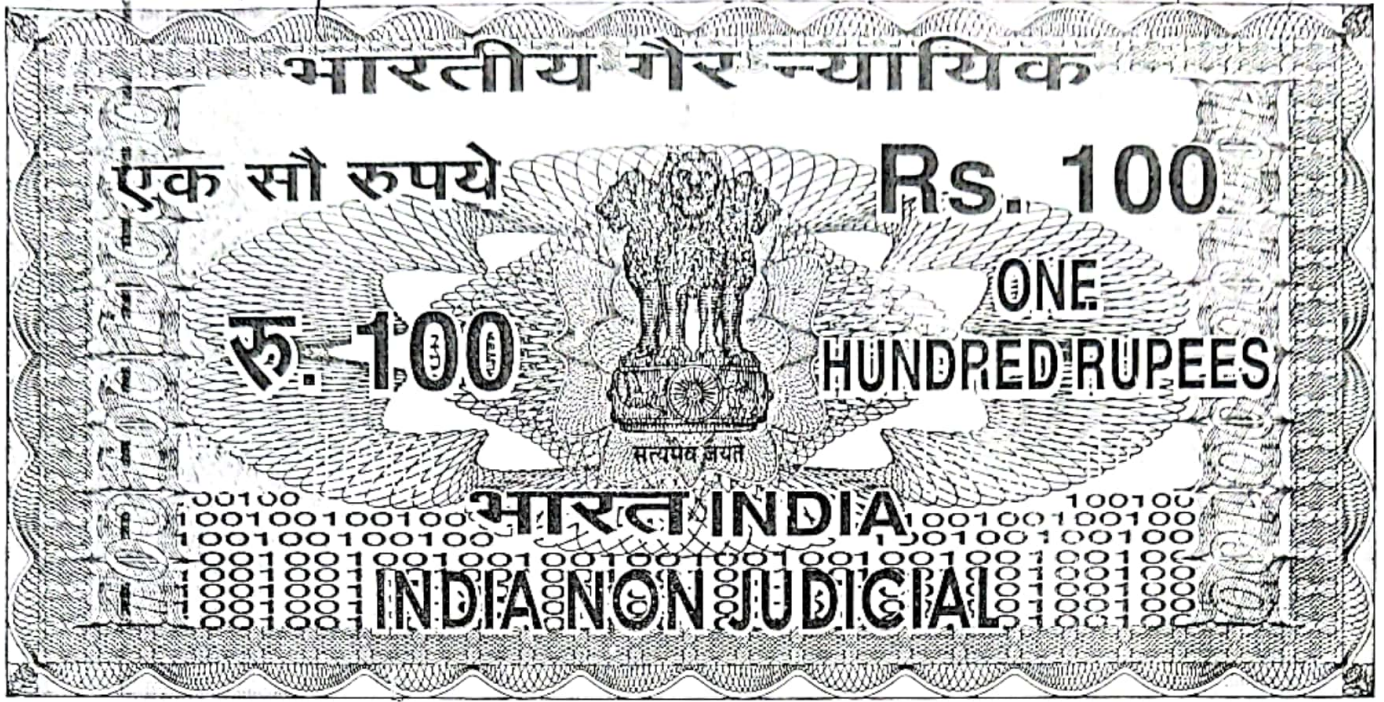


7241/w

P. 7255/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 760790

4 PM  
19/5

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

24 MAY 2022  
24 MAY 2022

28/1477738/22

REGISTRATION NO. DATE TIME

**DEVELOPMENT**  
**POWER OF ATTORNEYS**

7844 17 MAY 2022 100/ Basu (ADJ)  
NO. ....  
NAME .....  
ADDRESS .....  
ALIPORE JUDGES COURT  
A. K. GAJAPATI  
SIGNATURE

Mithai Lal Chandhary



4743

Mithai Lal Chandhary



4744

Ripul Goguly.



4745

Samir Kumar Baral.



4746

Subhas Debnath



4747

Sanjay Das.



A.D.S.R. Behala  
19 MAY 2022  
Dist. - South 24 Pgs.

## Major Information of the Deed

Deed No :	I-1607-07255/2022	Date of Registration	24/05/2022
Query No / Year	1607-8001477738/2022	Office where deed is registered	
Query Date	19/05/2022 12:58:40 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	A K BASU ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830150481, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,45,842/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160707021/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Branch Road, , Premises No: 116D, , Ward No: 116 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 8 Chatak	1/-	58,78,342/-	Width of Approach Road: 18 Ft., , Project Name :
<b>Grand Total :</b>				<b>12.375Dec</b>	<b>1 /-</b>	<b>58,78,342 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor :250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>250 sq ft</b>	<b>1 /-</b>	<b>67,500 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt CHHANDA DAS</b>  Wife of Late DR ASIT RANJAN DAS P 101, JADU COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2022  , Admitted by: Self, Date of Admision: 19/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2022  , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Pvt. Residence</p>
2	<p><b>Smt SONDHYA MUKHERJEE</b>  Wife of Mr SUKUMAR MUKHERJEE 86/C, JATIN DAS ROAD, City:- , P.O:- SARAT BOSE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx5Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2022  , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/05/2022  , Admitted by: Self, Date of Admission: 19/05/2022 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>S S M S CONSTRUCTION</b>  64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas West Bengal, India, PIN:- 700008 , PAN No.:: ADxxxxxx3L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr MITHAI LAL CHOWDHURY (Presentant )</b>  Son of Late SHRINATH ALIAS PYARELAL CHOWDHURY339/16/6, KALIPADA MUKHERJEE ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8Q,Aadhaar No Not Provided Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>
2	<p><b>Mr RUPAK GANGULY</b>  Son of Late DINESH CHANDRA GANGULY 15/52, BANAMALI GHOSAL LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0D,Aadhaar No Not Provided Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>
3	<p><b>Mr SAMIR KUMAR BARAL</b>  Son of Late SUDHIR RANJAN BARAL 28B, B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>
4	<p><b>Mr SUBHAS DEBNATH</b>  Son of Late JOGESH CHANDRA DEBNATH 583/N, DR A K PAUL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6A,Aadhaar No Not Provided Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>

**Mr SANJOY ROY**

Son of Late GOPAL CHANDRA ROY 12/2A, THAKURTALA ROAD, City:- , P.O:- BARISHA, P.S:-  
Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste:  
Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2M,Aadhaar No Not Provided  
Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RUPAK DAS</b> Son of Late J DAS 25 CHANDITALA BR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700053			

Identifier Of Smt CHHANDA DAS, Smt SONDHYA MUKHERJEE, Mr MITHAI LAL CHOWDHURY, Mr RUPAK  
GANGULY, Mr SAMIR KUMAR BARAL, Mr SUBHAS DEBNATH, Mr SANJOY ROY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-6.1875 Dec
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-6.1875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-125.00000000 Sq Ft
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-125.00000000 Sq Ft

h 19-05-2022

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

Presented for registration at 16:00 hrs on 19-05-2022, at the Private residence by Mr MITHAI LAL CHOWDHURY .

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,45,842/-

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

Execution is admitted on 19/05/2022 by 1. Smt CHHANDA DAS, Wife of Late DR ASIT RANJAN DAS, P 101, JADU COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Smt SONDHYA MUKHERJEE, Wife of Mr SUKUMAR MUKHERJEE, 86/C, JATIN DAS ROAD, P.O: SARAT BOSE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Identified by Mr RUPAK DAS , , , Son of Late J DAS , 25 CHANDITALA BR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

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

Execution is admitted on 19-05-2022 by Mr MITHAI LAL CHOWDHURY, PARTNER, S S M S CONSTRUCTION, 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS , , , Son of Late J DAS , 25 CHANDITALA BR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 19-05-2022 by Mr RUPAK GANGULY, PARTNER, S S M S CONSTRUCTION, 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS , , , Son of Late J DAS , 25 CHANDITALA BR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 19-05-2022 by Mr SAMIR KUMAR BARAL, PARTNER, S S M S CONSTRUCTION, 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS , , , Son of Late J DAS , 25 CHANDITALA BR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 19-05-2022 by Mr SUBHAS DEBNATH, PARTNER, S S M S CONSTRUCTION, 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS , , , Son of Late J DAS , 25 CHANDITALA BR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business

Execution is admitted on 19-05-2022 by Mr SANJOY ROY, PARTNER, S S M S CONSTRUCTION, 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS , , , Son of Late J DAS , 25 CHANDITALA BR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business



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

24-05-2022

**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 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 760790, Amount: Rs.100/-, Date of Purchase: 17/05/2022, Vendor name: A K SAMAJPATI



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1607-2022, Page from 236499 to 236523  
Deed No 160707255 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.05.26 14:28:20 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/05/26 02:28:20 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 PRESENTS** that we, **(1) SMT. CHHANDA DAS** (PAN : ADSPD9432C, Aadhar No. 7585 9144 2003, Mob. No. 9433547239), wife of Late Dr. Asit Ranjan Das, by Nationality – Indian, by occupation – Housewife, residing at P-101, Jadu Colony, P.S. – Behala, P.O. – Behala, Kolkata – 700034, **(2) SMT. SONDHYA MUKHERJEE** (PAN : AJYPM7835Q, Aadhar No. 6630 1669 4173, Mob. No. 9830991953), wife of Sukumar Mukherjee, by Nationality – Indian, by occupation – Housewife, residing at 86/C, Jatin Das Road, P.S. – Lake, P.O. – Sarat Bose Road, Kolkata – 700029, hereinafter jointly called and referred to as “the **PRINCIPAL**.”

**WHEREAS** we are the absolute Owners of a land measuring an area of 7 (Seven) Cottahs 8 (Eight) Chittak more or less together with 250 Square Feet Tiled shed structure standing thereon, lying and situated at Premises No. 117, Chanditala Branch Road, (being Part of Old Premises No. 25, Chanditala Branch Road), Plot No. 11, Police Station – Behala, Kolkata – 700053 within the Kolkata Municipal Corporation under Ward No. 116 situated at Mouza Kasba, Touzi No. 35/411, R.S. No. 186, J.L. No. 11, appertaining to Khatian No. 325, Portion of R.S. Dag Nos. 172, District 24-Parganas (South) morefully described in the Schedule hereunder.

**AND WHEREAS** for better use and enjoyment of the aforesaid property we have entered into a Registered Development Agreement with S.S.M.S. CONSTRUCTION (PAN : ADHFS5123L) a Partnership Firm having its office at 70, Raja Ram Mohan Roy Road (being mailing address 64/2/25, Raja Ram Mohan Roy Road previously Biren Roy Road [East], Police Station – Thakurpukur now Haridevpur Ward No. 122, Post Office – Barisha, Kolkata – 700008, being represented by its partners **(1) SRI MITHAI LAL CHOWDHURY**, (Pan – AEUPC5298Q, Aadhar No. 4891 4545 1700, Mob. No. 9830320798), son of Late Shrinath Chowdhury alias Pyarelal Chowdhury, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing



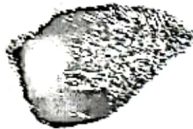
4749

Chanda Das



4750

Sondhya Mukherjee



4751

Rupak Das  
S/o Late Joydeb Das  
25, Chanditola Branch Rd  
Kolkata-53



A.D.S.R. Behala  
19 MAY 2022  
Dist- South 24 Pgs.

at 339/16/6, Kalipada Mukherjee Road, Behala East Park, Police Station - Haridevpur, Post Office - Barisha, Kolkata - 700008, District : 24-Parganas (South), **(2) SRI RUPAK GANGULY**, (PAN - AHHPG3780D, Aadhar No. 2141 5053 4256, Mob. No. 9830331860), son of Late Dinesh Chandra Ganguly, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 15/52, Banamali Ghosal Lane, Post Office & Police Station - Behala, Kolkata - 700034, District : 24-Parganas (South), **(3) SRI SAMIR KUMAR BARAL**, (Pan - AFVPB1952Q, Aadhar No. 4961 7336 3378, Mob. No. 7059203053), son of Late Sudhir Ranjan Baral, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 28B, Bidhu Bhushan Sengupta Road, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034, **(4) SRI SUBHAS DEBNATH**, (Pan - AEXPD2856A, Aadhar No. 4556 0017 2378, Mob. No. 9433513288), son of Late Jogesh Chandra Debnath, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 583/N, Dr. A.K. Paul Road, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034 and **(5) SRI SANJOY ROY**, (Pan -ANCPR6732M, Aadhar No. 2747 5607 7839, Mob. No. 9433300339), son of Late Gopal Chandra Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 12/2A, Thakurtala Road, Barisha, Post Office - Barisha, Police Station - Haridevpur, Kolkata - 700008, District : South 24 Parganas, which was duly executed and registered on 18/05/2022 before the A.D.S.R. Behala recorded in Book No. 1, Being No. 7021 For the year 2022 to raise construction of a multistoried building consisting of several self contained flats, garage space, commercial space under some terms and conditions as mentioned in the said Development Agreement.

**AND WHEREAS** in terms of the said Development Agreement it has become necessary to nominate, constitute and appoint the said **(1) SRI MITHAI LAL CHOWDHURY**, (Pan - AEUPC5298Q, Aadhar No. 4891 4545 1700, Mob. No.

9830320798), son of Late Shrinath Chowdhury alias Pyarelal Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 339/16/6, Kalipada Mukherjee Road, Behala East Park, Police Station - Haridevpur, Post Office - Barisha, Kolkata - 700008, District : 24-Parganas (South), **(2) SRI RUPAK GANGULY**, (PAN - AHHPG3780D, Aadhar No. 2141 5053 4256, Mob. No. 9830331860), son of Late Dinesh Chandra Ganguly, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 15/52, Banamali Ghosal Lane, Post Office & Police Station - Behala, Kolkata - 700034, District : 24-Parganas (South), **(3) SRI SAMIR KUMAR BARAL**, (Pan - AFVPB1952Q, Aadhar No. 4961 7336 3378, Mob. No. 7059203053), son of Late Sudhir Ranjan Baral, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 28B, Bidhu Bhushan Sengupta Road, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034, **(4) SRI SUBHAS DEBNATH**, (Pan - AEXPD2856A, Aadhar No. 4556 0017 2378, Mob. No. 9433513288), son of Late Jogesh Chandra Debnath, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 583/N, Dr. A.K. Paul Road, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034 and **(5) SRI SANJOY ROY**, (Pan -ANCPR6732M, Aadhar No. 2747 5607 7839, Mob. No. 9433300339), son of Late Gopal Chandra Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 12/2A, Thakurtala Road, Barisha, Post Office - Barisha, Police Station - Haridevpur, Kolkata - 700008, District : South 24 Parganas, to be our lawful **ATTORNEYS** in respect of our property mentioned in the Schedule hereunder written and we do hereby authorize and empower our said **ATTORNEYS** for us and on our behalf to do execute and perform all or any acts, deeds and things hereinafter mentioned that is to say :-

1. To look after, manage develop and construct on our property 7 (Seven) Cottahs 8 (Eight) Chittak more or less together with 250 Square Feet Tiled shed structure standing thereon, lying and situated at Premises

No. 117, Chanditala Branch Road, (being Part of Old Premises No. 25, Chanditala Branch Road), Plot No. 11, Police Station - Behala, Kolkata - 700053 within the Kolkata Municipal Corporation under Ward No. 116 situated at Mouza Kasba, Touzi No. 35/411, R.S. No. 186, J.L. No. 11, appertaining to Khatian No. 325, Portion of R.S. Dag Nos. 172, District 24-Parganas (South), as may be necessary for the said Property and for any lawful purpose and to do all or any of the acts, deeds, matters and things as agreed by make and to sign, execute and register all papers and documents as the said **ATTORNEYS** shall at his discretion think proper.

2. To sign, execute, affirm and verify all letters, application, petitions and all other documents, papers and also to sign and submit building plans as may be necessary from time to time or required to be filed before the Kolkata Municipal Corporation and other appropriate Government Departments of Authorities in connection with the said Property and also to obtain sanctioned building plans from the Kolkata Municipal Corporation.
3. To defend or contest all or any suit, applications, revisions, appeals, criminal proceedings or other legal proceedings in any court of Law which may hereinafter be instituted against the Appointer by any reason or party concerning or relating to the said Property and to take appropriate steps and to do all necessary acts, deeds, matters and things as the **ATTORNEYS** shall at his discretion think proper.
4. To appear and to represent the Appointer in respect of the said Property before the Kolkata Municipal Corporation and/or any Departments and any court of Law and to take appropriate steps on behalf of the Appointer and to apply for and obtain necessary orders,

sanctions and/or, discretions and/or reliefs as the said **ATTORNEYS** shall think proper.

5. To appeal, review, applications, revisions, before the appellate authority or other appropriate authorities and the Court of Law against the decision of the Kolkata Municipal Corporation or any other authority or authorities in connection with the said property.
6. To appoint Architect/L.B.S., prepare building plan, sign and execute building plans, obtain or collect sanctioned building plan from the Kolkata Municipal Corporation at the costs of the **ATTORNEYS**.
7. To construct the building as per sanctioned building plan and according to the terms and conditions as mentioned in the said Agreement for Development at his costs and liabilities.
8. To apply for obtaining water, sewerage, electricity and other public utility service in or upon the said Property as the said **ATTORNEYS** shall think proper.
9. The **ATTORNEYS** shall have power to sign and execute any Agreement(s) for Sale with prospective Purchaser(s) in connection with sale of the Developer's Allocation in the said Property particularly described in the said Agreement for Development and also to take or to collect in his name or his Firm's name such amount as advance or earnest money or total consideration money and to issue valid receipts thereof.
10. The **ATTORNEYS** shall execute by signing on the deeds of Conveyance or assignments in respect of Developer's Allocation particularly

described in the said Agreement for Development and shall present the same before the appropriate, authority for registration and admit execution thereof and to receive or collect the consideration money in his name or his Firm's name and to issue valid receipts thereof on our behalf.

11. The sale proceeds/price of Developer' Allocation shall belong to the Developer only.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the above named **ATTORNEYS** acting as aforesaid shall lawfully do.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** plot of land measuring more or less 7 Cattahs 8 Chittak together with 250 Sqft. tile shed structure standing thereon lying and situated at K.M.C. premises No. 116D, Chanditala Banch Road, (Being part of old premises No. 25, Chanditala Branch Road), Plot No. 11, P.S. - Behala, P.O. - New Alipore, under K.M.C. Ward No. 116, Kolkata - 700053 situated at Mouza - Siriti, J.L. No. 11, Appartaining to Khatian No. 1041-45, C.S. Dag No. 172, District 24 Parganas South Assesse No. 41-116-05-05-428.

**ZONE :**

**ON THE NORTH** : House of Debojoti Das & Amarjoti Das

**ON THE SOUTH** : House of Malay Das

**ON THE EAST** : 16' wide Private Road

**ON THE WEST** : 18' K.M.C. Road

IN WITNESS WHEREOF the Parties hereunto set and subscribed their respective hands on this 19<sup>th</sup> day of May 2022.

**WITNESSES :**

1. Rupa Das  
S/o Late Joydeb Das  
25, Chanditala Branch rd  
Kolkata - 53

1. Chhande Das

2. Sondhya Mukherjee

**SIGNATURE OF THE OWNERS/PRINCIPALS**

2. Achintya Sarkar.  
S.O. Late B.N. Sarkar  
101/A/1, Rakhal ~~via~~ Anand Rd,  
Flat No. D-2  
K-17-27.

**S.S.M.S. CONSTRUCTION**

Mithai Lal Chowdhury  
(1) SRI MITHAI LAL CHOWDHURY

Rupak Ganguly  
(2) SRI RUPAK GANGULY

Samir Kumar Baral.  
(3) SRI SAMIR KUMAR BARAL

Subhas Debnath  
(4) SRI SUBHAS DEBNATH

Sanjoy Roy.  
(5) SRI SANJOY ROY

**ATTORNEYS / PARTNERS**

**SIGNATURE OF THE DEVELOPERS**

**Drafted by**

Ashis Kumar Basu  
ASHIS KUMAR BASU  
F/210/205/85  
Advocate  
Alipore Judges' Court  
Kolkata - 700027.





	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SMT CHHANDA DAS  
 Signature Chhanda Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name SMT SONDHYA MUKHERJEE  
 Signature Sondhya Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI MITHAI LAL CHOWDHURY  
 Signature Mithai Lal Chowdhury

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI RUPAK GANGULY  
 Signature Rupak Ganguly

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name. SRI SAMIR KUMAR BARAL  
 Signature. Samir Kumar Baral

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name. SRI SUBHAS DEBNATH  
 Signature. Subhas Debnath

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name. SRI SANTOY ROY  
 Signature. Santoy Roy

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....









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 16078001477738/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHHANDA DAS P 101, JADU COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Principal			<i>Chhanda Das</i> 19/5/22
2	Smt SONDHYA MUKHERJEE 86/C, JATIN DAS ROAD, City:- , P.O:- SARAT BOSE, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			<i>Sondhya Mukherjee</i> 19-5-22
3	Mr MITHAI LAL CHOWDHURY 339/16/6, KALIPADA MUKHERJEE ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008	Represent ative of Attorney [S S M S CONSTR UCTION ]			<i>Mithai Lal Chowdhury</i> 19/05/22

I. Signature of the Person(s) admilting the Execution at Prviate Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr RUPAK GANGULY 15/52, BANAMALI GHOSAL LANE, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Represent ative of Attorney [S S M S CONSTR UCTION ]			Rupak Ganguly. 19/05/22
5	Mr SAMIR KUMAR BARAL 28B, B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Represent ative of Attorney [S S M S CONSTR UCTION ]			Samir Kumar Baral. 19/5/22
6	Mr SUBHAS DEBNATH 583/N, DR A K PAUL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034	Represent ative of Attorney [S S M S CONSTR UCTION ]			Subhas Debnath 19/5/2022
7	Mr SANJOY ROY 12/2A, THAKURTALA ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Represent ative of Attorney [S S M S CONSTR UCTION ]			Sanjoy Roy 19/05/22

Sl No.	Name and Address of identifier	Identifler of	Photo	Finger Print	Signature with date
1	Mr RUPAK DAS Son of Late J DAS 25 CHANDITALA BR ROAD, City:- , P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700053	Smt CHHANDA DAS, Sm SONDHYA MUKHERJEE MITHAI LAL CHOWDHUF RUPAK GANGULY, Mr S/ KUMAR BARAL, Mr SUBI DEBNATH, Mr SANJOY F			Rupak Das 22.08.2022 19.5.2022

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



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001477738/2022	Office where deed will be registered
Query Date	19/05/2022 12:58:40 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A K BASU ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830150481, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 59,45,842/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
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]:- 160707021/2022	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Branch Road, , Premises No: 116D, , Ward No: 116 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 8 Chatak	1/-	58,78,342/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :				12.375Dec	1 /-	58,78,342 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	67,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	250 sq ft	1 /-	67,500 /-
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AS- 1 of 4

## Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt CHHANDA DAS Wife of Late DR ASIT RANJAN DASP 101, JADU COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt SONDHYA MUKHERJEE Wife of Mr SUKUMAR MUKHERJEE86/C, JATIN DAS ROAD, City:- , P.O:- SARAT BOSE, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx5Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

## Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	S S M S CONSTRUCTION 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: ADxxxxxx3L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

## Representative Details :

Sl No	Name & Address	Representative of
1	Mr MITHAI LAL CHOWDHURY Son of Late SHRINATH ALIAS PYARELAL CHOWDHURY339/16/6, KALIPADA MUKHERJEE ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8Q,Aadhaar No Not Provided	S S M S CONSTRUCTION (as PARTNER)
2	Mr RUPAK GANGULY Son of Late DINESH CHANDRA GANGULY15/52, BANAMALI GHOSAL LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0D,Aadhaar No Not Provided	S S M S CONSTRUCTION (as PARTNER)
3	Mr SAMIR KUMAR BARAL Son of Late SUDHIR RANJAN BARAL28B, B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided	S S M S CONSTRUCTION (as PARTNER)

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4	Mr SUBHAS DEBNATH Son of Late JOGESHA CHANDRA DEBNATH583/N, DR A K PAUL ROAD, City:- P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6A,Aadhaar No Not Provided	S S M S CONSTRUCTION (as PARTNER)
5	Mr SANJOY ROY Son of Late GOPAL CHANDRA ROY12/2A, THAKURTALA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2M,Aadhaar No Not Provided	S S M S CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name & address
Mr RUPAK DAS Son of Late J DAS 25 CHANDITALA BR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt CHHANDA DAS, Smt SONDHYA MUKHERJEE, Mr MITHAI LAL CHOWDHURY, Mr RUPAK GANGULY, Mr SAMIR KUMAR BARAL, Mr SUBHAS DEBNATH, Mr SANJOY ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-6.1875 Dec
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-6.1875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-125.00000000 Sq Ft
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-125.00000000 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 18-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 18-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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

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6. 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 fees are required to be paid at the concerned BLLRO office.