

4134/2020

E-400A/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 397511

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

[Signature]
 J. L. District Sub-Registrar
 Bahala, South 24 Parganas

8 JUL 2020

3.508
 6/7/2020
 8000734461

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 06th day of July, Two Thousand and Twenty (2020) A.D., **SRI GOPAL CHANDRA HALDER**, (PAN: AARPH0853M, AADHAAR NO.9105 6758 3606) son of Late Bhola Nath Halder, by faith-Hindu, by Nationality-Indian, by occupation-Legal Practitioner, residing at 155A, Panchanantala Lane, Post Office & Police Station-Parnasree, Kolkata-700034; (hereinafter called the "**PRINCIPAL**"), do hereby nominate and appoint **SRI AKASHDEEP PODDAR**, (PAN: BYJPP0655E, AADHAAR NO. 2580 6242 3858) son of Sri Krishnendu Poddar, by faith-Hindu, by occupation- Business, residing at 20/4, Becharam Chatterjee Road,

Gopal chandra Halder

SL. NO. 6920 DATE 19/06/2020
NAME Subhanvati Sankar Chav
ADDRESS Alipore Judges' Court
Kot-27
RS. 100/-

INDOY KAN PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Akash Deep Poddar



3384

PODDAR CONSTRUCTION

Akash Deep Poddar
Proprietor



3385

Gopal chandra Haldar



3386

Sanja Boamanik
S/o. Sudhir Boamanik
G/- 18 Judges Court Road, Alipore,
Kolkata - 700 027.



Post Office -Behala, Police Station-Parnasree, Kolkata-700 034, sole proprietor of **M/S. PODDAR CONSTRUCTION**, having its registered office at 41, Becharam Chatterjee Road, corresponding to Mailing Address 20/4, Becharam Chatterjee Road, Post Office -Behala, Police Station-Parnasree, Kolkata-700034 to be our true and lawful attorney jointly and severally (hereinafter called the "**ATTORNEY**").

WHEREAS :-

- A. The Principal is the Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring 3 (three) Cottahs 7 (seven) Chittacks 35 (thirty five) Square Feet, whereupon two storied building standing thereon measuring 2000 square feet covered area on the ground floor 1100 square feet on the first floor 900 square feet, lying and situate in Dag No. 3676 & 3677, under Khatian Nos. 1947 & 1949 of Mouza-Behala, J.L. No. 2, R.S. No. 83, at and being KMC Premises No. 64, Sudha Sindhu Banerjee Road, corresponding to Mailing Address 50/4, Gabtala Lane, Police Station-Behala now Parnasree, Kolkata-700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.131, under Assessee No.41-131-18-0117-3, District Sub-Registration office at Alipore, Additional District Sub-Registration office at Behala, District-South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto, which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "***said premises***".)
- B. The Principal have executed a Development Agreement, on 30.06.2020 hereinafter referred to as the "**Development Agreement**" in respect of the said premises with **M/S. PODDAR CONSTRUCTION**, a sole Proprietorship Firm having its registered office at 41, Becharam Chatterjee Road, corresponding to Mailing Address 20/4, Becharam Chatterjee Road, Post Office -Behala, Police Station-Parnasree, Kolkata-700 034, represented by its sole Proprietor- **SRI AKASHDEEP PODDAR**, son of Sri Krishnendu Poddar, by faith-Hindu, by occupation- Business, residing at

20/4, Becharam Chatterjee Road, Post Office -Behala, Police Station-Parnasree, Kolkata-700 034 (hereinafter called and referred to as the "DEVELOPER") for construction of a ground plus three storied building upon the land of the said premises as per sanction plan to be sanctioned by the Kolkata Municipal Corporation. The said Development Agreement was registered at the Office Additional District Sub Registrar at Behala and entered in Book No. 1, Being No.160703864 for the year 2020.

- C. The Principal is desirous of appointing, nominating and constituting the Attorneys herein as his true and lawful Attorneys for and on his behalf and in his name, place and stead to do the following acts, deeds, matters and things that is to say :-
1. To defend, possess, manage and maintain the said premises and to construct the building upon the land at the said premises as per plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement.
 2. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
 3. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification and/or alterations and/or revised thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
 4. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.

5. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principals.
6. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.
7. To apply for and to obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
8. To make, supervise and carry out construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said premises as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
9. To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the said premises and to make representations, prefer appeals reviews and revisions and for

that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.

10. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police, West Bengal Police, C.E.S.C, and Airport Authority in connection with the said premises and to sign and execute all the papers and documents wherever necessary.
11. To sign and execute all the papers and documents relating to obtain no objection from KIT, Airport Authority, Fire Brigade, KMDA and Kolkata Police and West Bengal Police.
12. To sign and execute all paper and documents relating to the said premises Kolkata Municipal Corporation and other authority for mutation, amalgamation, conversation, in the name of the Principal.
13. To sign and execute all papers and documents relating to the said premises for obtaining land ceiling clearance from the Competent Authority.
14. To sign and execute all papers and documents relating to mutation and conversion of the said premises before the B.L. & L.R.O, Government of West Bengal.
15. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the developers allocation of the said premises or any part thereof with undivided share of land and admit execution thereof.
16. To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided

proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

17. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.
18. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.
19. To deliver khas and vacant possession of the Developer's Allocation acquired by the Developer to the intending Purchaser or Purchasers.
20. To charge by way of equitable mortgage in respect of the Developer's Allocation consisting apartment/unit/floor/ flats/ car parking spaces of the proposed building and to make the Principal free from all encumbrances and liabilities whatsoever.
21. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
22. To sign and execute all paper and documents relating to the said premises in the name of the Owner/Principal for obtaining permission from the competent authority in terms of the West Bengal Housing Industry Act 2017 for construction of the building/s and other allied works if required.
23. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said

premises or any part thereof including those relating to acquisition and/or requisition in which the Principles are now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue,

24. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
25. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principal could have done lawfully under their own hands if present personally. And we the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said premises)

ALL THAT piece and parcel of Bastu land measuring 3 (three) Cottahs 7 (seven) Chittacks 35 (thirty five) Square Feet, whereupon two storied building standing thereon measuring 2000 square feet covered area on the ground floor 1100 square feet on the first floor 900 square feet, lying and situate in Dag No. 3676 & 3677, under Khatian Nos. 1947 & 1949 of Mouza-Behala, J.L. No. 2, R.S. No. 83, at and being KMC Premises No. 64, Sudha Sindhu Banerjee Road, corresponding to Mailing Address 50/4, Gabtala Lane, Police Station-Behala now Parnasree, Kolkata-700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.131, under Assessee No. 41-131-18-0117-3, District Sub-Registration office at Alipore, Additional District Sub-Registration office at Behala, District-South 24 Parganas,

including all right of easements, facilities and amenities and annexed thereto, which is butted and bounded:-

ON THE NORTH BY : 5' feet wide passage

ON THE SOUTH BY : Premises No.60/2, Gabtala Lane;

ON THE EAST BY : 20' feet wide K.M.C. Road;

ON THE WEST BY : Premises No.60/5, Sudha Sindhu Banerjee Road;

IN WITNESS WHEREOF the Principal and Attorney put their respective signatures on this the day, month and year first above written in presence of Witnesses.

WITNESSES :-

1. *Lajja Braumanik*
18, *Hedgias Court Road,*
Alipore, Kolkata - 700027.

Gopalchandra Halder,
Signature of the **PRINCIPAL**

2. *Rajib K. Jha*
67, *Gabtala Lane,*
P.S. Parkesree
Kolkata - 700060.

PODDAR CONSTRUCTION
Akash Deep Poddar
Proprietor

Signature of the **ATTORNEY**

Drafted by and prepared
in my Office :-

Subhankar Sarkar
Subhankar Sarkar
Advocate

Enrolment No. WB/205/1997 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata - 700027.



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI GOPAL HALDER
 Signature : Gopal Chandra Halder



Photo

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI AKASHDEEP PODDAR
 Signature : Akash Deep Poddar



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000734461/2020	Office where deed will be registered
Query Date	02/07/2020 2:03:05 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240679455, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 77,75,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160703864/2020	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sudha Sindhu Banerjee Road, Premises No: 64, Ward No: 131 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 7 Chatak 35 Sq Ft	1/-	62,75,000/-	Width of Approach Road: 20 Ft., Project Name :
Grand Total :					5.7521Dec	1 /-	62,75,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	15,00,000 /-	



Query No: 8000734461 of 2020, Printed On: Jul 2 2020 2:14PM, Generated from Registration office

AS-1 of 3

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr GOPAL CHANDRA HALDER Son of Late Bhola Nath Halder 155A, Panchanantala Lane., P.O:- Pamasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: AARPH0853M, 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	PODDAR CONSTRUCTION 41, Becharam Chatterjee Road., P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No.: BYJPP0655E, Aadhaar No Not Provided, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr AKASHDEEP PODDAR Son of Mr Krishnendu Poddar 20/4, Becharam Chatterjee Road., P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BYJPP0655E, Aadhaar No Not Provided	PODDAR CONSTRUCTION (as Proprietor)

Identifier Details :

Name & address
Mr Raja Pramanick Son of Mr Sudhir Pramanick Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr GOPAL CHANDRA HALDER, Mr AKASHDEEP PODDAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL CHANDRA HALDER	PODDAR CONSTRUCTION-5.75208 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL CHANDRA HALDER	PODDAR CONSTRUCTION-2000.00000000 Sq Ft

AS-2 of 3

Query No: 9090734461 of 2020, Printed On: Jul 2 2022 2:06PM, Generated from Registration office.

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 01-08-2020) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 01-08-2020)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
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.









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16078000734461/2020

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	Mr GOPAL CHANDRA HALDER 155A, Panchanantala Lane., P.O - Parnasree, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Principal			Gopalchandra Halder 06/07/2020
2	Mr AKASHDEEP PODDAR 20/4, Becharam Chatterjee Road., P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Attorney [PODDAR CONSTRUCTION]			Akashdeep Poddar 06/07/2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raja Pramanick Son of Mr Sudhir Pramanick Alipore Judges Court, P.O - Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr GOPAL CHANDRA HALDER Mr AKASHDEEP PODDAR			Raja Pramanick 06/07/2020

(Sandip Bhowmik)

Query No: 16078000734461/2020, 06/07/2020 12:10:24 PM BEHALA (A.D.S.R.)

✓/1

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

Query No:16078000734461/2020, 06/07/2020 12:10:24 PM BEHALA (A.D.S.R.)



सत्यमेव जयते



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20044/01809

To
গোপাল চন্দ্র হালদার
Gopal Chandra Halder
155A PANCHANANTALA LANE
PANCHANANTALA, Behala S.O
Behala, Kolkata
West Bengal 700034
9830114661

20/11/2012

19946100



MN199461003DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9105 6758 3606

आधार - साधारण मानुषेर अधिकार



भारत-संकोर
GOVERNMENT OF INDIA



গোপাল চন্দ্র হালদার
Gopal Chandra Halder
পিতা : ভোলানাথ হালদার
Father : BHOLANATH HALDER
জন্ম সাল / Year of Birth : 1966
পুরুষ / Male



9105 6758 3606

आधार - साधारण मानुषेर अधिकार

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Gopal chandra Halder.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AARPH0853M



नाम /NAME
GOPAL CHANDRA HALDER

पिता का नाम /FATHER'S NAME
BHOLA NATH HALDER

जन्म तिथि /DATE OF BIRTH
01-05-1966

हस्ताक्षर /SIGNATURE

Gopalchandra Halder

G. Halder

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B.

Gopalchandra Halder.

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ভারত সরকার
 Unique Identification Authority of India
 Government of India

অধিকাঙ্কিত আই ডি / Enrollment No: 1104019721/43373

01/02/2013

To
 Raja Pramanik
 নেতা প্রমণিক
 108
 NETAJI SUBHAS ROAD
 BEHALA
 Behala S.O
 Behala, Kolkata
 West Bengal - 700034



KL21152149@DF

21152149



আপনার আধার সংখ্যা / Your Aadhaar No.

4928 3416 7584

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



Raja Pramanik
 নেতা প্রমণিক
 Father: SUSHIL PRAMANIK

Year of Birth: 1988
 Sex: Male

4928 3416 7584



আধার - সাধারণ মানুষের অধিকার

Raja Pramanik

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

সনিক্রমিক আইডি / Enrollment No. : 1040/20059/13767

To
Akashdeep Poddar
স্বাক্ষরিত/স্বাক্ষর
204
BECHARAM CHATTERJEE ROAD
Behala S.O
Behala, Kolkata
West Bengal - 700034



KL16927091SDF
16927091



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2580 6242 3858

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



স্বাক্ষরিত/স্বাক্ষর
Akashdeep Poddar
পিতা/ স্বাক্ষর/স্বাক্ষর
Father: KRISHNENDU PODDAR

বয়স/Year of Birth: 1988
সঙ্গ/Male

2580 6242 3858



আধার - সাধারণ মানুষের অধিকার

Akash Deep Poddar

आयकर विभाग

INCOME TAX DEPARTMENT

AKASHDEEP PODDAR

KRISHNENDU PODDAR

04/09/1988

Permanent Account Number

BYJPP0655E

Akash Deep Poddar

Signature



भारत सरकार

GOVT. OF INDIA



13062012

Akash Deep Poddar

Major Information of the Deed

Deed No :	I-1607-04004/2020	
Query No / Year	1607-8000734461/2020	Date of Registration : 08/07/2020
Query Date	02/07/2020 2:03:05 PM	Office where deed is registered
Applicant Name, Address & Other Details	S Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240679455, Status : Advocate	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	
Set Forth value	Rs. 2/-	Additional Transaction (4305) Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value Rs. 77,75,000/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160703864/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sudha Sindhu Banerjee Road, , Premises No: 64, , Ward No: 131 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 7 Chatak 35 Sq Ft	1/-	62,75,000/-	Width of Approach Road: 20 Ft. , Project Name :
Grand Total :				5.7521Dec	1/-	62,75,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 900 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1/-	15,00,000/-	

Principal Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p>Mr GOPAL CHANDRA HALDER Son of Late Bhola Nath Halder 155A, Panchanantala Lane,, P.O:- Parnasree, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AARPH0853M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/07/2020 , Admitted by: Self, Date of Admission: 06/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/07/2020 , Admitted by: Self, Date of Admission: 06/07/2020 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p>PODDAR CONSTRUCTION 41, Becharam Chatterjee Road,, P.O:- Behala, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: BYJPP0655E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p>Mr AKASHDEEP PODDAR (Presentant) Son of Mr Krishnendu Poddar 20/4, Becharam Chatterjee Road,, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYJPP0655E,Aadhaar No Not Provided Status : Representative, Representative of : PODDAR CONSTRUCTION (as Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Raja Pramanick Son of Mr Sudhir Pramanick Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mr GOPAL CHANDRA HALDER, Mr AKASHDEEP PODDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL CHANDRA HALDER	PODDAR CONSTRUCTION-5.75208 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL CHANDRA HALDER	PODDAR CONSTRUCTION-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 160704004 / 2020

On 02-07-2020

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 77,75,000/-

Sandip Biswas

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

On 06-07-2020

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

Presented for registration at 15.30 hrs on 06-07-2020, at the Private residence by Mr AKASHDEEP PODDAR .

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

Execution is admitted on 06/07/2020 by Mr GOPAL CHANDRA HALDER, Son of Late Bhola Nath Halder, 155A, Panchanantala Lane,, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034. by caste Hindu, by Profession Advocate

Identified by Mr Raja Pramanick, . . Son of Mr Sudhir Pramanick, Alipore Judges 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 06-07-2020 by Mr AKASHDEEP PODDAR, Proprietor, PODDAR CONSTRUCTION, 41, Becharam Chatterjee Road,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr Raja Pramanick, . . Son of Mr Sudhir Pramanick, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Sandip Biswas

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

On 08-07-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp. Type: Impressed, Serial no 397511, Amount: Rs. 100/-, Date of Purchase: 19/06/2020, Vendor name: Tanmoy Kar Purakayastha

Sandip

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2020, Page from 142204 to 142229
being No 160704004 for the year 2020.



Digitally signed by SANDIP BISWAS
Date: 2020.07.09 13:13:59 +05:30
Reason: Digital Signing of Deed.

Sandip

(Sandip Biswas) 2020/07/09 01:13:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)