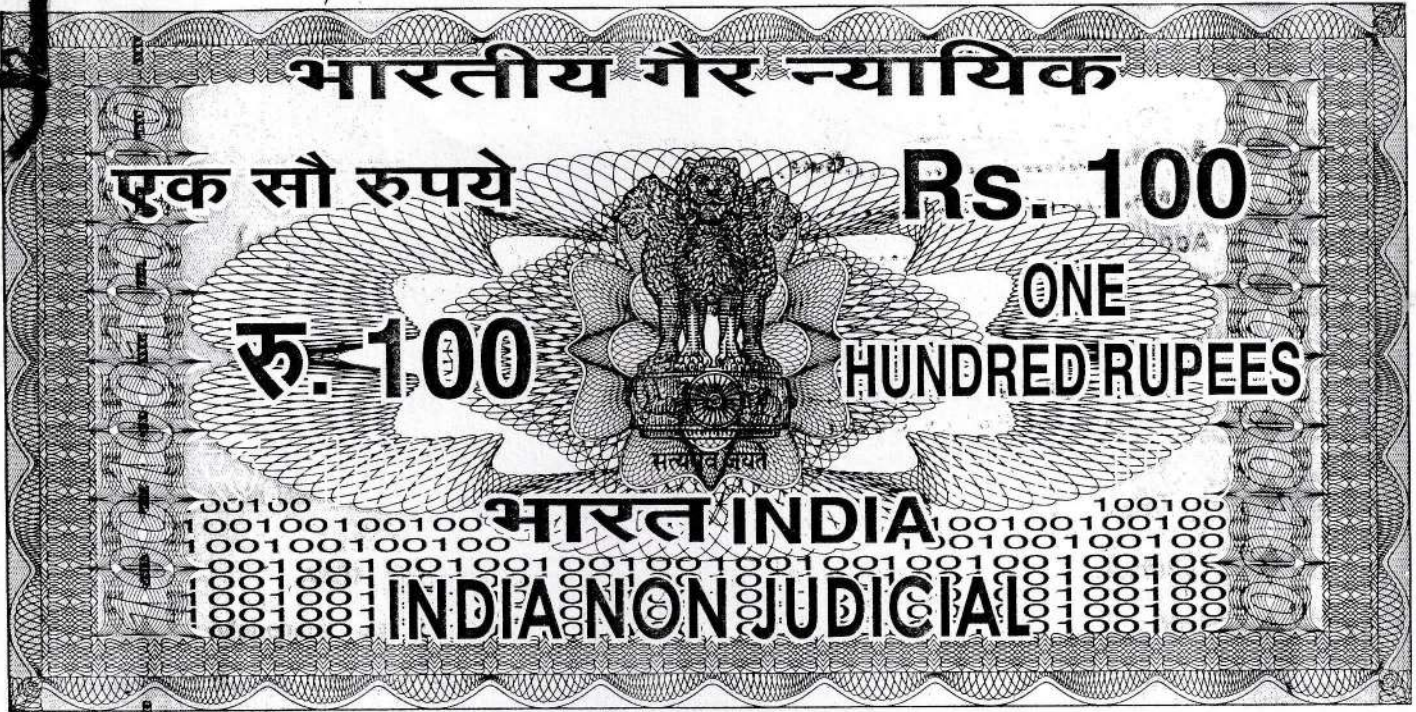


09/8/16

I-00841/2016

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

V 708385

District Sub-Registrar-V
Alipore, South 24 Parganas

14 MAR 2016

W

14.3.16

Q-1-1/2013/16

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SRI RAJA MUKHERJEE, (PAN - AGVPM1995K) and (2) SRI ROOP MUKHERJEE, (PAN - AXMPM3857G), both sons of Late Sumit Kumar Mukherjee and Late Gopa Mukherjee, both by Faith - Hindu, both Occupation - Business, both by Nationality - Indian, both are residing at 22/1/1/9, Monohar Pukur Road, Post Office - Sarat Bose Road, Police Station - Lake, Kolkata - 700 029, District : South 24-Parganas, hereinafter collectively called the "PRINCIPALS (OWNERS)" SEND GREETINGS :

(Handwritten signature)
Principals

WHEREAS one Mahendra Nath Baidya, since deceased was the absolute owner and possessor of a plot of land measuring an area of 1.08 (One point Zero Eight) Sataks situated in Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8½, comprising in R.S. Khatian No. 31 and thereafter during Revisional Settlement operation the entire land has been recorded in the Revisional Record of Right in the name of said Mahendra Nath Baidya since deceased.

AND WHEREAS while enjoying the aforesaid property peacefully said Mahendra Nath Baidya died intestate leaving behind his widow namely Sm. Mrinalini Baidya and one son namely Sri Biswanath Baidya who have jointly inherited the demarcated land and property left by said Mahendra Nath Baidya as per Hindu Succession Act, 1956.

AND WHEREAS thereafter due to their urgent need of money said Sm. Mrinalini Baidya and Sri Biswanath Baidya fragmented and divided the land measuring an area of 38 (Thirty eight) Decimals out of their total land measuring an area of 1.08 (One point Zero Eight) Sataks, comprising in R.S. Dag No. ⁴⁰/₅₃, under R.S. Khatian No. 31 of Mouza – Chakganiagachi, into several small plots of land and prepared a master Plan by keeping common passage thereon for egress and ingress and out of which said Sm. Mrinalini Baidya and Sri Biswanath Baidya jointly sold, transferred a Plot of land measuring net land area of 3 (Three) Cottahs 15 (Fifteen) Chittacks 9 (Nine) Sq.ft. and road area 11 (Eleven) Chittacks 43 (Forty three) Sq.ft. totaling gross land area including road 4 (Four) Cottahs 11 (Eleven) Chittacks 7 (Seven) Sq.ft. being Scheme Plot Nos. 14 & 15, situated in Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8½, comprising in R.S. Dag No. ⁴⁰/₅₃, under R.S. Khatian No.31, togetherwith all easement rights thereto by virtue of a registered Deed of Sale dated 30.06.1982, registered in the office of District Sub-Registrar, Alipore and entered into Book No.1, Volume No.220, at Pages 298 to 302, Deed No.9093 for the year 1982 in favour of one Smt. Gopa Mukherjee, deceased mother of the present OWNERS/PRINCIPALS No.1 & 2 herein.

AND WHEREAS after purchase the said Gopa Mukherjee, since deceased mutated her name in the record of Learned B.L. & L.R.O. in respect of the aforesaid plot

of land vide Mutation Case No.1032/2012 and Memo No.18/Mut/856/B.L.&L.R.O./A.T.M./Kasba dated 14.02.2013 under Addl. Block Land and Land Reforms Officer, Kasba and thereafter said Gopa Mukherjee also mutated her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.864, Mukundapur, being Assessee No. 31-109-07-0864-1, within K.M.C. Ward No.109, under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099 and had been paying necessary K.M.C. Taxes to The Kolkata Municipal Corporation.

AND WHEREAS during life time said Gopa Mukherjee since deceased was all along in possession in the said property.

AND WHEREAS said Gopa Mukherjee died intestate on 30.03.2015 and her husband Sumit Kumar Mukherjee died intestate on 12.08.2015 leaving behind their two sons namely Sri Raja Mukherjee and Sri Roop Mukherjee, the present **OWNERS/PRINCIPALS** herein who jointly inherited the entire property each having undivided half share of the total land as per Hindu Succession Act, 1956 and there is no other legal heir and successor of said Gopa Mukherjee and Sumit Kumar Mukherjee.

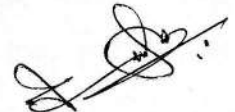
AND WHEREAS now the present **OWNERS/PRINCIPALS** herein are the absolute joint owners of the said land measuring net land area of 3 (Three) Cottahs 15 (Fifteen) Chittacks 9 (Nine) Sq.ft. more or less situated at Mouza - Chakganiagachhi, J.L. No.24, R.S. No.8½, Touzi No. 151, being Scheme Plot Nos. 14 & 15, comprising in R.S. Dag No. ⁴⁰/53, under R.S. Khatian No.31, within K.M.C. Ward No. 109, known as K.M.C. Premises No.864, Mukundapur, Assessee No.31-109-07-0864-1, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099 as described in the **SCHEDULE - A** below and the present Owners herein have been enjoying their said land and property jointly without any interruption and hindrances by any body else.

AND WHEREAS due to lack of experience as well as paucity of fund We the **PRINCIPALS** herein have entered into a registered Development Agreement dated 14.03.2016, registered in the office of District Sub-Registrar - V, Alipore, South 24

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Parganas, and recorded into Book No.1, Deed No. 0834 for the year 2016, to develop our property by the Developer namely **M/S. GHARBARI, (PAN - AFPPR0028F)**, a Proprietorship firm, having its registered office at 70(23/1), Purbachal Main Road, Post Office – Haltu, presently P.S. Garfa, (formerly P.S. Kasba), Kolkata – 700 078, represented by its sole proprietor namely **SRI SANJEET KUMAR ROY, (PAN - AFPPR0028F)**, son of Sri Rabindra Prasad Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 16/2D(98A), Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata – 700 099, as a **DEVELOPER** to erect and complete the construction of a Ground plus three storied building with Lift facility in our said land as per Building Plan to be sanctioned by The Kolkata Municipal Corporation as morefully mentioned and described in the said registered Development Agreement dated 14.03.2016 made between the **LAND OWNERS** i.e. the **PRINCIPALS** herein and said “**M/S. GHARBARI**” the Power holder herein.

AND WHEREAS as per the said registered Development Agreement dated 14.03.2016 We the **PRINCIPALS** herein have engaged said **M/S. GHARBARI, (PAN - AFPPR0028F)**, a Proprietorship firm, having its registered office at 70(23/1), Purbachal Main Road, Post Office – Haltu, presently P.S. Garfa, (formerly P.S. Kasba), Kolkata – 700 078, represented by its sole proprietor namely **SRI SANJEET KUMAR ROY, (PAN - AFPPR0028F)**, son of Sri Rabindra Prasad Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 16/2D(98A), Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata – 700 099, as the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, We the **PRINCIPALS** herein, do hereby appoint said **SRI SANJEET KUMAR ROY, (PAN - AFPPR0028F)**, son of Sri Rabindra Prasad Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 16/2D(98A), Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata – 700 099, sole Proprietor of **M/S. GHARBARI, (PAN - AFPPR0028F)**, a Proprietorship firm, having its registered office at 70(23/1), Purbachal Main Road, Post Office – Haltu, presently P.S. Garfa,




(formerly P.S. Kasba), Kolkata – 700 078, as our Lawful Attorney on our behalf and as our names to do all acts, deeds and things in the following manners:

1. To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
2. To look after and to control all the affairs for the development of the said land and construction of a Ground plus three storied building with Lift facility on the said property as per sanction Building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration in respect of the said property as mentioned in the **SCHEDULE** below and register the such document as per requirement for interest of the proposed project and also necessary mutation before The Kolkata Municipal Corporation in respect of the said property as and when necessary on our behalf and execute and sign all the papers and forms and swear affidavit related thereto.
3. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations as may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities in respect of our land.
4. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
5. To pay fees for obtaining sanction, modification and such other orders and permissions from the necessary authorities on behalf of landowners as required for sanction, modification and/or alteration of the Development Plans and also to submit



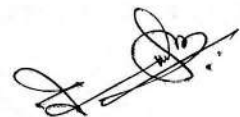
and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.

6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose and to demolish and/or remove any structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
8. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto before the concerned authority/authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to and execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
9. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
10. To sign building Plan and/or modified Plan and/or revised Building Plan for our said property and all the papers thereto and to sign the same on our behalf or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also



Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit thereto and also sign, execute and registered any Deed of Declaration to be required for the same.

11. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers related thereto.
12. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers thereto.
13. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus Three storied building with Lift facility is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below and register the such document as per requirement for interest of the proposed project.
14. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowners.
15. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.



16. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of landowners as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
17. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the building plans to be sanctioned from the authority or authorities.
18. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
19. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
20. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
21. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement dated 14.03.2016 and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the Developer's Allocation as mentioned in the SCHEDULE - D of the said Development Agreement, registered on 14.03.2016 excluding the Owners' Allocation as mentioned in the Schedule - B of the said registered Development Agreement dated 14.03.2016.

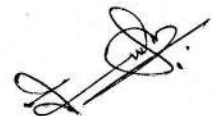


22. To collect advance or part payment or full consideration money from the intending purchasers of the Developer's Allocation as mentioned in the Schedule - D of the said Development Agreement, registered on 14.03.2016 alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/flats etc. in lieu of satisfactory consideration.
23. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER.**
24. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said Developer's Allocation alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per said registered Development Agreement.
25. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
26. To receive part or full consideration sum against the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
27. To appear and represent us before any notary public, Addl. Registrar of Assurances - I, Kolkata, District Sub-Registrar - V, Alipore, Additional District Sub-Registrar at Sealdah, Metropolitan Magistrate and Other Office or Offices or



Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and/or Deed of Exchange for Amalgamation, Deed of Amalgamation with adjacent plots and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per said registered Development Agreement dated 14.03.2016 in connection with the **DEVELOPER'S ALLOCATION** only.

28. To take necessary steps for registration of the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
29. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
30. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
31. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
32. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
33. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.



34. To install lift with other necessary installation and fittings and fixtures etc. in the building of the property and sign and execute all the papers in connection with the such installation of lift in the building.

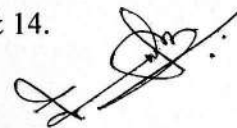
AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND our hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works till the completion of the whole deal/transaction.

**SCHEDULE OF THE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY**

ALL THAT piece and parcel of land measuring net land area of 3 (Three) Cottahs 15 (Fifteen) Chittacks 9 (Nine) Sq.ft. more or less together with one tile shed measuring an area of 100 (One hundred) Sq.ft. whereon a Ground plus three storied building with Lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office – XII, situated at Mouza – Chakganiagachhi, J.L. No.24, R.S. No.8½, Touzi No. 151, being Scheme Plot Nos. 14 & 15, comprising in R.S. Dag No. ⁴⁰/₅₃, under R.S. Khatian No.31, within K.M.C. Ward No. 109, known as K.M.C. Premises No.864, Mukundapur, Assessee No.31-109-07-0864-1, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099, District – South 24 Parganas, Additional District Sub-Registration Office Sealdah, and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	20'-0" wide K.M.C. Road;
<u>ON THE SOUTH</u>	:	Land of Plot Nos. 18 & 19;
<u>ON THE EAST</u>	:	Land of Plot Nos. 15 & 16;
<u>ON THE WEST</u>	:	Land of Plot Nos. 13 & 14.



IN WITNESS WHEREOF We the PRINCIPALS herein have hereto signed this Power of Attorney on this the 14th day of March, Two Thousand Sixteen (2016).

WITNESSES:

1. Anand Das Roy
6/B.31. Sukundo Puri
Cal. 99

1. Lagan Mukherjee

2. Roop Mukherjee

2. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

SIGNATURE OF THE PRINCIPALS

For GHARBARI
Sanjeet Kumar Roy
Proprietor

SIGNATURE OF THE POWER HOLDER

PREPARED & DRAFTED BY :

Tapesh Mishra (Signature)
(MR. TAPESH MISHRA)
ADVOCATE [Enrollment No.F/1224/2007]
HIGH COURT, CALCUTTA











Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

Thumb 1st finger Middle finger Ring finger Small finger

PHOTO	left hand					
	right hand					

Name











Signature

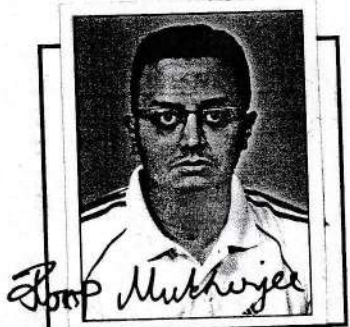
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left hand					
right hand					



Name RAJA MUKHERJEE











Signature Raja Mukherjee

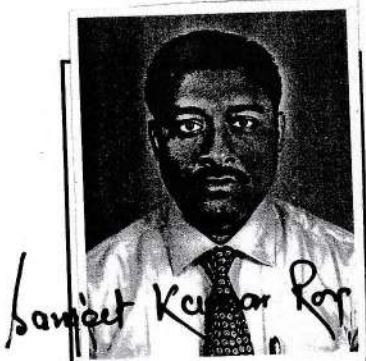
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left hand					
right hand					



Name ROOP MUKHERJEE

Signature Roop Mukherjee

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left hand					
right hand					



Name SANJEET KUMAR ROY

Signature Sanjeet Kumar Roy



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

Query No / Year	16301000112073/2016	Query Date	14/03/2016 12:43:32 PM
Office where deed will be registered	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Tapesh Mishra		
Address	Thana : Hare Street, District : Kolkata, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9836115120		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 60,00,000/-	Total Market Value:	Rs. 71,39,999/-
Stampduty Payable	Rs. 70/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 53/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 500/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, , Premises No. 864, Ward No: 109		3 Katha 15 Chatak 9 Sq Ft	59,70,000/-	71,09,999/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Floor No: 1	100 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	100 Sq.Ft.	30,000/-	30,000/-	Structure Type: Structure	
Principal Details						
SI No.	Name & Address		Status	Execution And Admission Details		Other Details
1	Mr Raja Mukherjee Son of Late Sumit Kumar Mukherjee 22/1/1/9, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGVPM1995K,
2	Mr Roop Mukherjee Son of Late Sumit Kumar Mukherjee 22/1/1/9, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXMPM3857G,
Attorney Details						
SI No.	Name & Address (Organization)		Status	Execution And Admission Details		Other Details
1	M/s Gharbari 70(23/1), Purbachal Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078		Organization	Executed by: Representative,		PAN No. AFPPR0028F,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, , Premises No. 864, Ward No: 109		3 Katha 15 Chatak 9 Sq Ft	59,70,000/-	71,09,999/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Floor No: 1	100 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure	
Principal Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Mr Raja Mukherjee Son of Late Sumit Kumar Mukherjee 22/1/1/9, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGVPM1995K,		
2	Mr Roop Mukherjee Son of Late Sumit Kumar Mukherjee 22/1/1/9, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXMPM3857G,		
Attorney Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	M/s Gharbari 70(23/1), Purbachal Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Organization	Executed by: Representative,	PAN No. AFPPR0028F,		

Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Sanjeet Kumar Roy 16/2D(98A), Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:- South 24-Parganas, West Bengal, India, PIN - 700099	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFPPR0028F		

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Tapesh Mishra Son of Mr D K Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Raja Mukherjee, Mr Roop Mukherjee, Mr Sanjeet Kumar Roy

Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	Mr Raja Mukherjee	M/s Gharbari	3.25875 Dec	50
L1	Mr Roop Mukherjee	M/s Gharbari	3.25875 Dec	50

Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
S1	Mr Raja Mukherjee	M/s Gharbari	50 Sq Ft	50
S1	Mr Roop Mukherjee	M/s Gharbari	50 Sq Ft	50

For Information only

Note:



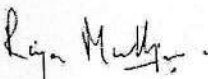
1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 27/04/2016.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.



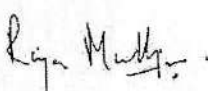
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal




Seller, Buyer and Property Details

A. Principal & Attorney Details



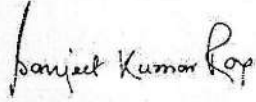
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Raja Mukherjee Son of Late Sumit Kumar Mukherjee 22/1/1/9, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	 14/03/2016 1:39:21 PM	 LTI 14/03/2016 1:39:26 PM
		 14/03/2016 1:39:37 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Raja Mukherjee Son of Late Sumit Kumar Mukherjee 22/1/1/9, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGVPM1995K,; Status : Individual; Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office	 14/03/2016 1:39:21 PM	 LTI 14/03/2016 1:39:26 PM
		 14/03/2016 1:39:37 PM	



Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr Roop Mukherjee Son of Late Sumit Kumar Mukherjee 22/1/1/9, Monohar Pukur Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXMPM3857G,; Status : Individual; Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office</p>	 14/03/2016 1:39:49 PM	 LTI 14/03/2016 1:39:52 PM
		 14/03/2016 1:40:05 PM	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s Gharbari 70(23/1), Purbachal Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 PAN No. AFPPR0028F,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Sanjeet Kumar Roy 16/2D(98A), Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFPPR0028F,; Status : Representative; Date of Execution : 14/03/2016; Date of Admission : 14/03/2016; Place of Admission of Execution : Office	 14/03/2016 1:40:13 PM	 LTI 14/03/2016 1:40:18 PM
		 14/03/2016 1:40:34 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Tapesh Mishra Son of Mr D K Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Raja Mukherjee, Mr Roop Mukherjee, Mr Sanjeet Kumar Roy 	 14/03/2016 1:40:53 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, , Premises No. 864, Ward No: 109		3 Katha 15 Chatak 9 Sq Ft	59,70,000/-	71,09,999/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr Raja Mukherjee	M/s Gharbari	3.25875	50
	Mr Roop Mukherjee	M/s Gharbari	3.25875	50

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr Raja Mukherjee	M/s Gharbari	50 Sq Ft	50
	Mr Roop Mukherjee	M/s Gharbari	50 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Tapesh Mishra
Address	Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 163000841 / 2016

Query No/Year	16301000112073/2016	Serial no/Year	1630000928 / 2016
Deed No/Year	I - 163000841 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Raja Mukherjee	Presented At	Office
Date of Execution	14-03-2016	Date of Presentation	14-03-2016

Remarks

On 14/03/2016

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 13:31 hrs on : 14/03/2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Raja 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 71,39,999/-

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

Execution is admitted on 14/03/2016 by

Mr Raja Mukherjee, Son of Late Sumit Kumar Mukherjee, 22/1/1/9, Monohar Pukur Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Business

Indetified by Mr Tapesh Mishra, Son of Mr D K Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 14/03/2016 by

Mr Roop Mukherjee, Son of Late Sumit Kumar Mukherjee, 22/1/1/9, Monohar Pukur Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Business

Indetified by Mr Tapesh Mishra, Son of Mr D K Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 14/03/2016 by

Mr Sanjeet Kumar Roy Mr Sanjeet Kumar Roy, Son of Mr Rabindra Prasad Roy, 16/2D(98A), Kalikapur Road, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, By caste Hindu, By profession Business

Identified by Mr Tapesh Mishra, Son of Mr D K Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, ,
Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) =
Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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. Rs 100/- is paid on Impressed type of Stamp, Serial no 708385, Purchased on 11/03/2016, Vendor named A
K Purakaystha.

UK Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2016, Page from 26131 to 26155

being No 163000841 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.03.14 17:25:46 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 14-03-2016 17:25:45
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)