

09496/21

I-9537/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 610928

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27/10/21

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2220545/21

Content of the document is admitted to be correct, the signatories and the witnesses whose names are on the document are the signatories of the document.

Registrar
South 24 Parganas

27 OCT 2021

:-: GENERAL POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :-:

KNOW ALL MEN BY THESE PRESENCE THAT We,

1. **MANJU DAS**, PAN AFCPD0601B, Aadhaar No.3130 8108 1539, wife of Late Jyotirmoy Das, D/o. Late Sachindra Nath Moitra, by faith - Hindu, by profession - Housewife, by Nationality Indian, presently residing at 4/28 A, Chanditala Lane, Police Station - Regent Park, P.O. Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State:

DELTA & CO.

Subrata Sanyal

Proprietor

9714

08-10-2021

Send to: Manya Das & others.
4/28A, Chamsitala Lane,
KOL-40.

MD

[Signature]

Manran Das
Srini Vardar
Alipore Police Court
South 24 Pgs., KOL



District sub-Registrar

Alipore South 24 Pgs.

27 OCT 2021

Quoted as:
BUSINESS
RADHESHYAM DAS
VIVEKANANDA NAGAR
NARENDRA PUR
KOL-150.
PO+PS - SONARPUR

DELTA & CO

Promoter

- :: (2) :: -

West Bengal; **2. GAUTAM DAS**, PAN BLUPD2032B, Aadhaar No.2425 1454 5400, Son of Late Jyotirmoy Das, by faith - Hindu, by profession - Service, by Nationality Indian, presently residing at 4/28A, Chanditala Lane, Police Station - Regent Park, P.O. Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State: West Bengal; **3. BUDDHADEB DAS**, PAN AHFPD5563K, Aadhaar No.5718 2542 4475, Son of Late Nanigopal Das, by faith - Hindu, by occupation - Retired Person, by Nationality Indian, residing at 4/28A, Chanditala Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward No.097, Kolkata - 700 040, District: South 24 Parganas, State: West Bengal, do hereby state as follows :-

WHEREAS We are the absolute lawful owner of **ALL THAT** piece or parcel of land measuring 3 Cottahs 6 Chittacks 39 Square Feet be the same a little more or less together with old building measuring a total area 1000 sq. ft. (Ground Floor: 500 Sq. Ft. & First Floor: 500 Sq. Ft.) more or less with one tenant situate lying at and being Plot No.26 of the land development scheme or colony namely "Gokul Kunja Scheme", sub-Registration Office at Alipore in the District of 24 Parganas and according to settlement records of rights situate and lying in Pargana Khaspur Mouza Chandpur J.L. No.41 Touzi No.155. Khatian No.632 and comprised in and being parts of C.S. Plot Nos.1716, lying and situate at Premises No.4/28A, Chanditala Lane, Assessee No.210970300417, Ward No.097, Police Station -Regent Park , Post Office -Regent Park, Kolkata - 700 040 , District South 24 Parganas.

AND WHEREAS We have entered into a Development Agreement which is executed and registered on 27 / 10 / 2021, with **M/S. DELTA & CO.** a sole proprietor firm having office at 6, Chanditala Lane, P.O. Regent Park, Police Station- Jadaupur, KMC Ward 97, Kolkata -700040, District South 24 Parganas, State West Bengal represented by the sole proprietor **SRI SUBRATA SAMAJPATI** (PAN AJOPS2997P,

- :: (3) :: -

Aadhaar No. 7012 3444 4021, son of Late Sisir Ranjan Samajpati, by faith - Hindu, by occupation - Retired Person, by Nationality Indian, residing at 6, Chanditala Lane, P.O. Regent Park, Police Station- Jadavpur, KMC Ward 97, Kolkata -700040, District South 24 Parganas, State West Bengal, with certain terms and conditions, mentioned therein, and accordingly the said Joint-Venture Agreement, duly registered in the office of D.S.R.-II, at Alipore, recorded in Book No.I, Being No. 9525, for the year 2021 and the Executant hereto thus became entitled to the absolute sixteen annas owner of the schedule property and the Executant has been enjoying all rights, title and interest free from all sorts of encumbrances.

AND WHEREAS due to our personal difficulties and inconvenience and also not in a position to look after, manage, control, supervise, maintain our aforesaid property which has been mentioned and written in the Schedule below hence it has become expedient and necessary for us to appoint and engage an **ATTORNEY** in connection with the Schedule mentioned property, who will properly look after, manage, control, supervise and proper administer our such property on our behalf.

NOW ALL MEN BY THESE PRESENTS THAT We, the above named Executant herein hereby appoint, nominate and constitute **SRI SUBRATA SAMAJPATI** (PAN AJOPS2997P, Aadhaar No. 7012 3444 4021, son of Late Sisir Ranjan Samajpati, by faith - Hindu, by occupation - Retired Person, by Nationality Indian, residing at 6, Chanditala Lane, P.O. Regent Park, Police Station- Jadavpur, KMC Ward 97, Kolkata - 700040, District South 24 Parganas, State West Bengal, proprietor of **M/S. DELTA & CO.** a sole proprietor firm having office at 6, Chanditala

- :: (4) :: -

Lane, P.O. Regent Park, Police Station- Jadavpur, KMC Ward 97, Kolkata -700040, District South 24 Parganas, State West Bengal, as our true and lawful attorney to do the following acts, deeds, things and matter on our behalf in connection with the Schedule below "A" property, as described above i.e. interalia to say :-

- 1) To lookafter, manage and control, maintain and supervise the aforesaid schedule below "A" property as mentioned hereunder and hereinafter referred to as the said property on our behalf.
- 2) To represent us before all the office/ offices concerned and also before the Kolkata Municipal Corporation and to sign all papers, forms, applications and documents on our behalf for mutation of our name in respect of the relevant papers to the Kolkata Municipal Corporation and to appear in all hearing before the authorities of the Kolkata Municipal Corporation. for such mutation, dealing objections and/or appeals on our behalf against the excess valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalf and also to sign building plan or plans thereof.
- 3) To prepare and sign and/or submit proposed building plan or any revision plan or altered building plan by the said Attorney on our behalf in respect of our proposed plan upon the said property for residential purpose and others purposes and obtain such sanction plan thereof from the Kolkata Municipal

Corporation.

- 4) *To prepare and sign and/or submit the plan or any revision plan or altered building plan by the said Attorney on our behalf in respect of our said Premises.*
- 5) *To apply and sign for and obtain all necessary sanction clearance, in respect of the said Premises for us and on our behalf.*
- 6) *To appear for and represent us before any competent authority, tribunal authority, arbitrator or revenue, administration Civil and Criminal, Jurisdiction relating to any matters concerning the said property as mentioned and written in the Schedule below on our behalf.*
- 7) *To institute any case or defend any suit, proceedings, appeals, revision, injunction, caveat, proceedings, enquiry, claims etc. relating to the said property on our behalf.*
- 8) *To appoint and/or engage any legal practioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators and/or any Advocate or Advocates other person or persons and to sign, execute and deliver all vakalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on our behalf.*
- 9) *To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes on our*

- :: (6) :: -

behalf.

- 10) *To appear and sign to represent us before all the West Bengal Govt. Office or Offices concerned and / or central Govt. Office, Thika Tenancy Office or Offices and all other offices concerned for smooth management of our said property as stated and written in the Schedule hereunder on our behalf.*
- 11) *To apply and sign for and to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on 'account of the said property or any part thereof and similarly to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and of account of the said property as mentioned and written in the Schedule below.*
- 12) *To apply and sign for and obtain electricity, gas, water, sewerage/drainage or any other civil commotion/amenities, telephone and other utilities in the said property and/ or make alterations thereof and to close down or to disconnect the same on our behalf to the authority of C.E.S.C, K.M.C. as well as any competent authority.*
- 13) *To sign and execute or enter into an agreement for sale of the flats and spaces or spaces from Developer's Allocation upon receipt of the earnest money from the intending buyer or buyers all other deeds, instruments, assurances, which will be necessary and to enter into and/ or agree to such covenants and documents conditions as may be required for fully and effectually conveyance several properties upon the said premises*

on our behalf.

- 14) To execute and make any Deed of Conveyance or Conveyances, or other documents in respect of Developers' Allotments as well as any kind of Declaration, Deed of Lease, any type of Declaration to KMC, Deed of Gift or Splayed Corner in favour of KMC which may require, 1st Class Magistrate Affidavit and/or other documents for registration when to be executed by our said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned such as Additional Registrar of Assurance Kolkata, District Sub-Registrar-I, at Alipore, District Sub-Registrar-II, at Alipore, District Sub-Registrar-III, at Alipore, District Sub-Registrar-IV, at Alipore, District Sub-Registrar-V, at Alipore, A.D.S.R. at Alipore or like any such other registering office or offices concerned on our behalf, in our name, and to make and present any mutation of B.L. & L.R.O. as well as conversion of Classification in respect of the schedule landed property on behalf of us.
- 15) To construct a G+III storied building over the Schedule landed property at its costs, expenses and efforts in terms of the sanctioned building plan, to be sanctioned by the Kolkata Municipal Corporation on our behalf.
- 16) To obtain our signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/or in future for handing over the lawful physical possession of the Owners' allocation whenever necessary.

- :: (8) :: -

- 17) *To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Developer's Allocation on our behalf and to register the Deed of conveyance, Agreement For Sale on our behalf in favour of such intending purchaser or Purchasers, name or names and to received consideration money or advance money under allocation of the Developer's.*
- 18) *To book the unit/flat of the said proposed building under Developer's Allocation on our behalf and in that regard the attorney shall be entitled to enter into an agreement for sale in any manner whatsoever save and except of Owner's Allocation*
- 19) *To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's Allocation and also to hand over the same to such intending purchaser or purchasers on our behalf.*
20. *To execute, sign and make any Agreement For Sale, Deed of Conveyance or Conveyances in respect of the Developer's Allocation on our behalf, in favour of purchaser or purchasers for registration when to be executed by our said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned such as Additional Registrar of Assurance Kolkata, District Sub-Registrar-I, at Alipore, District Sub-Registrar-II, at Alipore, District Sub-Registrar-III, at Alipore, District Sub-Registrar-IV, at Alipore, District Sub-Registrar-V, at*

- :: (9) :: -

Alipore, A.D.S.R. at Alipore or like any such other registering office or offices concerned on our behalf, in our name and to received consideration money under allocation of the Developer's.

AND GENERALLY *to do all other acts, deeds, things and matters as may be necessary from time to time our said Attorney in his absolute discretion and sign, which he may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.*

AND *We do hereby agree and undertakes to ratify and confirm all such acts, deeds and things which our said Attorney shall lawfully do execute and caused to be done, performed by virtue of this General Power Attorney.*

::: THE SCHEDULE "A" ABOVE REFERRED TO :::

(Description of the Land)

ALL THAT *piece or parcel of land measuring 3 Cottahs 6 Chittacks 39 Square Feet be the same a little more or less together with old building measuring a total area 1000 sq. ft. (Ground Floor: 500 Sq. Ft. & First Floor: 500 Sq. Ft.) more or less with one tenant situate lying at and being Plot No.26 of the land development scheme or colony namely "Gokul Kunja Scheme", sub-Registration Office at Alipore in the District of 24 Parganas and according to settlement records of rights situate and lying in Pargana Khaspur Mouza Chandpur J.L. No.41 Touzi No.155. Khatian No.632 and comprised in and being parts of C.S. Plot Nos.1716, lying and situate at Premises No.4/28A, Chanditala Lane, Assessee No.210970300417, Ward No.097, Police Station -Regent Park , Post Office -Regent Park, Kolkata - 700 040 , District South 24 Parganas and the said land and premises is butted and bounded in the manner following :-*

- :: (10) :: -

On the North: By 6A, Chanditala Lane, Sch. Plot No.25,
On the East: By Premises No. 49, Chanditala Lane,
On the South: By Premises No. 4/7 Chanditala Lane, Sch. Plot No.27,
On the West: By 20 ft. wide Chanditala Lane.

-: THE SCHEDULE "B" ABOVE REFERRED TO :-

(Owner's Allocation)

The Owners will get 50% i.e. Ground Floor to Third Floor, back side of said proposed building (Ground + 3 storied) to be constructed as per the sanctioned building plan together with proportionate share of land underneath the new Building lying and situate at Premises No. 4/28A, Chanditala Lane, within K.M.C. Ward No. 097, Police Station -Regent Park, Post Office - Regent Park, Kolkata - 700 040, District South 24 Parganas, the particulars of such properties more fully described in the First Schedule hereunder written together with the undivided proportionate share in all common parts and portions area and facilities, civic amenities.

-: THE SCHEDULE "C" ABOVE REFERRED TO :-

(Developer Allocation)

The Developer will get remaining portion (except owner's allocation) i.e. 50% i.e. Ground Floor to Third Floor, front side of the new building (G+3 storied) to be constructed as per the sanctioned building plan to be obtained from The Kolkata Municipal Corporation with undivided proportionate share of land Premises No. 4/28A, Chanditala Lane-, within Ward No. 97, Police Station -Regent Park, P.O. Regent Park, Kolkata - 700 040, District South 24 Parganasr with the undivided proportionate share in all common parts and portions area and facilities, civic amenities.

- :: (11) :: -

IN WITNESS WHEREOF We, the Principals hereby subscribed
our signature this the 27th day of October, Two Thousand and Twenty
One (2021).

SIGNED, SEALED AND DELIVERED

In the Presence of :-

WITNESSES:

1. *Alipore*
VIVEKANANDA NAGAR
NARENDRA PUR
KOL-150

Kaunju Das

Gantam Das

Buddha Deb Das

2. *B. Mozumder*
Alipore Police Court
Room - 27

SIGNATURE OF THE PRINCIPALS

Subrata Samajpati

Subrata Samajpati
Proprietor of
Delta & Co.

Subrata Samajpati

SIGNATURE OF THE ATTORNEY

Drafted and type by me :

Bhaskar Mozumder
BHASKAR MOZUMDER
Advocate
Alipore Police Court
Kolkata - 700027.



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

Name.....

Signature..... *Manglu Das*



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

Name.....

Signature..... *Gautam Das*



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












Name.....

Signature..... *Buddha Deb Das*

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

Name.....

Signature.....

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

Name... SUBRATA SAMAPATI

Signature... Subrata Samapat

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

Name.....

Signature.....



Government of India



দুলাল দাস
DULAL DAS
পিতা : রতেশ্যাম দাস
Father : Radheshyam Das

জন্মতারিখ/DOB: 03/12/1984
পুরুষ / Male



8381 5976 7625

আধার - সাধারণ মানুষের অধিকার



অনন্যকারী পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: বিবেকানন্দ নগর
রাজপুর সোনারপুর, সোনারপুর
দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ

Address: vivekananda nagar,
Rajpur Sonarpur, Sonarpur,
South 24 Parganas, West
Bengal, 700150

8381 5976 7625

1947
1800 200 1447

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার
Government of India



মঞ্জু দাস
Manju Das
পিতা : সচীন্দ্র নাথ মৈত্র
Father : Sachindra Nath Moitra
জন্মতারিখ / DOB : 04/06/1961
মহিলা / Female



3130 8108 1539

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: ওয়াই/ও: জ্যোতির্ময় দাস, Address: W/O: Jyotirmoy Das,
4/28এ, চন্দীতলা লেন, রেজেন্ট পার্ক, 4/28A, CHANDITALA LANE,
কোলকাতা, রেজেন্ট পার্ক, পশ্চিম বঙ্গ, Regent Park, Kolkata, Regent
700040 Park, West Bengal, 700040

3130 8108 1539



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Manju Das



ভারত সরকার
Government of India



মঞ্জু দাস
Manju Das
পিতা : সচিন্দ্র নাথ মৈত্র
Father : Sachindra Nath Moitra
জন্মতারিখ / DOB : 04/06/1961
মহিলা / Female



3130 8108 1539

আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: ওয়াই/ও: জ্যোতির্ময় দাস, Address: W/O: Jyotirmoy Das,
4/28A, চন্দীতলা লেন, রিজেন্ট পার্ক, 4/28A, CHANDITALA LANE,
কোলকাতা, রিজেন্ট পার্ক, পশ্চিম বঙ্গ, Regent Park, Kolkata, Regent
700040 Park, West Bengal, 700040

3130 8108 1539



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help@uidai.gov.in



www.uidai.gov.in

Manju Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFCPD0601B

नाम/ Name
MANJU DAS



पिता का नाम/ Father's Name
SACHINDRA NATH MOITRA

जन्म की तारीख/ Date of Birth
04/06/1961

Manju Das
हस्ताक्षर/ Signature



05052018

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5^{थी} मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे-411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Manju Das



ভারত সরকার

Government of India



গৌতম দাস
Goutam Das
পিতা : জ্যোতির্ময় দাস
Father : Jyotirmay Das
জন্মতারিখ / DOB : 29/05/1985
পুরুষ / Male



2425 1454 5400

আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

Unique Identification Authority of India

ঠিকানা:

এস/ও: জ্যোতির্ময় দাস, 4/28এ,
চন্দীতলা লেন, রিজেন্ট পার্ক,
কোলকাতা, রিজেন্ট পার্ক, পশ্চিম
বঙ্গ, 700040

Address:

S/O: Jyotirmay Das, 4/28A,
CHANDITALA LANE, Regent
Park, Kolkata, Regent Park, West
Bengal, 700040

2425 1454 5400



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help@uidai.gov.in

www

www.uidai.gov.in

Goutam Das

आयकर विभाग
INCOME TAX DEPARTMENT

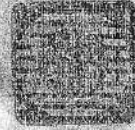


भारत सरकार
GOVT. OF INDIA

GAUTAM DAS
JYOTIRMOY DAS
29/05/1985

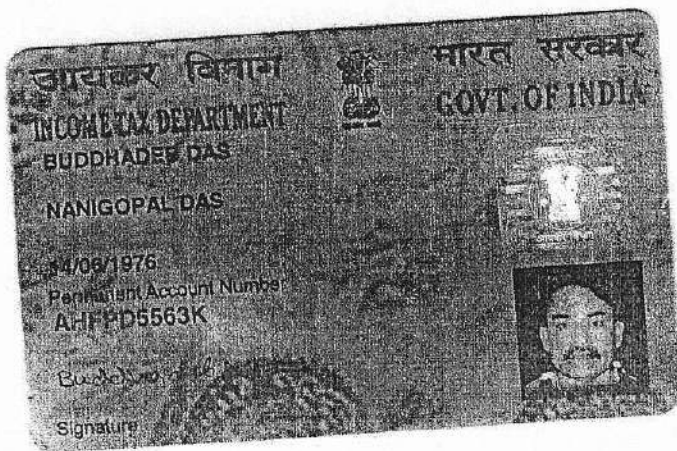
Permanent Account Number
BLUPD2032B


Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएं :
आयकर पैन सेवा यूनिट, य टी आई सी एस यू, एल,
प्लॉट नं: 3, सेक्टर 11, सी बी डी बेलपुर,
नवी मुंबई-400 614



Buddha Deb Das

9748648626



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1490/50117/00523

To
বুদ্ধদেব দাস
Buddhadeb Das
S/O: Nanigopal Das
4/28A CHANDITALA LANE
Regent Park
Regent Park
Circus Avenue Kolkata
West Bengal 700040
9748648626

16/10/2016
6718338



MD067163385FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5718 2542 4475

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

বুদ্ধদেব দাস
Buddhadeb Das
পিতা : ননীগোপাল দাস
Father : Nanigopal Das
জন্মতারিখ / DOB : 14/06/1967
পুরুষ / Male



5718 2542 4475

আমার আধার, আমার পরিচয়

Buddhadeb Das
9748648626



ভারত সরকার
Government of India



সুব্রত সমাজপতি
SUBRATA SAMAJPATI
পিতা : শিশির রঞ্জন সমাজপতি
Father : SISHIR RANJAN SAMAJPATI
জন্মতারিখ / DOB : 13/04/1974
পুরুষ / Male



7012 3444 4021

আধার - সাধারণ মানুষের অধিকার



আধার
সংস্থান:

4/7, চন্দীতলা লেন, রিজেন্ট
পার্ক, রিজেন্ট পার্ক, কোলকাতা,
রিজেন্ট পার্ক, পশ্চিম বঙ্গ,
700040

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
4/7, CHANDITALA LANE,
REJENT PARK, Regent Park,
Kolkata, Regent Park, West
Bengal, 700040

7012 3444 4021

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Subrata Samajpati

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJOPS2997P



नाम /NAME

SUBRATA SAMAJPATI

पिता का नाम /FATHER'S NAME

SISIR RANJAN SAMAJPATI

जन्म तिथि /DATE OF BIRTH

13-04-1974

हस्ताक्षर /SIGNATURE

Subrata Samajpati

Stahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Major Information of the Deed

No. / Year	I-1602-09537/2021	Date of Registration	27/10/2021
Entry Date	1602-8002220545/2021	Office where deed is registered	1602-8002220545/2021
Applicant Name, Address & Other Details	27/10/2021 12:04:33 PM BHASKAR MAZUMDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903936068, Status : Advocate		
Transaction	[0138] Safe, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209525/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction	Market Value	Rs. 49,59,715/-
		Registration Fee Paid	Rs. 39/- (Article:E, M(b),)

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Lane, , Premises No: 4/28A, , Ward No: 097 Pin Code : 700040

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	3 Katha 6 Chatak 39 Sq Ft	1/-	41,04,715/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.6581Dec	1 /-	41,04,715 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	8,55,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	8,55,000 /-	

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Manju Das Wife of Late Jyotirmoy Das Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office	 27/10/2021	 LTI 27/10/2021	 27/10/2021

4/28A, Chanditala Lane, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx1B, Aadhaar No: 31xxxxxxxx1539, Status :Individual, Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office

Name	Photo	Finger Print	Signature
2 Mr Gautam Das Son of Late Jyotirmoy Das Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office	 27/10/2021	 LTI 27/10/2021	 27/10/2021

4/28A, Chanditala Lane, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLxxxxxx2B, Aadhaar No: 24xxxxxxxx5400, Status :Individual, Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office

Name	Photo	Finger Print	Signature
3 Mr Buddhadeb Das Son of Late Nonigopal Das Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office	 27/10/2021	 LTI 27/10/2021	 27/10/2021




GOUTAM DAS, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AHxxxxxx3K, Aadhaar No: 57xxxxxxxx4475, Status :Individual, Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Delta & Co. 6, Chanditala Lane, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AJxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Presentative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr Subrata Samajpati (Presentant) Son of Late Sisir Ranjan Samajpati Date of Execution - 27/10/2021, , Admitted by: Self, Date of Admission: 27/10/2021, Place of Admission of Execution: Office			
		Oct 27 2021 1:06PM	LTI 27/10/2021	27/10/2021
6, Chanditala Lane, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7P, Aadhaar No: 70xxxxxxxx4021 Status : Representative, Representative of : Delta & Co. (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DULAL DAS Son of Mr REDHESHYAM DAS VIVEKANANDA NAGAR NARENDRAPUR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150			
	27/10/2021	27/10/2021	27/10/2021
Identifier Of Smt Manju Das, Mr Gautam Das, Mr Buddhadeb Das, Mr Subrata Samajpati			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Das	Delta & Co.-1.88604 Dec
2	Mr Gautam Das	Delta & Co.-1.88604 Dec
3	Mr Buddhadeb Das	Delta & Co.-1.88604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Das	Delta & Co.-333.33333300 Sq Ft
2	Mr Gautam Das	Delta & Co.-333.33333300 Sq Ft
3	Mr Buddhadeb Das	Delta & Co.-333.33333300 Sq Ft

0-2021

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.E. Registration Rules,1962)

Presented for registration at 12:29 hrs on 27-10-2021, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr Subrata Samajpati .

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 49,59,715/-

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

Execution is admitted on 27/10/2021 by 1. Smt Manju Das, Wife of Late Jyotirmoy Das, 4/28A, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mr Gautam Das, Son of Late Jyotirmoy Das, 4/28A, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 3. Mr Buddhadeb Das, Son of Late Nonigopal Das, GOUTAM DAS, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person

Indetified by Mr DULAL DAS, , , Son of Mr REDHESHYAM DAS, VIVEKANANDA NAGAR NARENDRAPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 27-10-2021 by Mr Subrata Samajpati, Proprietor, Delta & Co., 6, Chanditala Lane, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr DULAL DAS, , , Son of Mr REDHESHYAM DAS, VIVEKANANDA NAGAR NARENDRAPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 610928, Amount: Rs.100/-, Date of Purchase: 08/10/2021, Vendor name: Samiiran Das



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 409253 to 409281

being No 160209537 for the year 2021.



S-a

Digitally signed by Samar kumar
pramanick
Date: 2021.11.09 11:43:09 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/09 11:43:09 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)