

01566/2022

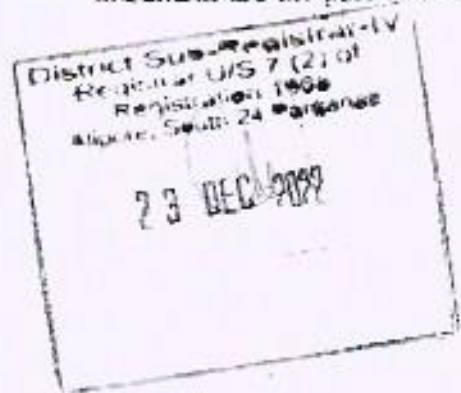
Z-15937



पश्चिम बंगाल WEST BENGAL

Certified copy of the instrument as submitted to Registrar. The signature sheet and the counter sheets attached with the instrument are the part of this document.

2022
2022
2022



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, (1) MRS. RATNABALI CHAKRAVARTI, widow of Late Kumar Kumar Chakravarti and daughter of Birendra Sanjay Datta Roy, having P/No. 13 BR/1787F and Assular No. 2892

Subrata Bose
 Jagannath Halder
 Subrata Bose, Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Ratnabali Chakravarti, Avijit Chakravarty
 Sanjay Sengupta, Bhaswati Dasgupta

Subrata Bose, Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Ratnabali Chakravarti, Avijit Chakravarty
 Sanjay Sengupta, Bhaswati Dasgupta

86050

NUBRATA DHAR
 Address _____
 Date _____
 SOLD TO _____
 OF _____
 AS _____
 JAYDEEP CHATTERJEE
 16, INDIA EXPORT PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO 151RS20

23 NOV 2022

23 NOV 2022



Subl Dhor,
 70, Lat B. Dhor
 404 Nagar
 Kol-95

District Sub-Registrar's
 Registrar (175/2/2) of
 Registration 1916
 Alipore, South 24 Parganas
 23 DEC 2022

Jagannath Halder
 Subrata Bose, Jagannath Halder
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 as constituted attorney of
 Ratnaboli Chakravarti, Avijit Chakravarty
 Sanjay Sengupta, Bhaswati Dasgupta

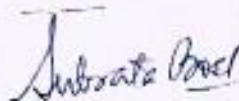
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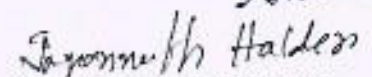
7389. (2) **MR. AVIJIT CHAKRABORTY**, son of Late Prodyut Kumar Chakraborty, having PAN - AEZPC61161 and Aadhaar No. 8120 8035 5891, both residing at 17/7 Selimpur Road, Dhakuria, Kolkata - 700031, (3) **MR. SANJAY SENGUPTA**, son of Late Tushar Kanti Sengupta, having PAN - AWOPS2297K and Aadhaar No. 2853 0943 1402 residing at 12/7, Selimpur Road, Dhakuria, Kolkata, West Bengal, Pin Code -700031 AND (4) **MRS. BHASWATI DASGUPTA**, wife of Debasish Dasgupta and daughter of Late Tushar Kanti Sengupta, having PAN - AJPPD6668K and Aadhaar No.3453 4333 9551, resident of 29/21, Kendua Main Road, Rajpur, Sonarpur (M), Garia, South 24 Parganas, West Bengal Pin Code -700084, hereinafter called and referred to as the Principal of this Power of Attorney, do hereby jointly and severally nominate, constitute and appoint (1) **Sri Subrata Bose** (PAN AHRPB1107D), son of Late Subhas Chandra Bose, by faith Hindu, by occupation -Business and residing at 64B, Tanupukur Road, P.O. - Dhakuria, P.S. -Garia, Kolkata -700031, and (2) **Sri Jagonnath Halder**, (PAN ABIPH8699H), son of Shiboram Halder, by faith Hindu, by occupation - Business, and residing at 15R, Telipara Lane, P.O. - Dhakuria, P.S. - Garia, Kolkata -700031 both are the partners of M/S. **AAMAR BARI** having it's registered office at 64B, Tanupukur Road, P.O. - Dhakuria, P.S. - Garia, Kolkata - 700031, through this Power of Attorney to be our true and lawful attorneys and to do the following acts, deeds, matters, things, and execute the one or all of the following -

WHEREAS

1. That We are the recorded Owners of the piece and parcel of Bastu land measuring about 2 (Two) Cottahs 11 (Eleven) Chittaks 12 (Twelve) Sq. ft. more or less together with (Two) storied building standing thereon lying and situate at Premises No. 12/7 Selimpur Road, (presently numbered and known as Premises No. 12/7A, Selimpur Road), Dhakuria, Kolkata, West Bengal, Pin Code No. - 700031 within the limits of the Kolkata Municipal Corporation Ward No. 092, having Assessee No. 21-092-24-0039-8, District South 24 Parganas, (hereinafter referred to as the "said property / premises")
2. Due to our personal inconvenience and engagement in our professional and other commitments, We are not in a position to manage, supervise, look after and administer the said property / premises more fully described in the "SCHEDULE" hereunder written and We think it will be fit to appoint, constitute and nominate the above named **SRI SUBRATA BOSE** and **SRI JAGONNATH HALDER** as our true and lawful constituted attorneys to do or execute all or any of the following acts, deeds, or things stated below:-

It is pertinent to mention here in that We the owners / principals entered into an development agreement and registered the same on this day i.e. on **13.12.2022**, in the office of DSR IV at Alipore which is recorded in Book No. 1 being No. **15220** for the year 2022.




Subrata Bose, Jagonnath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Ratnabali Chakravarti, Avijit Chakraborty
Sanjay Sengupta, Bhaswati Dasgupta

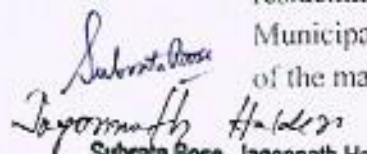


District Sub-Regional IV
Registrar US 7 (2) 87
Regional Office 1
Ave. 10, Suite 24 Bldg 1000
23 DEC 1987

...of AMAR BARI
...attorney of
...Ajit Choudhary
...District

Now by virtue of this Power of Attorney, our said nominated and lawful Attorneys shall do or execute all or any of the following acts, deeds or things in our names and on our behalf, viz

1. To defend, look after, manage and / or maintain the said property / premises described in the schedule here in below mentioned from time to time as they think fit and proper and do supervise all the matters and affairs relating thereto in such manner as our Attorneys may at their absolute discretion think fit and proper.
2. To sign, submit and carry on necessary correspondences with all concerned authorities: KMDA, and other bodies including the Government of West Bengal, B.L & L.R.O, the Kolkata Municipal Corporation, Survey Department, KIT and all its departments and other concerned authorities for amalgamation, mutation and assessment with respect to the said property / premises.
3. To do any act for management and maintenance of our said premises / property with the consent and approval of the Kolkata Municipal Corporation or other concerned Government or local authorities.
4. To deposit, sign, present, submit all declarations, affidavits, applications, drawings, plans and revised plans for obtaining sanction and pay fees to the Government of West Bengal, the Kolkata Municipal Corporation, office of the B.L & L.R.O, soil testing, land survey, police station, U.L.C, KIT, KMDA, WBSEB / CESC (electricity department), fire brigade, any registering authority and other concerned authorities as may be necessary for mutation, amalgamation, approval, management and / or maintenance of the said premises / property with proper KMC water supply, electric meter, sewerage connection from the sewerage department of K.M.C. and drainage connection from the drainage department of K.M.C., post transformer installation, deep tube well installation.
5. To sign, draw, execute, deposit and submit on our behalf all papers, statements, applications, plan/s, revised plans, permissions, fees etc. as applicable in our name and on our behalf before the Kolkata Municipal Corporation and all other concerned department for obtaining approval of the residential building plan/permit for our said premises/ property as may be required along with the right to receive advance money from any prospective buyer with regard to sell of the prospective flats subject to receipt of sanction from K.M.C. and other authorities.
6. To do all other necessary acts, deeds, matters and things with respect of the said residential premises / property for us, including to represent us before the Kolkata Municipal Corporation and in its all departments and other concerned authorities for any of the matters mentioned herein relating to the said premises / property.


Subrata Bose, Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Ratnabali Chakravarti, Avijit Chakraborty
Sanjay Sengupta, Bhaswati Dasgupta



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act 1908
Bangalore 560002
73 DEC 2000

Subra Bose, Jagannath Halli
Partner of KAMAR BARI
as constituted attorney of
Ramesh Chandra Aji Choudhary
Gajay Sengupta, Binnur Road

7. To appoint pleaders, solicitors, advocates or attorneys or lawyers to appear and act in any Court of Law or other offices of any state or local Authority and to appear and represent us in any Court (civil, criminal, original, and appellate revisional jurisdiction) before the settlement officer, revenue office, junior land reforms officer, income tax, wealth tax and other authorities and to sign, verify, present or file any presents, written statements, applications or judgement and to deposit or withdraw money or documents in any form, any Court or other authorities and generally to act in any suit, proceedings or matters in which we or either of us may be interested or concerned in connection with the said premises/ property.
8. To appear, execute, sign and present any agreement/s for sale and to submit its respective executions and to do all acts, deeds, conveyances things which the said attorneys shall consider necessary to deliver all such documents, papers, letters, or any other papers in connection with the transfer of the peaceful and vacant possession of the flats to be constructed on the proposed G+III storied building to any prospective buyer and to receive any money with regard to the sale of the flats, of the proposed G+III storied apartment to be constructed on the piece and parcel of Bastu land measuring about 2 (Two) Cottahs 11 (Eleven) Chittaks 12 (Twelve) Sq. ft. more or less together with 2 (Two) storied building standing there on lying and situate at premises No. 12/7A Selimpur Road (presently numbered and known as premises No. 12/7A Selimpur Road, Dhakuria, Kolkata, West Bengal, Pincode - 700031, within the limits of the Kolkata Municipal Corporation, Ward No. 092, District South 24 Parganas subject to the approval of the sanctioned plan from the Kolkata Municipal Corporation.
9. To execute, appear, sign and present any deed of sale, declaration/s, I.G.R, agreement mortgage, lease, gift, transfer, deed of conveyance/s before all the Registering Authority in West Bengal for registration and to submit its respective executions and acknowledge receipt of the advance and / or total consideration money thereto to be paid by the purchaser/s on our behalf before the District Sub-Registrar/s, Additional District Sub-Registrar, Alipore 24 Parganas (South) or the Registrar of assurances Calcutta or any other registering office/s having authority for and to have the said Deed of Sale, Declaration/s, Agreements, Mortgage, Lease, Gift, Transfer, Conveyance/s, Registered and to do or admit execution of all acts, Deeds, Things which the said Attorneys shall consider necessary on our behalf for the purpose of selling, conveying, transferring our said premises/ property or any part or portion thereof to the intending purchaser/s fully and effectually.
10. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters are necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as We can in our person do.

Subrata Bose
Jagannath Halder
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 as constituted attorney of
 Rainabali Chakravarti, Avijit Chakravarty
 Sanjay Sengupta, Bhawanali Dasgupta

11. **TO DO ALL ACTS, DEEDS, MATTERS AND THINGS** which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to laws and customs of India and particularly of the State of West Bengal.
12. **WE HERE BY DECLARE** that this Power of Attorney is given in favour of the said Attorneys on our free will and accordingly they will be entitled to exercise the Powers conferred upon them which will be lawful only.
13. **AND** We agree to ratify and confirm whatsoever the said Attorneys shall do in the property / premises by virtue of these presents lawfully.
14. This Power of Attorney shall be irrevocable and We here by agree to ratify whatever is done or caused to be done by the said Attorneys on our behalf by virtue of this power hereby given.
15. This Power of Attorney is not issued for any monetary consideration and is only intended to enable the Attorneys to do all acts specified herein.
16. We do hereby confirm and declare that no consideration has been given or provided to the said Attorneys for acting as our Lawfully Attorneys as stated herein.

SCHEDULE REFERRED TO ABOVE

(Description of the said Property / Premises)

17. **ALL THAT** the piece and parcel of Bastu land measuring about 2 (Two) Cottahs 11 (Eleven) Chittaks 12 (Twelve) Sq. ft. more or less together with 2 (Two) storied building standing there on lying and situate at premises No. 12/7, Selimpur Road (presently numbered and known as premises No. 12/7A Selimpur Road), Dhakuria, Kolkata, West Bengal, Pincode - 700031, within the limits of the Kolkata Municipal Corporation, Ward No. 092, having Assessee No. 21-092-24-0039-8, District South 24 Parganas under the jurisdiction of ADSR, DSR, Alipore South 24 Parganas, along with all the easement rights, passages, amenities, civic services, right to ingress and egress thereon and not butted and bounded as follows -

Butted and Bounded by:-

- | | |
|-------------------------|---------------------------------------|
| • ON THE NORTH : | By K.M.C. 20' feet wide Road; |
| • ON THE SOUTH : | By Premises No. 12/7B, Selimpur Road; |
| • ON THE EAST : | By K.M.C. 18' feet wide Road; |
| • ON THE WEST : | By Premises No. 12/1, Selimpur Road; |

Subrata Bose
Jagannath Halder
 Subrata Bose, Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Ratnabati Chakravarti, Avijit Chakraborty
 Sanjay Sengupta, Bhaswati Dasgupta

IN WITNESS WHEREOF, We, (1) Mrs. Ratnabali Chakravarti, (2) Mr. Avijit Chakraborty, (3) Mr. Sanjay Sengupta and (4) Mrs. Bhaswati Dasgupta have hereunto set and subscribed our hands on this 23rd day of December, 2022.

SIGNED AND DELIVERED by the within named.

1. Mrs. Ratnabali Chakravarti
2. Mr. Avijit Chakraborty

3. Mr. Sanjay Sengupta
4. Mrs. Bhaswati Dasgupta

(Signature of the Principals)

In the Presence of.....

Witness:

1. Kahl Dhor
2. Joy Nagor. Kol-75
2. Bhaswati Dasgupta -
29/28 K. M. ROAD
KOLKATA 700024

Drafted as per instructions and identified by me—

Subrata Bose
Adv
1-17/12/23

M/S AAMAR BARI

Subrata Bose

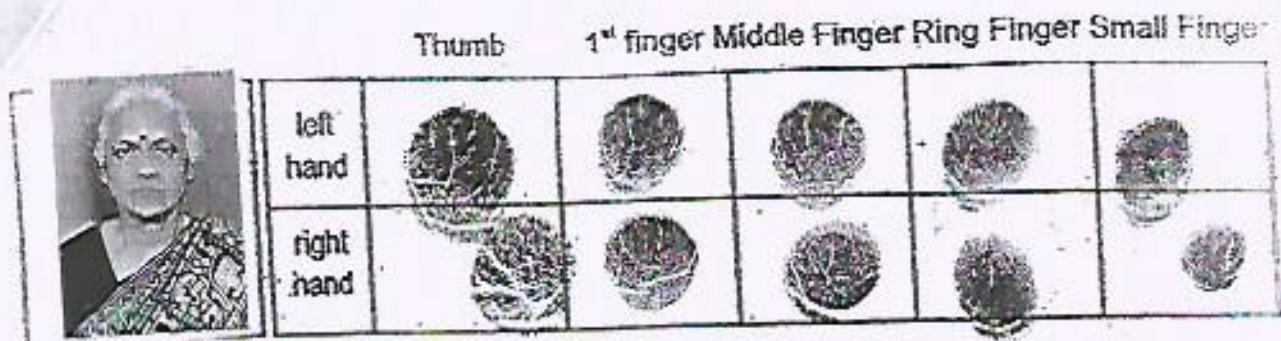
1. Sri Subrata Bose

2. Sri Jagannath Halder

Partners

(Signature of the Attorney Holders)

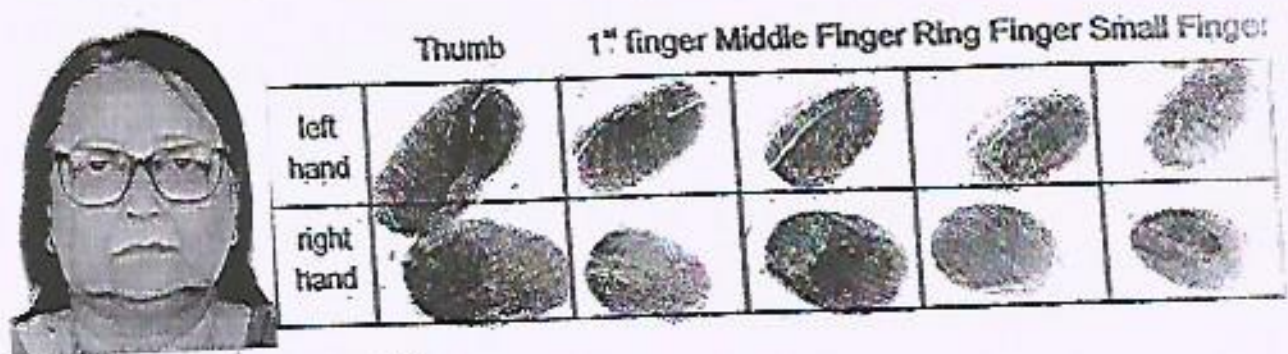
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as constituted attorney of
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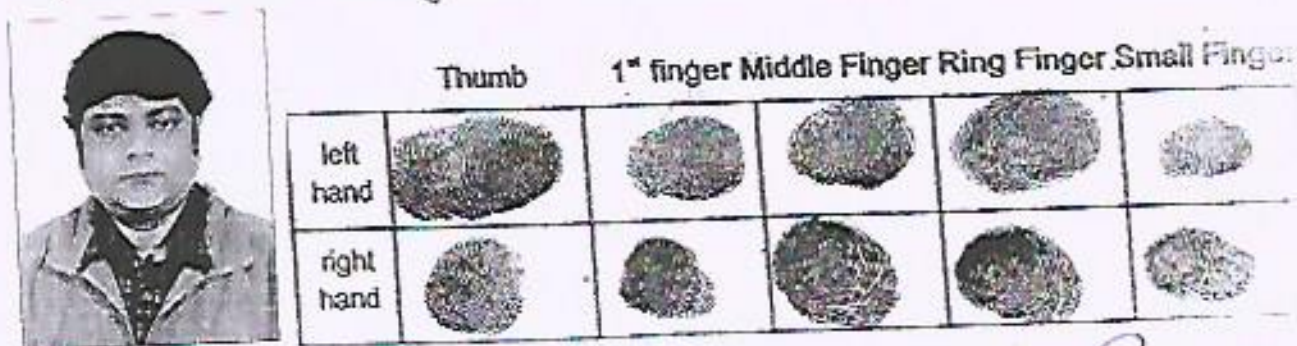
Name
 Signature Ratnabati Chakravarti



Name
 Signature A. Chakravarti



Name
 Signature Bhaswati Dasgupta



Name
 Signature Sanjay Sengupta

Subanta Bose
 Jagannath Halder
 Subrata Bose, Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Ratnabati Chakravarti, Avijit Chakravarty
 Sanjay Sengupta, Bhaswati Dasgupta



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

Name

Signature *Subrata Bose*



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

Name

Signature *Jagannath Halder*

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

Name

Signature

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

Name

Signature

Subrata Bose
Jagannath Halder
Subrata Bose, Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Ratnabali Chakravarti, Avijit Chakravarty
Sanjay Sengupta, Bhaswati Dasgupta



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

| | | |
|---|---|--|
| Query No / Year | 8003621363/2022 | Office where deed will be registered |
| Query Date | 23/12/2022 11:27:40 AM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | RAHUL DHAR Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Advocate | |
| Transaction | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | |
| Set Forth value | Market Value | |
| Rs. 2/- | Rs. 73,28,251/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 50/- (Article:48(g)) | Rs. 39/- (Article:E, M(b).) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160415220/2022 | |

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, , Premises No: 12/7A, , Ward No: 092 Pin Code : 700031

| 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 | 2 Katha 11 Chatak 12 Sq Ft | 1/- | 73,01,251/- | Width of Approach Road: 20 Ft. , Project Name |
| Grand Total : | | | | 4.4619Dec | 1/- | 73,01,251/- | |

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 | | | | | |
| Total : | | 100 sq ft | 1/- | 27,000/- | |

Principal Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|---|------------|--|
| 1 | Mrs RATNABALI CHAKRAVARTI Wife of Late Kamal Kumar Chakravarti 12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: axxxxxx7f,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 2 | Mr Avijit Chakraborty Son of Late Prodyut Kumar Chakraborty 12/7 Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: axxxxxx6l,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 3 | Mr Sanjay Sengupta Son of Late Tushar Kanti Sengupta 12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: axxxxxx7k,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 4 | Mr Bhaswati Dasgupta Wife of Mr Debasish Dasgupta 29/21 Kendua Main Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: axxxxxx8k,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 | MS Aamar Bari 64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.: abxxxxxx4b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| Sl No | Name & Address | Representative of |
|-------|---|----------------------------|
| 1 | Shri Subrata Bose Son of Late Subhas Chandra Bose 64B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: ahxxxxxx7d,Aadhaar No Not Provided | MS Aamar Bari (as PARTNER) |

Subrata Bose
Jagannath Halder

Subrata Bose, Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Ratnabali Chakravarti, Avijit Chakraborty
Sanjay Sengupta, Bhaswati Dasgupta

AS- 2 of 4

| | | |
|---|--|----------------------------|
| 2 | Shri Jagannath Halder Son of Shri Shiboram Halder 15R Telipara Lane, City:- , P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: abxxxxxx9h,Aadhaar No Not Provided | MS Aamar Bari (as PARTNER) |
|---|--|----------------------------|

Identifier Details :

| Name & address |
|--|
| Mr RAHUL DHAR Son of Late R DHAR AJAY NAGAR, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs RATNABALI CHAKRAVARTI, Mr Avijit Chakraborty, Mr Sanjay Sengupta, Mr Bhaswati Dasgupta, Shri Subrata Bose, Shri Jagannath Halder |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------------|---------------------------|
| 1 | Mrs RATNABALI CHAKRAVARTI | MS Aamar Bari-1.11547 Dec |
| 2 | Mr Avijit Chakraborty | MS Aamar Bari-1.11547 Dec |
| 3 | Mr Sanjay Sengupta | MS Aamar Bari-1.11547 Dec |
| 4 | Mr Bhaswati Dasgupta | MS Aamar Bari-1.11547 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------------|---------------------------------|
| 1 | Mrs RATNABALI CHAKRAVARTI | MS Aamar Bari-25.00000000 Sq Ft |
| 2 | Mr Avijit Chakraborty | MS Aamar Bari-25.00000000 Sq Ft |
| 3 | Mr Sanjay Sengupta | MS Aamar Bari-25.00000000 Sq Ft |
| 4 | Mr Bhaswati Dasgupta | MS Aamar Bari-25.00000000 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 22-01-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 22-01-2023)
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.

Subrata Bose
Jagannath Halder
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as constituted attorney of
Ratnabali Chakravarti, Avijit Chakraborty
Sanjay Sengupta, Bhaswati Dasgupta

AS- 3 of 4

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.

Major Information of the Deed

| | | | |
|---|--|--|-------------------|
| Dood No : | I-1604-15237/2022 | Date of Registration | 23/12/2022 |
| Query No / Year | 1604-8003621363/2022 | Office where deed is registered | |
| Query Date | 23/12/2022 11:27:40 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | RAHUL DHAR Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 73,28,251/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 39/- (Article:E, M(b).) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160415220/2022 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, , Premises No: 12/7A, , Ward No: 092 Pin Code : 700031



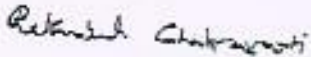


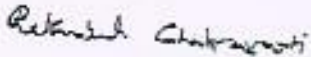


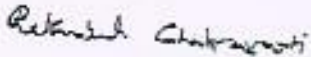











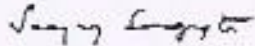


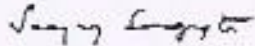


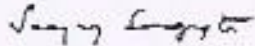
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | 2 Katha 11 Chatak 12 Sq Ft | 1/- | 73,01,251/- | Width of Approach Road: 20 Ft., , Project Name : |
| Grand Total : | | | | 4.4619Dec | 1 /- | 73,01,251 /- | |

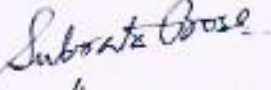
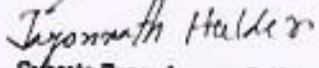
Structure Details :



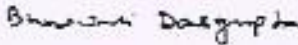
| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 1/- | 27,000/- | Structure 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 | | | | | |
| Total : | | 100 sq ft | 1 /- | 27,000 /- | |


 Subrata Bose, Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Ratnabali Chakravarti, Avijit Chakraborty
 Sanjay Sengupta, Bhawanali Dasgupta

Principal Details :

| Sl No | Name, Address, Photo, Finger print and Signature | | | | | | | | |
|--|---|--|---|--------------|-----------|--|---|--|---|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs RATNABALI CHAKRAVARTI Wife of Late Kamal Kumar Chakravarti Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office </td> <td>  23/12/2022 </td> <td>  LTI 23/12/2022 </td> <td>  23/12/2022 </td> </tr> </tbody> </table> <p>12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: anxxxxxx7f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p> | Name | Photo | Finger Print | Signature | Mrs RATNABALI CHAKRAVARTI Wife of Late Kamal Kumar Chakravarti Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office |  23/12/2022 |  LTI 23/12/2022 |  23/12/2022 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Mrs RATNABALI CHAKRAVARTI Wife of Late Kamal Kumar Chakravarti Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office |  23/12/2022 |  LTI 23/12/2022 |  23/12/2022 | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Avijit Chakraborty Son of Late Prodyut Kumar Chakraborty Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office </td> <td>  23/12/2022 </td> <td>  LTI 23/12/2022 </td> <td>  23/12/2022 </td> </tr> </tbody> </table> <p>12/7 Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aexxxxxx6l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p> | Name | Photo | Finger Print | Signature | Mr Avijit Chakraborty Son of Late Prodyut Kumar Chakraborty Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office |  23/12/2022 |  LTI 23/12/2022 |  23/12/2022 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Mr Avijit Chakraborty Son of Late Prodyut Kumar Chakraborty Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office |  23/12/2022 |  LTI 23/12/2022 |  23/12/2022 | | | | | | |
| 3 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sanjay Sengupta Son of Late Tushar Kanti Sengupta Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office </td> <td>  23/12/2022 </td> <td>  LTI 23/12/2022 </td> <td>  23/12/2022 </td> </tr> </tbody> </table> <p>12/7 Selimpur Road Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: awxxxxxx7k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p> | Name | Photo | Finger Print | Signature | Mr Sanjay Sengupta Son of Late Tushar Kanti Sengupta Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office |  23/12/2022 |  LTI 23/12/2022 |  23/12/2022 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Mr Sanjay Sengupta Son of Late Tushar Kanti Sengupta Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office |  23/12/2022 |  LTI 23/12/2022 |  23/12/2022 | | | | | | |



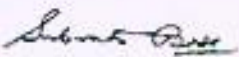


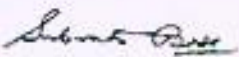


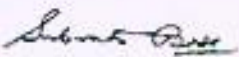


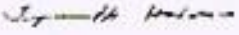


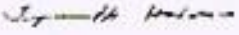


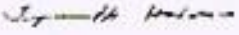


 Subrata Bose, Jagannath Halder
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 as constituted attorney of
 Ratnabali Chakravarti, Avijit Chakraborty
 Sanjay Sengupta, Shreegati Dasgupta

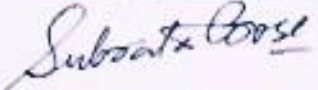
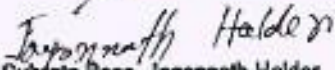
| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Mr Bhaswati Dasgupta Wife of Mr Debasish Dasgupta Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office |  23/12/2022 |  LTI 23/12/2022 |  23/12/2022 |
| 29/21 Kendua Main Road, City:- , P.O:- Garla, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx8k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | MS Aamar Bari 64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: abxxxxxx4b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|---|---|--|---|--------------|-----------|---|--|--|---|---|--|--|--|
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| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Shri Subrata Bose (Presentant) Son of Late Subhas Chandra Bose Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office |  Dec 23 2022 12:47PM |  LTI 23/12/2022 |  23/12/2022 | | | | | | | | | | |
| 64B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No... ahxxxxxx7d,Aadhaar No Not Provided Status : Representative, Representative of : MS Aamar Bari (as PARTNER) | | | | | | | | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Jagonnath Halder Son of Shri Shiboram Halder Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 23 2022 12:47PM </td> <td>  LTI 23/12/2022 </td> <td>  23/12/2022 </td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Shri Jagonnath Halder Son of Shri Shiboram Halder Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office |  Dec 23 2022 12:47PM |  LTI 23/12/2022 |  23/12/2022 | | | | |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Shri Jagonnath Halder Son of Shri Shiboram Halder Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office |  Dec 23 2022 12:47PM |  LTI 23/12/2022 |  23/12/2022 | | | | | | | | | | |



 Subrata Bose, Jagonnath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of

15R Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: abxxxxx9h, Aadhaar No Not Provided Status : Representative, Representative of : MS Aamar Bari (as PARTNER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr RAHUL DHAR Son of Late R DHAR AJAY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bongal, India, PIN:- 700075 |  |  |  |
| | 23/12/2022 | 23/12/2022 | 23/12/2022 |

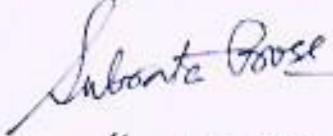
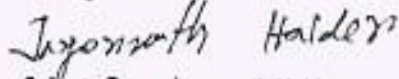
Identifier Of Mrs RATNABALI CHAKRAVARTI, Mr Avijit Chakraborty, Mr Sanjay Sengupta, Mr Bhaswati Dasgupta, Shri Subrata Bose, Shri Jagonnath Halder

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------|---------------------------|
| 1 | Mrs RATNABALI CHAKRAVARTI | MS Aamar Bari-1.11547 Dec |
| 2 | Mr Avijit Chakraborty | MS Aamar Bari-1.11547 Dec |
| 3 | Mr Sanjay Sengupta | MS Aamar Bari-1.11547 Dec |
| 4 | Mr Bhaswati Dasgupta | MS Aamar Bari-1.11547 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------|---------------------------------|
| 1 | Mrs RATNABALI CHAKRAVARTI | MS Aamar Bari-25.00000000 Sq Ft |
| 2 | Mr Avijit Chakraborty | MS Aamar Bari-25.00000000 Sq Ft |
| 3 | Mr Sanjay Sengupta | MS Aamar Bari-25.00000000 Sq Ft |
| 4 | Mr Bhaswati Dasgupta | MS Aamar Bari-25.00000000 Sq Ft |



Subrata Bose, Jagonnath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Ratnabali Chakravarti, Avijit Chakraborty
Sanjay Sengupta, Bhaswati Dasgupta

Endorsement For Deed Number : I - 160415237 / 2022

On 23-12-2022

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

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

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

Presented for registration at 12:07 hrs on 23-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Subrata Bose .

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 73,28,251/-

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

Execution is admitted on 23/12/2022 by 1. Mrs RATNABALI CHAKRAVARTI, Wife of Late Kamal Kumar Chakravarti, 12/7 Selimpur Road Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2. Mr Avijit Chakraborty, Son of Late Prodyut Kumar Chakraborty, 12/7 Selimpur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 3. Mr Sanjay Sengupta, Son of Late Tushar Kanti Sengupta, 12/7 Selimpur Road Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 4. Mr Bhaswati Dasgupta, Mr Debasish Dasgupta, 29/21 Kendua Main Road, P.O: Garia, Thana Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 23-12-2022 by Shri Subrata Bose, PARTNER, MS Aamar Bari, 64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 23-12-2022 by Shri Jagonnath Halder, PARTNER, MS Aamar Bari, 64 B Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

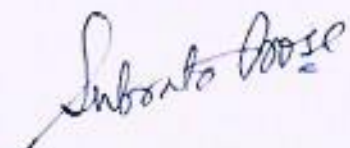
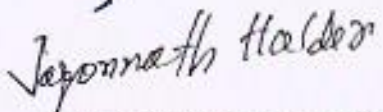
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 86050, Amount: Rs.100.00/-, Date of Purchase: 23/12/2022, Vendor name: Jaydeep Chatterjee



Subrata Bose, Jagonnath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Ratnabali Chakravarti, Avijit Chakraborty
Sanjay Sengupta, Bhaswati Dasgupta



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Tinkee 20 (Subpart 2)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 451542 to 451558
being No 160415237 for the year 2022.

From 11.11.2022
Undertaking



Digitally signed by ANUPAM HALDER
Date: 2022.12.29 13:20:13 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/12/29 01:20:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

Subrata Bose
Jagannath Halder
Subrata Bose, Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Ratnabali Chakravarti, Avijit Chakraborty
Sanjay Sengupta, Bhaswati Dasgupta

(This document is digitally signed.)