

2406/2020

I-2118/2020



পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

AD 761873

7.8.2020
 13:55hr.
 80809/6454/2020

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

Addl. Dist Sub-Registrar
 Alipore, South 24 Parganas

7 AUG 2020

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

2307/8/18-1

27 Date 03-08-2020
Paid to Jony Gandy
of B/6 Congress paper
Rupees 100 Chandran v/o

Sankaran Das
Stamp Vendor
Alipore Police Court
South 24 Prgs., Kvt.

AD 261873



ADDI. DIST. SUB-REGISTRAR
ALIPORE
- 7 AUG 2020
South 24 Parganas
Kolkata - 700027

Chandan Roy
Shankar Mitra Wanda Roy
Alipore Police Court
Kolkata

KNOW ALL MEN BY THESE PRESENTS, that We (1) **SRI GOUTAM MUKHERJEE**, (PAN : CVCPM0305B) (Aadhaar : 373306195499) son of Late Ramapada Mukherjee, by faith-Hindu, by occupation-Retired Person, residing at Anandapally, Purba Putiary, P.O. Bansdroni, P.S. Regent Park, Kolkata-700070 and (2) **SRI SHYAMAL MUKHERJEE**, (PAN : FYRPM3029M) (Aadhaar : 976190094508) son of Late Ramapada Mukherjee, by faith-Hindu, by occupation-Retired Person, residing at B/28, Niranjana Pally, P.O. Bansdroni, P.S.- Regent Park, Kolkata-700070, hereinafter called and referred to as the "**LAND OWNERS**" do hereby **SEND GREETINGS** :

WHEREAS on and after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal, India from time to time due to force of circumstances beyond their control such like one Rama Pada Mukherjee and his wife Sheela @ Shila Mukherjee a long with their family came to the territory of West Bengal India and resided with a plot being No.802 (P) at Mouza-Bansdroni, J.L.No.45, in being is LOP No. 248, P.S. former Tollygunge then Regent Park, Dist. 24-parganas, West Bengal.

AND WHEREAS at that time the Government of West Bengal through its Governor offered all such reasonable facilities to such displaced persons being as bona fide Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people along with the sala Rama Pada Mukherjee and Sheela @ Shila Mukherjee along with their family members were occupied by circumstances to the aforesaid vacant land in the Urban Areas for homestead purposes.

AND WHEREAS as at that time the said Rama Pada Mukherjee and said Sheela Mukherjee alias Shila Mukherjee jointly being as were one of such persons who had come to use and occupy a piece of land in connection with the land area of 2 cottah 3 Chittaks 0 sq.ft.more or less being LOP No.248, in C.S. Plot No.802(P), Mouza- Bansdroni, J.L.No.45, then P.S. Tollygunge now Regent Park, S.R.O.Alipur, then Dist. 24-Parganas, West Bengal. As the paid land fully mentioned, written and described in the SCHEDULE A hereunder written.

AND WHEREAS during livelihood of the aforesaid plot of the land in connection with the said R.R. Department being the bonafide Refugees by the way Rama Pada Mukherjee and said Smt. Sheela alias Shila Mukherjee along with their family members were residing thereon.

AND WHEREAS the said Ramapada Mukherjee had died, leaving behind him surviving wife said Smt. Shila @ Sheela Mukherjee along with sons and daughters being his family members, said Ramapada Mukherjee had died on 15/08/1985.

AND WHEREAS thereafter on and after death of the said Ramapada Mukherjee, the said Smt. Shila @ Sheela Mukherjee was her family members consisting of herself and her daughters & sons, as her total family.

AND WHEREAS one unmarried daughter Bula Mukherjee alias Kakali Mukherjee during married had died in the year 1989.

AND WHEREAS on enjoyment, occupation and possession of the such landed property of the R.R. Department land, the said landed property mutated and recorded in the name of the said Ramapada Mukherjee in being the then Calcutta Municipal Corporation its **Premises No.23, Niranjan Pally, 'B' Block, Ward No. 113, Assessee No. 311131700238** now also the Kolkata Municipal Corporation in the name of the said Rama Pada Mukherjee.

AND WHEREAS on and after death of the said husband and unmarried daughter, the said Smt. Shila @ Sheela Mukherjee was her family members consisting of herself and three sons namely- **GOUTAM MUKHERJEE SHYAMAL MUKHERJEE and DEBABRATA MUKHERJEE**. i.e. in total 4 (four) persons living with the said plot of land with the stated K.M.C. Premises.

AND WHEREAS thereafter the aforesaid plot of land area 2 cottah 3 chittak 0 sq.ft. more or less being L.O.P.No. 248, C.S. Plot No. 802 (P), Mouza- Bansdrani, J.L. No, 45, P.S. Regent Park under the K.M.C. Ward No. 113, being which known as the

K.M.C. prenises No. 23, Niranjana Pally, 'B' Block, Assessee No. 311131700238, P.S.Regent Park, Kolkata-700070, A.D.S.R.O. Alipur, Dist. South 24-parganas and the guide Governor of the State of West Bengal, through a Deed of Gift, with the office of the ADD. DIST. REGISTRAR, Alipur and get recorded in its Book No.1, Volume No.15, Pages from 229 to 232, Being No. 1733 for the year 1990, allotted the said plot of land to and unto in favour name of the said Smt. Sheela Mukherjee alias Shila Mukherjee free from encumbrances.

AND WHEREAS the said **Smt. Shila @ Sheela Mukherjee** also had died intestate on 13/07/2009, leaving behind her surviving three sons namely- **GOUTAM MUKHERJEE, SHYAMAL MUKHERJEE & DEEABARATA MUKHERJEE** (Bachelor son), being the only 3 (three) legal heirs and/or successors and there was no other legal heir and/or successor.

AND WHEREAS as on and after death of the said Smt. Shila @ Sheela Mukherjee, the within named 3(three) sons seized and possessed of or otherwise well and sufficiently entitled to

such plot of land in connection with the aforesaid K.M.C. Premises.

AND WHEREAS the said Bachelor son- DEBABRATA MUKHERJEE (son of Late Ramapada Mukherjee & SMT. SHILA @ SHEELA MUKHERJEE) also had died intestate on 31/08/2019, leaving behind him surviving the alive two brothers namely **SRI GOUTAM MUKHERJEE & SHYAMAL MUKHERJEE** i.e. only 2(two) legal heirs and/or successors and there is no other legal heir and/or successor in connection with the said plot of land with the stated K.M.C. Premises.

AND WHEREAS as thus as on time to time aforesaid circumstances, on and after death of the said Ramapada Mukherjee, Bula @ Kakali Mukherjee, Smt. Shila Sheela Mukherjee & Debabrata Mukherjee i.e. in total 4(four) persons, i.e. father, unmarried daughter, mother and bachelor brother, the within named **SRI GOUTAM MUKHERJEE AND SRI SHAMAL MUKHERJEE** herein presently 2(two) legal heirs and/or successors become joint owners, compilers and possessors of the said plot of land area **2 Cottahs 3 chittak 0**

sq. ft. less being L.O.P. No. 248, C.S. Dag No./Plot No. 802(P), Mouza- Bansdrani, P.S. then Tollygunge now P.S. Regent Park, under the K.M.C. **Ward No.113, Premises No.23, Niranjani Pally, "B" Block, Assessee No. 31-113-17-0023-8**, within P.S. Regent Park, which known as Mailing Address - B/28, Niranjani Pally, Kolkata- 700070 under the A.D.S.R. Alipur, Dist. South 24-Parganas, hereinafter called and referred to the said **PROPERTY** fully written and also described with the **SCHEDULE A** hereunder written which is absolutely good, clear, fair marketable title and also free from all sorts of encumbrances.

AND WHEREAS that the present Owners namely **SRI GOUTAM MUKHERJEE** and **SRI SHYAMAL MUKHERJEE**, are jointly desirous to develop the said premises by constructing a **G + III** (Ground plus Three) storied residential building thereon through a Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation and the said Owners have decided to construct a building containing several independent flats on the said premises but due to capacity of fund and lack of infrastructure the said Owners approached the

Developer to construct such building after demolishing the existing structure standing thereon and all material collected by the Developer thereon on the said land at the costs and expenses of the Developer or out of the funds to be procured by the Developer from the intending buyer or others on certain terms and conditions.

AND WHEREAS relating on the aforesaid representation of the Owners herein, the Developer agreed to develop all that piece and parcel of Bastu land measuring more or less **2 Cottahs 3 Chittak 0 Sq.Ft.** more or less along with decayed old one storied building, comprised in L.O.P. No. 248, C.S. Dag No./Plot No. 802(P), Mouza- Bansdrani, P.S. then Tollygunge now P.S. Regent Park, under the K.M.C. **Ward No.113, premises No. 23, Niranjani Pally, "B" Block, Assessee No. 31-113-17-0023-8,** within P.S. Regent Park, which known as Mailing Address - B/28, Niranjani Pally, Kolkata- 700070, Dist. South 24-Parganas, on terms of conditions as contained mention therein.

AND WHEREAS relating on the aforesaid representation of the Owners herein the Developer agreed to develop and have

entered into an Development Agreement dated 07/08/20 day of June, 2020 with the **M/S. SWASTIK ENTERPRISE & CONSTRUCTION**, a Sole Proprietorship Firm, having its office at A/28, Niranjana Pally, P.O. Bansdroni, P.S. Regent Park, Kolkata - 700070, represented by its Sole Proprietor **SRI JONY GANGULY**, (PAN - AOYPG8134P) (Aadhaar : 277832575821), son of Late Rajkumar Ganguly, residing at B/6, Bansdroni Niranjana Pally, P.O. Bansdroni, P.S.- Regent Park, Kolkata-700070, hereinafter called and referred to as the "**DEVELOPER**" for construction of a multistoried Building on or upon the said land described in the **SCHEDULE** hereunder written with some terms and conditions therein, Owner's Allocation and Developer's Allocation clearly mention therein, which was executed and registered on 7th day of August, 2020 in the office of A.D.S.R. at Alipore and recorded therein **Being Deed No. ...02112...**, for the year 2020.

AND WHEREAS in pursuance of the said Development Agreement dated 07/08/20 day of August 2020, we **SRI GOUTAM MUKHERJEE** and **SRI SHYAMAL MUKHERJEE**, do hereby and hereunder nominate, constituted, authorized empower and

Shyamal Mukherjee

appoint the **M/S. SWASTIK ENTERPRISE & CONSTRUCTION,**
a Sole Proprietorship Firm, having its office at A/28, Niranjana
Pally, P.O. Banskroni, P.S. Regent Park, Kolkata - 700070,
represented by its Sole Proprietor **SRI JONY GANGULY,** (PAN -
AOYPG8134P) (Aadhaar : 277832575821), son of Late Rajkumar
Ganguly, residing at B/6, Banskroni Niranjana Pally, P.O.
Banskroni, P.S.- Regent Park, Kolkata-700070, as our true and
lawful Attorney for our in our names and on our behalf to do the
following acts, deeds, matters and things and to exercise the
following acts, deeds, matters and powers for any such acts
deeds and things relating to all that piece and parcel of Bastu
land measuring more or less **2 Cottahs 3 Chittak 0 Sq.Ft.** more
or less along with decayed old one storied building, lying and
situated at and being L.O.P. No. 248, C.S. Dag No./Plot No.
802(P), Mouza- Banskroni, P.S. then Tollygunge now P.S. Regent
Park, under the K.M.C. **Ward No.113, premises No. 23,**
Niranjana Pally, "B" Block, Assessee No. 31-113-17-0023-8,
within P.S. Regent Park, which known as Mailing Address -
B/28, Niranjana Pally, Kolkata- 700070, Dist. South 24-
Parganas, which is more fully and particularly described in the
below Schedule property.

1. To construct thereon the proposed Building according to the Building Plan to be sanctioned by the Kolkata Municipal Corporation and in doing so to appoint Contractor/Contractors and/or Architects and/or Laborers at its own cost and to have easy access of such Contractors/ Architects/Laborers etc. to the site.
2. To store and keep the Building materials in the portion of the premises according to the best advantage for smooth running of the construction works.
3. To park cars, lorries, carts and carriages etc. for the purpose of loading and unloading all building materials at any suitable site of the premises.
4. To enter, re-enter and to have access to ingress and egress for all his agents, workers, carpenters, mistries, plumbers and others at all materials times in connection with the construction of the building at the site of premises as aforesaid.
5. To put on or engage guards and/or watchman and ward to keep durians / security guards and/ or caretakers and others for looking after and/ or guarding the building materials and/ or valuable articles kept at the site of the

said premises and/ or protect the valuable goods, things, articles as stored in the property from causing any mischief by way of theft or illegal lifting away.

6. To open site office and to carry on all works at the said site office pertaining to construction of the said building.
7. To do the publicity in any form they like, at the site of construction or in other media for the purpose of securing prospective buyers intended purchasers of the flat(s) from the Developer's allocation and to allow the said buyer(s) and his agents to see and to inspect at all reasonable times inside and outside of land and building while in course of construction and thereafter till completion of sale of all the from the Developer's allocated flats.
8. To raise funds and collect money(s) if necessary from the prospective buyers of the flat(s) from the Developer's allocation, and to use and utilize wholly the funds so raised for the purpose of construction of the building. The said Constituted Attorney will further' be at liberty to execute any Agreement as may be required for selling and/ or disposing of the flat/flats from the Developer's allocation, against collection of funds from the prospective buyers as

earnest money / part payment of consideration money and will allow them in possession in the proposed Building flat(s), if ready for habitable and complete in all aspects at that time or times at their will.

9. To make sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent etc. required by law in connection with management of the property or properties mentioned in the Schedule below.
10. To appear for and represent me before the Board of Revenue, Collector, any District Magistrate, Sub-Divisional Officer, any Judge, Munsiff, Settlement Offices, and on all Government Offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.
11. To appear for and represent me in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court, in any Registration Offices and to sign, execute, verify and file complaints, written statements and petitions permissions for all purposes and also to present

appeals in any Court and to accept services of all summons notices and any process of law.

12. To put their signature on the building plan for obtaining sanction from the Kolkata Municipal Corporation and for that to appear before the Kolkata Municipal Corporation or to any Competent Authority and execute the plan and to submit the same in our names and in our favour and to do all formalities to submit the plan or for obtaining sanction of the plan for modification and/ or alterations of plan renew and sign execute any Declaration, Affidavit, Boundary Declaration, Gift Deed (Municipality) and to present for Registration to admit execution to any Registration Authority and to have the said documents and/or sign, execute ~~any Gift Deed (KMC)~~, any Affidavit, Boundary Declaration which includes Gifts to KMC and to present for Registration to admit for execution to any Registration Authority and to have the said documents registered and/or for whatsoever necessary before the Kolkata Municipal Corporation or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority for which to execute and sign all

Shyamal Kumar

papers, documents, Affidavit, whatsoever necessary in our name and in our favors to negotiate in our names and to do whatsoever necessary for the same in our name or on our behalf as we could do personally by ourselves and to appear and to apply for or process for obtaining sanctions, permissions, clearances and service connection before the appropriate authorities including the Kolkata Municipal Corporation (including the departments of Sanitary, Water, Survey, etc.) and to sign on our behalf all the necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time and to appear before any Commissioners of any Division on our behalf and to apply for modification and/ or alterations and/or extended approved / sanctioned Plan and to pay the fees and to take delivery of the same and take such other order or permission from the necessary authorities including the Kolkata Municipal Corporation which he think deem fit and proper.

13. To appear, sign and to apply for or process for obtaining sanction, permissions, clearances and service connection

before the appropriate authorities including the Kolkata Municipal Corporation (including the departments of sanitary, water, survey, etc.) Kolkata Improvement Trust, K.M.D.A., Fire Bridged, Housing Board of West Bengal and any local and all Government Offices and to sign on our behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.

14. To appear, sign and execute application for water, new electric connection, common meter and cable connection from W.B.S.E.D.C.L and any other documents or papers for New Electric Metter connection before the W.B.S.E.D.C.L and any authorities sign on our behalf.
15. To engage, constitute and appoint any Advocate or Advocates, Vakil, Pleader, Revenue Agent or any other practitioner or conduct all sorts of cases, appeals, revision and other matters or affairs and to take and defend all sorts of legal proceedings, suit, claims, demand etc. arising in course of or in relation to the aforesaid matters. To evict all trespassers and other unauthorized occupiers

and he have the right to evict the Tenants, Licensees, through Court of Law and/or negotiate with them in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common uses and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property. To apply to courts and offices for inspection and for copies of documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation. To accept service of summons if any, notices or writ issued by any court of law or offices against me and to give evidence etc. on our behalf in courts and places as may be required by law relating to the said property. We do here by ratify and confirm and agree to all times to ratify and confirm all and whatsoever our Attorney shall do or cause to be done in the land by virtue of these presents on our behalf.

16. To receive from the intending purchaser or purchasers for selling of the **Developer's Allocated** portion in whole or in part, any earnest money and/or advance or advances from the purchaser or purchasers and also the balance of

purchase money and to give valid receipt and discharges for the same. Upon such receipt as aforesaid individual to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances of any part or whole of the Developer's Allocated portion in favour of such purchaser or purchasers or their nominee or nominees or assignee or assignees.

17. To execute and present any such Deed or Deeds of Sale, Conveyance or Conveyances or other document or documents for Registration, to admit execution and receipt of consideration before the Additional District Sub-Registrar, District Registrar or Registrar of Assurances having authority for and to have the said Conveyance or Conveyances Registered and to do all other acts, deeds and things which the said Attorneys shall consider necessary for transferring and/or conveying the Developer's allocated portion in full or part of the said Developer's allocated portion to the said intending purchaser or purchasers as full and effectually in all respect as we could do the same ourselves.

IN WITNESS WHEREOF we the executants have put our respective signatures on the day, month and year first above written. 7.08.2020.

WITNESSES:

1. Chanda K. Sengupta
Alipore Police Court
Kolkata

Goutam Mukherjee
Shyamal Mukherjee

2. Binoy Adhikary
A/44 Miranjan
Pally
Kolkata-70

SIGNATURE OF THE EXECUTANTS.

Accepted by me

SWASTIK ENTERPRISES CORPORATION
Jony Ganguly

SIGNATURE OF THE ATTORNEY.

Drafted by :

Amitabha Ray

Advocate
Alipore Police Court,
Kolkata-700027

Printed by :

S. M. S.

Alipore Police Court,
Kolkata-700027

Thumb 1st finger middle finger ring finger small finger

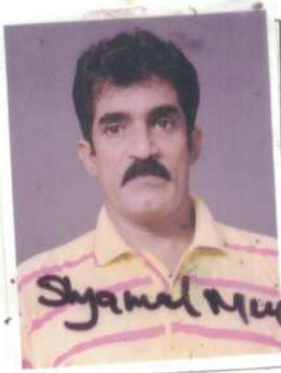












Left Hand					
Right Hand					

Name

Signature Gautam Mulkhijee

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name

Signature Shyamal Mulkhijee

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name

Signature Jony Gonsulley

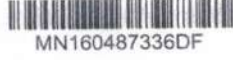


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19757/06653

To
চন্দন কুমার দে
Chandan Kumar Dey
155 SARATPALLY
Bansdroni
Bansdroni South Twenty Four Parganas
West Bengal 700070

16048733



MN160487336DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8707 0371 1096

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



চন্দন কুমার দে
Chandan Kumar Dey
পিতা : নিত্যানন্দ দে
Father : NITYANANDA DEY
জন্ম সাল / Year of Birth : 1964
পুরুষ / Male



8707 0371 1096

আধার - সাধারণ মানুষের অধিকার

Chandan Kr



भारत सरकार
GOVERNMENT OF INDIA



Jony Ganguly

DOB: 20/10/1982
MALE



2778 3257 5821

MEERA AADHAAR, MERI PEHCHAN

Jony Ganguly.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Raj Kumar Ganguly, B/6,
CONGRESS NAGAR, BASDRONI, Kolkata,
South 24 Parganas,
West Bengal - 700070



1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



শ্যামল মুখার্জী
Shyamal Mukherjee
পিতা : রমা পদ মুখার্জী
Father : RAMA PADA MUKHERJEE
জন্ম সাল / Year of Birth : 1972
পুরুষ / Male



9761 9009 4508

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
বি/২৮, নিরঞ্জন পল্লী, বাঁশড্রোনি,
বাঁশড্রোনি, দঃ ২৪ পরগনা,
পশ্চিমবঙ্গ, 700070

Address:
B/28, NIRANJAN PALLY,
BANSDRONI, Bansdroni,
Bansdroni, South Twenty
Four Parganas, West
Bengal, 700070

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P.O. Box No.1947,
Bengaluru-560 001

Shyamal Mukherjee



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19822/22283

To
গৌতম মুখার্জী
GOUTAM MUKHERJEE
ANANDAPALLI
PURBA PUTIARI Purba Putiary S.O
Purba Putiary Kolkata
West Bengal 700093

16056025



MN160560257DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3733 0619 5499

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



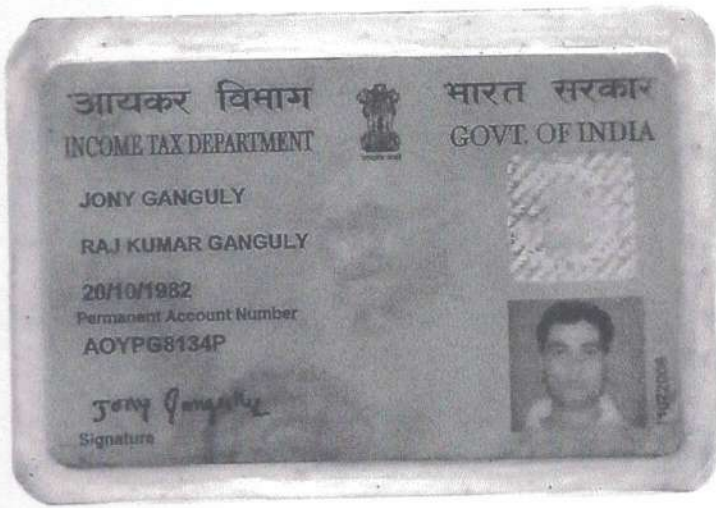
গৌতম মুখার্জী
GOUTAM MUKHERJEE
পিতা : রমাপদ মুখার্জী
Father : RAMAPADA MUKHERJEE
জন্ম সাল / Year of Birth : 1959
পুরুষ / Male

3733 0619 5499

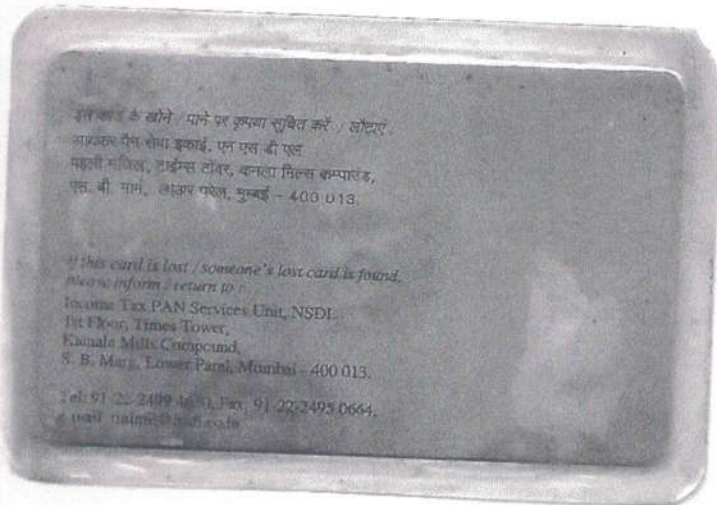


আধার - সাধারণ মানুষের অধিকার

Goutam Mukherjee



Jony Ganguly



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FYRPM3029M



नाम / Name
SHYAMAL MUKHERJEE

पिता का नाम / Father's Name
RAMA PADA MUKHERJEE

जन्म की तारीख
Date of Birth
17/09/1972

Shyamal Mukherjee
हस्ताक्षर / Signature

03022020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/जाँटें:
आयकर पैन सेवा इकाई, एन एस डी एल
चीफ़ी मॉडल, 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
4th 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



Shyamal Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOUTAM MUKHERJEE
RAMAPADA MUKHERJEE

02/09/1959
Permanent Account Number

CVCPM0305B

Goutam Mukherjee
Signature



17082015

Goutam Mukherjee

Major Information of the Deed

Deed No :	I-1605-02118/2020	Date of Registration	07/08/2020
Query No / Year	1605-8000916454/2020	Office where deed is registered	
Query Date	07/08/2020 1:18:58 PM	1605-8000916454/2020	
Applicant Name, Address & Other Details	CHANDAN KR DEY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831083468, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 22,47,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160502112/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






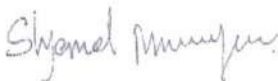
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjana Pally Block-B, Premises No: 23, Ward No: 113 Pin Code : 700070

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 3 Chatak	1/-	21,87,501/-	Width of Approach Road: 16 Ft., Project Name :
Grand Total :				3.6094Dec	1 /-	21,87,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Goutam Mukherjee Son of Late Ramapada Mukherjee Executed by: Self, Date of Execution: 07/08/2020 , Admitted by: Self, Date of Admission: 07/08/2020 ,Place : Office	 07/08/2020	 LTI 07/08/2020	 07/08/2020
Anandapally, Purba Putiary, P.O:- Bansdroni, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CVCPM0305B, Aadhaar No: 37xxxxxxxx5499, Status :Individual, Executed by: Self, Date of Execution: 07/08/2020 , Admitted by: Self, Date of Admission: 07/08/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Shyamal Mukherjee (Presentant) Son of Late Ramapada Mukherjee Executed by: Self, Date of Execution: 07/08/2020 , Admitted by: Self, Date of Admission: 07/08/2020 ,Place : Office	 07/08/2020	 LTI 07/08/2020	 07/08/2020
B/28, Niranjan Pally, P.O:- Bansdroni, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: FYRPM3029M, Aadhaar No: 97xxxxxxxx4508, Status :Individual, Executed by: Self, Date of Execution: 07/08/2020 , Admitted by: Self, Date of Admission: 07/08/2020 ,Place : Office				



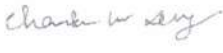
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Swastik Enterprise And Construction A/28, Niranjan Pally, P.O:- Bansdroni, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: AOYPG8134P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jony Ganguly Son of Late Rajkumar Ganguly Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office	 Aug 7 2020 2:36PM	 LTI 07/08/2020	 07/08/2020
B/6, Bansdrani Niranjana Pally, P.O:- Bansdrani, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOYPG8134P, Aadhaar No: 27xxxxxxx5821 Status : Representative, Representative of : Swastik Enterprise And Construction (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANDAN KR DEY Son of Late NITYANANDA DEY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
	07/08/2020	07/08/2020	07/08/2020
Identifier Of Mr Goutam Mukherjee, Mr Shyamal Mukherjee, Mr Jony Ganguly			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Goutam Mukherjee	Swastik Enterprise And Construction-1.80469 Dec
2	Mr Shyamal Mukherjee	Swastik Enterprise And Construction-1.80469 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Goutam Mukherjee	Swastik Enterprise And Construction-100.00000000 Sq Ft
2	Mr Shyamal Mukherjee	Swastik Enterprise And Construction-100.00000000 Sq Ft

On 07-08-2020

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 13:55 hrs on 07-08-2020, at the Office of the A.D.S.R. ALIPORE by Mr Shyamal Mukherjee , one of the Executants.

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 22,47,501/-

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

Execution is admitted on 07/08/2020 by 1. Mr Goutam Mukherjee, Son of Late Ramapada Mukherjee, Anandapally, Purba Putiary, P.O: Bansdroni, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. Mr Shyamal Mukherjee, Son of Late Ramapada Mukherjee, B/28, Niranjani Pally, P.O: Bansdroni, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person

Indetified by Mr CHANDAN KR DEY, , , Son of Late NITYANANDA DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 07-08-2020 by Mr Jony Ganguly, PROPRIETOR, Swastik Enterprise And Construction (Sole Proprietorship), A/28, Niranjani Pally, P.O:- Bansdroni, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Mr CHANDAN KR DEY, , , Son of Late NITYANANDA DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

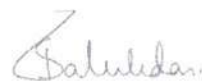
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 23, Amount: Rs.100/-, Date of Purchase: 03/08/2020, Vendor name: Samiran Das



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 79257 to 79291

being No 160502118 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2020.08.07 15:08:35 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/08/07 03:08:35 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)