

27624

27 APR 2023

No..... Rs.50/- Date.....

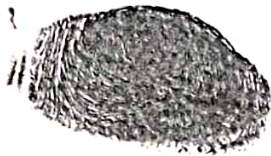
Name : P.R. Chatterjee (Adv)

Address : Alipore Police Court

Vendor : Kal-70027
Alipore Collectorate 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kal

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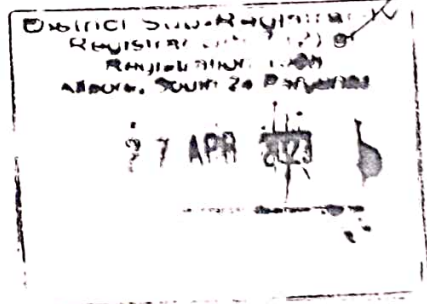
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Nabaram Roy Chowdhury



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Sayan Sarsan
S/O Srim. Sarsan
Alipore Police Court
P.O.P.S. Alipore
Kal-70027
Sd/- dev



WHEREAS I am the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 6 Cottahs 3 Chittacks 21sq.ft alongwith a three storied dilapidated brick built house being premises No. 1D, Dover Lane, Kolkata - 700029 within P.S- Gariahat, P.O- Sarat Bose Road, Ward No. 86, Borough VIII in the limits of the Calcutta Municipal Corporation and butted and bounded as follows, morefully described in the Schedule hereunder written.

AND WHEREAS due to my personal reasons I am unable to look after my said property and for which it is expedient for me to appoint, nominate and Constitute **SRI SANDIP SINHA**, (PAN ALPPS8206G, AADHAR 5159 2934 5559), Son of Late Dr. S.S Sinha, by faith Hindu, by profession business, by nationality Indian residing at 16/2/S Ballygunge Station Road, Kolkata-700019, P.S- Gariahat, **SRI PARTHA GHOSH**, (PAN ABFPG2589J, AADHAR 3483 6209 7248), Son of Late T.D. Ghosh, by faith Hindu, by profession business by nationality Indian, residing at 19, Dover Place, Kolkata-700019, P.S.-Gariahat, both partners of **P.S. REALTORS**, (PAN AANFP0793Q), a partnership firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion-A), Kolkata -700019, Police Station - Gariahat, as my true and lawful Constituted Attorney to do any act for me and on my behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That **NABARUN ROYCHOWDHURY**, (PAN ACWPR8815L, AADHAR 9539 2715 0102), son of Late Niranjan Chandra Roy Chowdhury, a Hindu Adult, by occupation - retired, by Nationality Indian, resident of 2B Hindusthan Road, Kolkata - 700029, Police Station - Gariahat, P.O- Sarat Bose Road, do hereby and hereunder nominate Constitute, authorize, empower and appoint **SRI SANDIP SINHA**, (PAN ALPPS8206G, AADHAR 5159 2934 5559), Son of Late Dr. S.S Sinha, by faith Hindu, by profession business, by nationality Indian residing at 16/2/S Ballygunge Station Road, Kolkata-700019, P.S- Gariahat, **SRI PARTHA GHOSH**, (PAN ABFPG2589J, AADHAR 3483 6209 7248), Son of Late T.D. Ghosh, by faith Hindu, by profession business by nationality Indian, residing at 19, Dover Place, Kolkata-700019, P.S.-Gariahat, both partners of **P.S. REALTORS**, (PAN AANFP0793Q), a partnership firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion-A), Kolkata -700019, Police Station - Gariahat, to execute all or any of the following acts, deeds, things, and matter in respect of my said property that to say:

- 1) To appoint engage on my behalf Advocate, Solicitors, whenever my said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.

- 2) To sign, execute, register, affirm and verify any petitions applications, affidavit, to K.M.C., Declarations to K.M.C. etc. and to sign on building Plan or Plans and other necessary documents of the K.M.C. and to obtain sanction building plan, regularize, revised sanction building plan, Completion Certificate of building Plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as my Attorney shall think fit and proper.
- 3) To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes between me and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
- 4) To appear for and represent me before all statutory bodies in the office of the C.E.S.C. Ltd./K.M.C. Government authorities for permission to settle and all other purposes relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/premises.
- 5) To apply for and obtain telephone, electricity, water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.

I have already executed Development Agreement with Development Power of Attorney in favour of the Developer. This Power of Attorney is mainly for sanction of building plan from the K.M.C. sanction of revise the plan etc.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of my said Attorney ought to be done executed and performed in relation to my said property as fully and effectually as I, could do the same as if personally present And I hereby agree and undertake to ratify and confirm all my said attorney under this Power on my behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred upon, under any by virtue of this Deed.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring 6 Cottahs 3 Chittacks 21sq.ft alongwith a three storied dilapidated brick built house being premises No. 1D, Dover Lane, Kolkata -

700029 within P.S- Gariahat, P.O- Ballygunge, Ward No. 86, Borough VIII in the limits of the Calcutta Municipal Corporation and butted and bounded as follows :-

- ON THE NORTH** : 13.330 M wide Dover Lane.
ON THE SOUTH : 1A, Ramani Chatterjee Road, Kolkata – 700029.
ON THE EAST : 1/1, Dover Lane, Kolkata – 700029.
ON THE WEST : 1E, Dover Lane & 1A, Ramani Chatterjee Road, Kol – 700029.

IN WITNESSES WHEREOF the above named have set and subscribed my hands on the 27th day of April, 2023.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Nabaran Roy Chowdhury
 909 Purba Chhatra
 Road. Kaulal Bazar
 Kol – 700078

2. Tapan Kumar Deb
 41, B B B Sarani
 Kolkata - 700019

Nabaran Roy Chowdhury

SIGNATURE OF EXECUTANT

P.S. REALTORS

P. Ghosh
 Partner

P.S. REALTORS

Deula
 Partner

SIGNATURE OF ATTORNEYS

Drafted by:

F. R. Chatterjee
 Advocate
 Alipore Court
 Kolkata-700027.

Printed by:

Subodh
 Alipore Court,
 Kolkata – 700 027.



PHOTO

	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

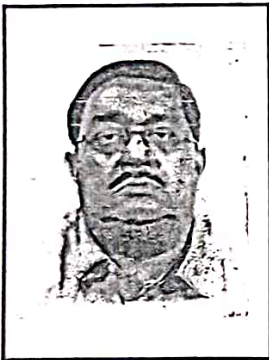
SIGNATURE :



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : ..NABARUN ROY CHOWDHURY

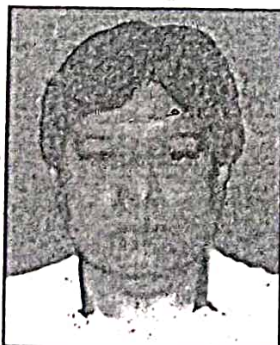
SIGNATURE : *Nabarun Roy Chowdhury*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : ..SANDIP SINHA..

SIGNATURE : *Sandip Sinha*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : Partha Ghosh



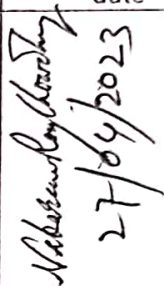






SIGNATURE : *Partha Ghosh*



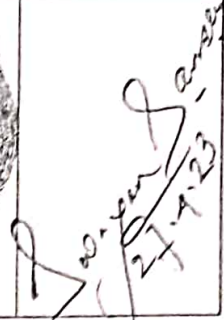


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042001024936/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Nabarun Roy Chowdhury 2B, Hindusthan Road, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Principal			 27/04/2023
2	Shri Sandip Sinha 16/2/S, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Attorney [P S Realtors]			 27.4.2023
3	Shri Partha Ghosh 19, Dover Place, City:- , P.O:- Dover Lane, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Attorney [P S Realtors]			 27.04.2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Allpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Nabarun Roy Chowdhury, Shri Sandip Sinha, Shri Partha Ghosh			

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



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001024936/2023	Office where deed will be registered
Query Date	24/04/2023 2:27:03 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status :Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value	
	Rs. 3,38,27,062/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, , Premises No: 1D, , Ward No: 086, Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 3 Chatak 21 Sq Ft		3,22,07,062/-	Property is on Road
Grand Total :				10.2575Dec	0/-	322,07,062 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2400 sq ft	0/-	16,20,000 /-	



Query No: 2001024936 of 2023, Printed On : Apr 24 2023 2:27PM, Generated from wbregistration.gov.in

Do not miss - verification
13/4 - Mon

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



Major Information of the Deed

Deed No :	1-1604-05161/2023	Date of Registration	02/05/2023
Query No / Year	1604-2001024936/2023	Office where deed is registered	
Query Date	24/04/2023 2:27:03 PM	D.S.R - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 3,38,27,062/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, , Premises No: 1D, , Ward No: 086 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 3 Chatak 21 Sq Ft		3,22,07,062/-	Property is on Road
Grand Total :				10.2575Dec	0/-	322,07,062 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2400 sq ft	0/-	16,20,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Nabarun Roy Chowdhury Son of Late Niranjana Chandra Roy Chowdhury 2B, Hindusthan Road, City:- , P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx5l, Aadhaar No: 95xxxxxxxx0102, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	P S Realtors 16/2/S, Ballygunge Station Road Ground Floor, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sandip Sinha (Presentant) Son of Late S S Sinha 16/2/S, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx6g, Aadhaar No: 51xxxxxxxx5559 Status : Representative, Representative of : P S Realtors (as Partners)
2	Shri Partha Ghosh Son of Late T D Ghosh 19, Dover Place, City:- , P.O:- Dover Lane, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxx9j, Aadhaar No: 34xxxxxxxx7248 Status : Representative, Representative of : P S Realtors (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Nabarun Roy Chowdhury, Shri Sandip Sinha, Shri Partha Ghosh			

On 27-04-2023

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

Presented for registration at 17:20 hrs on 27 04 2023, at the Private residence by Shri Sandip Sinha .

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

Execution is admitted on 27/04/2023 by Nabarun Roy Chowdhury, Son of Late Niranjan Chandra Roy Chowdhury, 2B, Hindusthan Road, P.O. Saraf Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-04-2023 by Shri Sandip Sinha, Partners, P S Realtors (Partnership Firm), 16/2/S, Ballygunge Station Road Ground Floor, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-04-2023 by Shri Partha Ghosh, Partners, P S Realtors (Partnership Firm), 16/2/S, Ballygunge Station Road Ground Floor, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

(Signature)

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

On 02-05-2023

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 (d) of Indian Stamp Act 1899.

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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27624, Amount: Rs.50.00/-, Date of Purchase: 27/04/2023, Vendor name: SUBHANKAR DAS

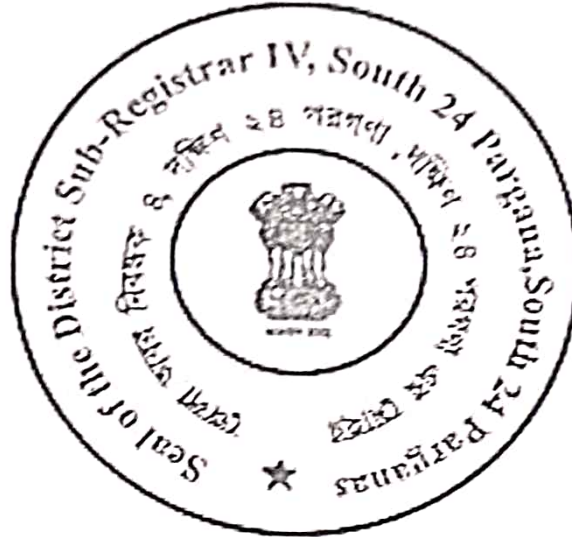
(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 145956 to 145970
being No 160405161 for the year 2023.



Anupam Halder

Digitally signed by ANUPAM HALDER
Date: 2023.05.02 15:45:08 -07:00
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/05/02 03:45:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)