09/2022<br>, Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Pvt. Residence |
| 2     | <b>Avishek Biswas</b><br>Son of Late Raghunath Biswas 112/8, D H Road, Udayan Pally,, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2022<br>, Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/09/2022<br>, Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Pvt. Residence     |
| 3     | <b>Rumela Roy</b><br>Daughter of Late Raghunath Biswas 53a/1, Ram Chandra Pally,, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aexxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2022<br>, Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/09/2022<br>, Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Pvt. Residence    |

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr Anupam Bhowmick (Presentant )</b><br>Son of Late Chittaranjan Bhowmick 96, Bhattacharjee Para Road,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx1m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2022<br>, Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Pvt. Residence |

**Identifier Details :**

| Name  | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <b>Sk. MD MAHSIN</b><br>Son of Late SK MD SHAHRIAR<br>63, PANCH MASJID ROAD,, City:- , P.O:- THAKURPUKUR, P.S -Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700063 |       |              |           |
| Identifier Of Banani Biswas, Avishek Biswas, Rumela Roy, Mr Anupam Bhowmick   |       |              |           |



On 01-09-2022

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

Presented for registration at 16:50 hrs on 01-09-2022, at the Private residence by Mr Anupam Bhowmick, Claimant.

**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 63,06,169/-

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

Execution is admitted on 01/09/2022 by 1. Banani Biswas, Wife of Late Raghunath Biswas, 112/8, D H Road, Udayan Pally, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 2. Avishek Biswas, Son of Late Raghunath Biswas, 112/8, D H Road, Udayan Pally,, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 3. Rumela Roy, Daughter of Late Raghunath Biswas, 53a/1, Ram Chandra Pally,, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 4. Mr Anupam Bhowmick, Son of Late Chittaranjan Bhowmick, 96, Bhattacharjee Para Road,, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business

Indetified by Sk. MD MAHSIN, , Son of Late SK MD SHAHRIAR, 63, PANCH MASJID ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service



Asis Kumar Dutta  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

On 06-09-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28/- ( E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/09/2022 10:34AM with Govt. Ref. No: 192022230111560031 on 01-09-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU6266462 on 01-09-2022, Head of Account 0030-03-104-001-16  
Online on 06/09/2022 2:49PM with Govt. Ref. No: 192022230115615821 on 06-09-2022, Amount Rs: 7/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU6781698 on 06-09-2022, Head of Account 0030-03-104-001-16

**Amount of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs. 10,020/-

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 422114, Amount: Rs 50/-, Date of Purchase: 30/08/2022, Vendor name: SHASHANKA DEKHAR ROYCHOWDHURY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/09/2022 10:34AM with Govt. Ref. No. 192022230111560031 on 01-09-2022, Amount Rs: 9,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU6266462 on 01-09-2022, Head of Account 0030-02-103-003-02  
Online on 06/09/2022 2:49PM with Govt. Ref. No. 192022230115615821 on 06-09-2022, Amount Rs: 50/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU6781698 on 06-09-2022, Head of Account 0030-02-103-003-02

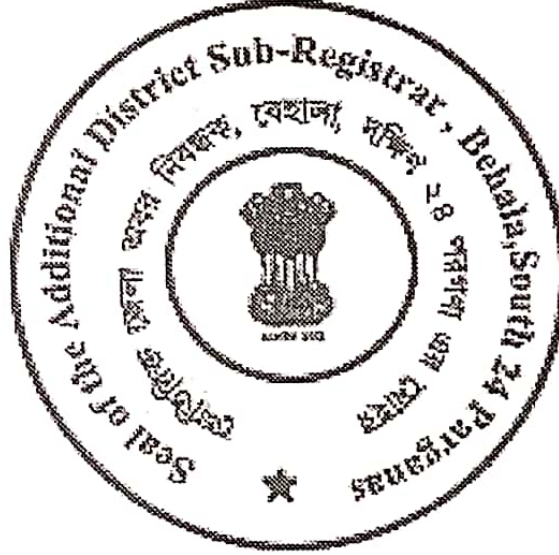


**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1607-2022, Page from 383602 to 383630  
being No 160712267 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.09.15 15:24:53 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/09/15 03:24:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



**KNOW ALL MEN BY THESE PRESENT** We, (1) **BANANI BISWAS** (PAN- BMCPB7003F, Aadhaar No. 7603 9348 9935), wife of Late Raghunath Biswas alias Prasanta Biswas, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 112/8, D.H. Road, Udayan Pally, P.O.- Barisha, P.S.- Thakurpukur, Kolkata-700008, (2) **AVISHEK BISWAS** (PAN- AXDPB3363R, Aadhaar No. 6328 0680 9318), son of Late Raghunath Biswas alias Prasanta Biswas, by faith- Hindu, by nationality- Indian, by occupation- Service, residing at 112/8, D.H. Road, Udayan Pally, P.O.- Barisha, P.S.- Thakurpukur, Kolkata-700008 and (3) **RUMELA ROY** (PAN- AEYPR4870H, Aadhaar No. 8777 6068 6684), daughter of Late Raghunath Biswas alias Prasanta Biswas, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 53A/1, Ram Chandra Pally, P.O.- Barisha, P.S.- Thakurpukur, Kolkata-700008, hereinafter called and referred to as the "**PRINCIPALS**" of this Power of Attorney **SEND GREETINGS:-**

**WHEREAS** by purchase one Mr Raghunath Biswas and Smt. Kalyani Biswas became the owners of **ALL THAT** two pieces of land measuring respectively 3 Cottahs 13 sq.ft. and 3 Cottahs.



**AND WHEREAS** being desirous of developing the said properties both the two owners separately entered into two Agreements for Joint Development Agreement in respect of their respective plot of land with Mr. Anupam Bhowmick. One Agreement for Joint Development Agreement dated 09.07.2015 which has been duly registered before A.D.S.R. Behala and recorded in Book No.I, Volume No. 1607-2015, pages from 36795 to 36827, being no. 160705375 for the year 2015 and another Agreement for Joint Development Agreement dated 08.07.2015 which has been duly registered before A.D.S.R. Behala and recorded in Book No.I, Volume No. 1607-2015, pages from 36763 to 36794, being no. 160705328 for the year 2015.

**AND WHEREAS** for better benefit the said owners with the help and cost of the developers amalgamated the two plots of land into one plot of land and the entire property after amalgamation measures 6 Cottahs 13 sq.ft being Municipal Premises No 1, Bhattacharjee Para Road P.S. Thakurpukur Kolkata – 700063 situated and lying at Mouza- Paschim Barisha, J.L. No 19, Touzi No.106, 8-10-12-16, R.S. No.43 comprised in Dag no. 3286/6036 under khatian no 1823 hereinafter called the said property and morefully described in Schedule hereunder below.

**AND WHEREAS** it is to mention here that both the two owners executed two separate Development Power of Attorney in favour of Developer Mr. Anupam Bhowmick.

**AND WHEREAS** after the execution of the said agreement and general power of attorney Mr. Anupam Bhowmick obtained sanctioned building plan from the authority of Kolkata Municipal Corporation vide plan no. 2020160293 dated 7/1/2021 which got revised under Rule 26 dated 13.04.2022.

**AND WHEREAS** the developer has constructed a considerable part of the proposed building.

**AND WHEREAS** one of the owners Mr. Raghunath Biswas alias Prasanta Biswas has already died intestate on 25/01/2022 leaving behind him surviving one son namely Avishek Biswas and one daughter namely Smt. Rumela Roy and widow Smt. Banani Biswas as his only living legal heirs and successors who all jointly inherited the share of the said property left by Raghunath Biswas alias Prasanta Biswas.



**AND WHEREAS** it is further to mention here that after demise of Raghunath Biswas alias Prasanta Biswas the Power of Attorney executed by him in favour of Anupam Bhowmick has been revoked and / or ceased.

**AND WHEREAS** the legal heirs of Raghunath Biswas alias Prasanta Biswas have agreed to abide by the terms and conditions and the obligations stipulated in the Joint Development Agreement and has further agreed to execute the Development Power of Attorney in favour of **SRI ANUPAM BHOWMICK**, son of Late Chittaranjan Bhowmick, PAN NO. **AGWPB7771M**, Aadhaar No. **5121 4872 8687**, by Creed - Hindu, Indian by Nationality, by Occupation: Business, residing at 96, Bhattacharjee Para Road, Police Station: Thakurpukur, Post Office- Thakurpukur, District: 24-Parganas, South, Kolkata - 700063, as my Attorney to do the following Acts, Deeds and things.

1. We have agreed that on completion of the building the developer shall provide to us at the first instance 40% of the constructed area which is equivalent to one self contained flat consisting of three bedrooms on the

second floor south east side which includes the ratio of the stair case and ratio of the reinstatement of the tenant and besides that our Attorney has agreed to pay us a refundable sum of Rs.10,00,000/- and our Attorney shall provide the same at the first instance.

2. To enter upon, hold, occupy and possess the said land measuring more or less 6 Cottahs 13 sq.ft being Municipal Premises No 1, Bhattacharjee Para Road P.S. Thakurpukur Kolkata – 700063 situated and lying at Mouza- Paschim Barisha, J.L. No 19, Touzi No.106, 8-10-12-16, R.S. No.43 comprised in Dag no. 3286/6036 under khatian no 1823, more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall reasonably think proper.
3. To take charge or look after, manage and administer the said portion of the property which has been mentioned in the Schedule hereunder thereof as the said attorney shall think proper.



4. To appear and represent the executor before the Kolkata Municipal Corporation, authorities Police authorities, Fire Brigade Authority, CESC Ltd., Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said portion of the premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall reasonable think proper.
5. To demolish or cause to be demolished the existing building, and other structure whatsoever lying erected at the said premises or portions thereof.
6. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation, authorities for development of the said premises and/or construction of the new building in

or upon the land comprised in the said portion of premises thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Kolkata Municipal Corporation authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time necessary or require for the development of the said portion of the premises and/or demolition of the existing structures thereon comprised in the said portion of the premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall reasonably think proper.
8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said portion of the premises and/or in the new building



that may hereafter be erected for that the said attorney or he shall reasonably think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall reasonable think proper.

9. To undertake and carry out the development of the said portion of the premises and / or construction of the proposed building and other structures in or upon the land comprised in the said portion of the premises after demolishing the existing structures if any comprised therein as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
10. To institute and/or prosecute all or any suit/suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said portion of the premises and / or the development thereof and/or construction of the

proposed new buildings in the portion of the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation, and for the said purpose to do all acts deed matters and things as the said Attorney shall reasonable think proper.

11. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said portion of the premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
12. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.

13. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the portion of the said premises thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall reasonable think proper.
14. To refer all or any disputes concerning or relating to the said portion of the premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to proper Court of law.
15. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authorize letters and further to revoke such appointment as the said attorney think proper.
16. To retain and appoint architects, engineers, contractor, Masons, Electricians, Plumbers and Security Guard and



other employees or staff for carrying out the development of the portion of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

17. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
18. To construct any extra floor on the top of the building and to own the same provided all costs for sanction will be borne by the developer. The developer shall enjoy all sale proceeds of the said extra areas floor.
19. Save and except the Owners' Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said portion of the premises.

20. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
21. Save and except owner's allocation in the new building to sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.
22. To appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the developer's allocation of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.

23. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper at their own risk and responsibility.

**AND GENERALLY** to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

**AND** we the said APPOINTERS above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measures 6 Cottahs 13 sq.ft being Municipal Premises No. 1, Bhattacharjee Para Road P.S. Thakurpukur, Kolkata - 700063, within the limits of the Kolkata Municipal Corporation, Ward No. 125, situated and lying at Mouza- Paschim Barisha, J.L. No 19, Touzi No.106, 8-10-12-16, R.S. No.43 comprised in Dag no. 3286/6036 under khatian no. 1823.



IN WITNESSES WHEREOF I the above named Principal have hereunto set and subscribed my hand on the 1<sup>st</sup> day of September 2022.

**SIGNED AND DELIVERED**

In presence of:

Banani Biswas.  
Anishell Biswas

**WITNESSES :**

1.

Sukma Mahin  
63, 1<sup>st</sup> floor masjid Road  
NO-63

Gyattan Halder

Rumela Roy  
PRINCIPAL

2. Kultoli, South by pass.

Anupam Bhowmik

ATTORNEY

Drafted by

A. K. Choudhury

Advocate

Alipore Judges Court,

Kolkata- 700027

Print : S. Pradhan

Alipore Judges Court,

Kolkata- 700027

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name .....

Signature *Anupam Bhowmick*

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



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name .....

Signature *Banani Biswas*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name .....

Signature *Avishal Biswas*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Left hand  |  |  |  |  |  |
| Right hand |  |  |  |  |  |

Name .....

Signature *Rusela Roy*



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230115615821 Payment Mode: Online Payment  
GRN Date: 06/09/2022 14:46:44 Bank/Gateway: State Bank of India  
BRN : CKU6781698 BRN Date: 06/09/2022 14:49:25  
Payment Status: Successful Payment Ref. No: 2002628672/7/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ANUPAM BHOWMICK  
Address: 96, BHATTACHARJEE PARA ROAD P.S, THAKURPUKUR, KOL-700063  
Mobile: 9831672757  
Depositor Status: Buyer/Claimants  
Query No: 2002628672  
Applicant's Name: Mr Md Mahsin  
Address: A.D.S.R. BEHALA  
Office Name: A.D.S.R. BEHALA  
Identification No: 2002628672/7/2022  
Remarks: Sale, Development Power of Attorney Payment No 7

Payment Details

| Sl. No. | Payment ID        | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2002628672/7/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 50         |
| 2       | 2002628672/7/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 7          |
|         |                   |  | <b>Total</b>       | <b>57</b>  |

IN WORDS: FIFTY SEVEN ONLY.





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

|  |  |  |
|--|--|--|
| Query No / Year                            | 2002628672/2022  | Office where deed will be registered                               |
| Query Date                                 | 01/09/2022 1:41:00 AM  | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details    | Md Mahsin<br>63, Panch Masjid Road,, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status :Solicitor firm |  |
| Transaction                                | Additional Transaction   |  |
| [0139] Sale, Development Power of Attorney | [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                          |  |
| Set Forth value                            | Market Value   |  |
| Rs. 2/-                                    | Rs. 63,06,109/-  |  |
| Total Stamp Duty Payable(SD)               | Total Registration Fee Payable   |  |
| Rs. 10,070/- (Article:48(g))               | Rs. 28/- (Article:E, E, E)   |  |
| Mutation Fee Payable                       | Expected date of Presentation of Deed  | Amount of Stamp Duty to be Paid by Non Judicial Stamp              |
|  |  | Rs. 50/-   |
| Remarks                                    |  |  |

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhattacharya Para Road, , Premises No: 1, , Ward No: 125 Pin Code : 700063

| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|---------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---------------------|
| L1            | (RS :- )    |                | Bastu                 | 6 Katha 13 Sq Ft | 1/-                     | 62,79,169/-           | Property is on Road |
| Grand Total : |             |                |                       | 9.9298Dec        | 1/-                     | 62,79,169 /-          |                     |

Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 100 Sq Ft.        | 1/-                     | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Comented Floor, Age of Structure: 0Year, Roof Type: Tiles Shea, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :  |                   | 100 sq ft         | 1/-                     | 27,000 /-             |                           |

**Principal Details :**

| Sl No | Name & address   | Status     | Execution Admission Details :                |
|-------|--|------------|--|
| 1     | Banani Biswas<br>Wife of Late Raghunath Biswas, 112/8, D H Road, Udayan Pally,<br>City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-<br>Parganas, West Bengal, India, PIN:- 700008<br>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen<br>of: India, PAN No. bmxxxxxx3f, Aadhaar No Not Provided by<br>UIDAI Status : Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |
| 2     | Avishek Biswas<br>Son of Late Raghunath Biswas, 112/8, D H Road, Udayan Pally.,<br>City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-<br>Parganas, West Bengal, India, PIN:- 700008<br>Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of:<br>India, PAN No. axxxxxxx3r, Aadhaar No Not Provided by<br>UIDAI Status : Individual, Executed by: Self<br>To be Admitted by: Self     | Individual | Executed by: Self<br>To be Admitted by: Self |
| 3     | Rumela Roy<br>Daughter of Late Raghunath Biswas, 53a/1, Ram Chandra Pally.,<br>City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-<br>Parganas, West Bengal, India, PIN:- 700008<br>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen<br>of: India, PAN No. aexxxxxx0h, Aadhaar No Not Provided by<br>UIDAI Status : Individual, Executed by: Self<br>To be Admitted by: Self    | Individual | Executed by: Self<br>To be Admitted by: Self |

**Attorney Details :**

| Sl No | Name & address  | Status     | Execution Admission Details :                |
|-------|---|------------|--|
| 1     | Mr Anupam Bhowmick<br>Son of Late Chittaranjan Bhowmick, 96, Bhattacharjee Para<br>Road, City:- , P.O - Thakurpukur, P.S:-Thakurpukur, District:-<br>South 24-Parganas, West Bengal, India, PIN:- 700063<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:<br>India, PAN No. agxxxxxx1m, Aadhaar No Not Provided by<br>UIDAI Status : Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Identifier Details :**

| Name & address   |
|--|
| Sk. MD MAHSIN<br>Son of Late SK MD SHAHRIAR<br>63, PANCH MASJID ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West<br>Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Banani<br>Biswas, Avishek Biswas, Rumela Roy, Mr Anupam Bhowmick |



Query No: 2002626672 of 2022 Printed On: Sep 1 2022 1:41AM Generated from: wregistration.gov.in



| Owner and Land or Building Details as received from KMC : |   |   |  |   |
|---|---|---|--|---|
| Sl. No.   | Property Identification by KMC  | Registered Deed Details   | Owner Details of Property  | Land or Building Details  |
| L1  | Assessment No. :<br>411250300017<br>Premises No. : 1<br>Ward No. : 125<br>Street Name :<br>BHATTACHARJEE PARA<br>ROAD | Reference Deed No. :<br>Date of Registration. :<br>Office Where<br>Registered : | Owner Name : SRI<br>RAGHU NATH BISWAS,<br>SMT KALYANI BISWAS<br>Owner Address : 112/8,<br>D. H. ROAD, UDAYAN<br>PALLY, KOLKATA<br>Pin No. : 700008 | Character of Premises:<br>Constructed Building<br>Total Area of Land: 6 Gottah,<br>13 SqFeet, |

**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 01-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 01-10-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2012020072 of 2022 Printed On: Sep 1 2022 1:41AM Generated from wregistration.gov.in











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24 Parganas

Signature / LTI Sheet of Query No/Year 15172012623672/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant  | Category  | Photo   | Finger Print   | Signature with date                 |
|--------|--|-----------|---|--|-------------------------------------|
| 1      | Banan Biswas 112/B, D<br>H Road, Udayan Pally,<br>City- P.O.- Bansra,<br>P.S.-Trakurpukur,<br>District-South 24<br>Parganas, West Bengal,<br>India. PIN- 700008        | Principal |    |    | <i>Banan Biswas</i><br>01.09.2022   |
| 2      | Avinash Biswas 112/B,<br>D H Road, Udayan<br>Pally, City- P.O.-<br>Bansra, P.S.-<br>Trakurpukur, District-<br>South 24 Parganas,<br>West Bengal, India.<br>PIN- 700008 | Principal |  |  | <i>Avinash Biswas</i><br>01.09.2022 |
| 3      | Rumela Roy 53a/1,<br>Rani Chandra Pally,<br>City- P.O.- Bansra,<br>P.S.-Trakurpukur,<br>District-South 24<br>Parganas, West Bengal,<br>India. PIN- 700008              | Principal |  |  | <i>Rumela Roy</i><br>01.09.2022     |







Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230111560031 Payment Mode: Online Payment  
GRN Date: 01/09/2022 10:32:08 Bank/Gateway: State Bank of India  
BRN : CKU6266462 BRN Date: 01/09/2022 10:34:16  
Payment Status: Successful Payment Ref. No: 2002628672/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ANUPAM BHOWMICK  
Address: 96, BHATTACHARJEE PARA ROAD P.S. THAKURPUKUR, KOL-700063  
Mobile: 9831672757  
Depositor Status: Attorney of Executant  
Query No: 2002628672  
Applicant's Name: Mr Md Mahsin  
Identification No: 2002628672/1/2022  
Remarks: Sale, Development Power of Attorney

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)  |
|---------|-------------------|--|--------------------|-------------|
| 1       | 2002628672/1/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 9970        |
| 2       | 2002628672/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21          |
|         |                   |  | <b>Total</b>       | <b>9991</b> |

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.