Q 128423/23

I-12518/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 783670

06/10/2023

Q-80025501 68/2023

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

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

06 OCT 2023

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, **(1) DEBDAS BHATTACHARYYA** alias **DEBDAS BHATTACHARJEE** (PAN-AECPB7296R), (Aadhaar No. 6965-5446-6413), son of Late Sasadhar Bhattacharyya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. E 2/10, VIII M Housing Co-operative Society, 20/1 Ultodanga Main Road, Post Office- Ultadanga, Police Station- Ultodanga South,

13 SEP 2023

9217

No..... ₹ 100/- Date.....

Name : ABU BAKKAR HALDER

Address : Advocate
Alipur Judge's Court
Kolkata – 27

Vendor : .....
Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Identified by me:-
Abu Bakkar Halder
Advocate
Alipore Judge's Court
Kolkata - 700027.

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Kolkata-700067, **(2) SANJOY BHATTACHARYA** (PAN- ADUPB9537E), (Aadhaar No. 8532-5604-3755), son of Late Bibhuti Bhusan Bhattacharya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. 162/B/368B, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045 and **(3) MITA DUTTA nee BHATTACHARYA** (PAN- ARZPB3072F), (Aadhaar No. 2654-4588-7418) daughter of Late Amarendra Nath Bhattacharya, wife of Sanjit Dutta, by faith- Hindu, by occupation- Teacher, by nationality- Indian, residing at Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045 at present residing at Sova Apartment, Block- S/E, Ground Floor, Flat- G1 -97, Modern Park, Santoshpur, Post Office- Survey Park, Police Station- Survey Park, Kolkata- 700075, hereinafter jointly and collectively called and referred to as the **PRINCIPALS**

SEND GREETINGS:

WHEREAS the Principles herein namely Debdas Bhattacharyya alias Debdas Bhattacharjee, Sanjoy Bhattacharya and Mita Dutta nee Bhattacharya, are the absolute joint owners and are jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 3 (three) Cottah

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0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with residential structures standing thereon measuring about 1580 Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, within the limits of the Kolkata Municipal Corporation, under Ward No. 93, having Assessee No. 210930802967, being Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto and enjoying the same free from all encumbrances paying taxes regularly which is more fully and particularly described in the *Schedule-'A'* written hereunder and hereinafter called and referred to as the '*said premises*';

AND WHEREAS we the Principals are jointly, absolutely seized and possessed of the *Schedule-'A'* property and we have entered into a Development Agreement, dated 06.10.2023, registered in the office of the District Sub-Registrar-IV, Alipore, South 24-Parganas and recorded in Book No. 1, Being No. 12502 for the year 2023 the Principals have already granted exclusive right of Development of said

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Schedule-'A' property in favour of **SYNERGY TECHNOLOGIES** (PAN-AIOPM3834C), a Proprietorship Firm having its office at 367, Lake Gardens, Post Office-Lake Gardens, Police Station- Lake, Kolkata-700045, represented by its Sole Proprietor namely **JOYDEEP MUKHERJEE** (PAN- AIOPM3834C) (Aadhaar No. 9885-5318-8521), son of Late N G Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 25/12, Prince Golam Mohammad Shah Road, Golf Garden, Post Office– Golf Green, Police Station- Golf Green, Kolkata- 700095, District South 24-Parganas, in consideration of the *Schedule-'C'* hereunder written and the Owners will liable to get the *Schedule-'B'* property hereunder written;

AND WHEREAS for the purpose of development of the said *Schedule-'A'* property and for the purpose of giving effect to implementation of the said Development Agreement the Principals are desirous of appointing, nominating and constituting the said Attorney **SYNERGY TECHNOLOGIES**, a Proprietorship Firm, having its Office at 367, Lake Gardens, Post Office and Police Station- Lake, Kolkata- 700045, represented by its Proprietor namely- **JOYDEEP MUKHERJEE** (PAN-AIOPM3834C), son of Late Nitya Gopal Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, of 25/12, Prince Golam

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Mohammad Shah Road, Golf Garden, Post Office– Golf Green, Police Station- Golf Green, Kolkata- 700095, to do the following acts, deeds and things on behalf of the Principals;

NOW KNOWN YE BY THESE PRESENTS we, **(1) DEBDAS BHATTACHARYYA** alias **DEBDAS BHATTACHARJEE** son of Late Sasadhar Bhattacharyya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. E 2/10, VIII M Housing Co-operative Society, 20/1 Ultodanga Main Road, Post Office- Ultadanga, Police Station- Ultodanga South, Kolkata- 700067, **(2) SANJOY BHATTACHARYA** son of Late Bibhuti Bhusan Bhattacharya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. 162/B/368B, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045 and **(3) MITA DUTTA nee BHATTACHARYA** daughter of Late Amarendra Nath Bhattacharya, wife of Sanjit Dutta, by faith- Hindu, by occupation- Teacher, by nationality- Indian, residing at Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata-700045 at present residing at Sova Apartment, Block- S/E, Ground Floor, Flat- G1 -97, Modern Park, Santoshpur, Post Office- Survey Park, Police Station- Survey Park, Kolkata- 700075, do hereby

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and hereunder nominate, appoint and constitute **SYNERGY TECHNOLOGIES**, a Proprietorship Firm, having its Office at 367, Lake Gardens, Post Office and Police Station- Lake, Kolkata- 700045, represented by its Proprietor namely- **JOYDEEP MUKHERJEE** (PAN-AIOPM3834C), son of Late Nitya Gopal Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, of 25/12, Prince Golam Mohammad Shah Road, Golf Garden, Post Office– Golf Green, Police Station- Golf Green, Kolkata- 700095, to be our true and Lawful ATTORNEY for us, in our names and on our behalf, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things, that is to say;

1) To construct a new building on the said property according to the sanctioned and/or modified/revised building plan as to be granted by the Kolkata Municipal Corporation in respect of the said property being K.M.C. Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata-700045 as described in the *Schedule-'A'* hereunder written.

2) To apply, submit, sign, issue and receive from the Kolkata Municipal Corporation/Kolkata Improvement Trust (KIT)/

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KMDA/CESC and/or any other Authority or Authorities concerned for such or relevant applications, maps, sanction plans in building department, any other department or departments, modification plans U/R-26 of KMC, completion plan U/R-27 of K.M.C., and for sanction of plan/papers related to additional floors, writings, drawings, design, forms and/or any representation or representations, too, as or may be required under Rule 4 or any other rule of K.M.C. Building Rule 2009 and amended upto date, in respect of the Premises by the said Attorney at his discretion shall think fit and proper for and on behalf of us in our names.

3) To deposit any fees, charges or any other amount on behalf of us which may have to be paid to the Kolkata Municipal Corporation and/or any other Authorities in respect of the said premises or at the Schedule mentioned property written hereunder.

4) To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians, etc for the purpose of executing the construction of the proposed building

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on the Said Property of the premises according to the sanctioned building plan and to terminate their service or services as and when required.

5) To apply before CESC Ltd. for Electricity, Telephone, Water (KMC), Sewerage (KMC), Gas and Drainage, Lift installation, West Bengal Fire and Emergency Services, Kolkata Police and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and/or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc of whatsoever manner of nature or may be thought to be necessary by the said Attorney before the various Department or Departments of the Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.

6) To sign and apply for and obtain necessary permissions and/or approvals and/or sanctions and/or license from any statutory authority including the Fire Brigade and Authorized Officer

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under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent us before the necessary authorities including Land Acquisition Department, District South 24-Parganas (South), P.W.D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Station, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the above said property.

7) To supervise, manage, control and conduct all sorts of administration in respect of said premises fully described in the *Schedule-'A'* hereunder written and to handle all sorts of official matters, letters and correspondences arising in course of or in relation to all matters concerned with our said premises and for the purpose to sign and execute all papers, documents and application in our names and on our behalf for the purpose of construction and development on the *Schedule-'A'* mentioned hereunder.

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8) To sign, letters, correspondence and documents and to give and receive all papers, documents for sanction building Plan or Maps from the Kolkata Municipal Corporation, Urban Land Ceiling, KIT, Chief Valuer & Surveyor Department, Tax Assessment Department, West Bengal Fire & Emergency Service Department and all other authority or authorities of Public and Private Sector and for that purpose to sign and grant proper effectual receipts and discharges thereof.

9) To sign application or applications and submit the same before the Kolkata Municipal Corporation for the purpose of assessment and regularization, to receive revenue, clearance certificate, tax clearance from the concern department, to appear before the Hearing Officer for the purpose of hearing, to collect the mutation certificate and all other relevant documents in connection with mutation of the said premises and for that purpose to sign and grant proper effectual receipts and discharges thereof.

10) To prepare, sign, execute, apply, submit plans or maps and to sign our names on the proposed building plans/maps in respect

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of the *Schedule-'A'* mentioned property and also authorized to revised or regularize the Building Sanctioned Plan from Kolkata Municipal Corporation, within the territorial limits of Kolkata Municipal Corporation, in its Ward No. 93, Kolkata and to sign and execute all papers, documents and application in our names and on our behalf to receive the completion certificate of the new building .

11) For the aforesaid purpose to sign and to make and execute all application to the appropriate Government Department, Kolkata Municipal Corporation, Urban Land Ceiling, KIT, Chief Valuer & Surveyor Department, Tax Assessment Department, West Bengal Fire & Emergency Service Department and/or other authority or authorities competent for granting necessary Licenses, permission for sewerage, drainage, fire license, electric connection in the *Schedule-'A'* below property or any part thereof and to apply for and obtain necessary permission, if required in future.

12) To make affidavits and declaration, Indemnity Bonds and other writings before the Kolkata Municipal Corporation or before any

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other authority for the purpose of development on the *Schedule-'A'* mentioned property or any other Government department, if required.

13) To deposit any fees or any other charges which may has to be paid to the Kolkata Municipal Corporation and to any other authorities before starting and/or while in course of construction of the building mentioned in the *Schedule-'A'* hereunder and/or in any such other period of time.

14) To appoint engineers, architects and their agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees, charges of such Architects, Engineers and their agents and/or sub-contractor.

15) To pay all cost and expenses for the development of the said land and for construction and completion of the flats/units according to the said sanction plan from their fund.

16) To apply for drainage, sewerage, water supply, electric and telephone and any other connection and will sign all papers

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and/or documents and/or shall present as may be necessary by the said Attorney before the proper authority or authorities.

17) To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or any part thereof or concerning any thing in which we are the Owners before Government offices or in any civil, criminal, revenue, revisional jurisdiction including special jurisdiction of the High Court, Article 226 of the Constitution of India and to sign and verify all plaints, statements, accounts, notice and other judicial process, to execute any judgment and to appoint and engage any advocate at its cost and to sign and execute any vakalatnama and to act and plead.

18) To do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said property for the purpose of sanction of the Building Plan which we could have done lawfully under our own hands and seal, if we personally present.

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19) To apply and obtain Sanctioned Building Plan or other permissions from the Kolkata Municipal Corporation and/or from other Public or Private Authorities for the purpose of construction of said multistoried building upon the *Schedule-'A'* property on our behalf.

20) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances during construction work and also the balance of purchase money and to complete such sale or sales in respect of the Developer's Allocation only and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.

21) To sell flats, units to any intending purchaser or purchasers after completion of the building and to receive sale proceeds from the said purchaser/s at the discretion of our said Attorney in respect of only Developer's Allocation which is more fully and particularly mentioned in the *Schedule-'C'* hereunder written of newly proposed Multistoried building to be constructed on the *Schedule-'A'* property on our behalf and to execute and sign any Agreement for Sale and Deed of Conveyance in favour of the

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intending Purchaser/s and to grant money receipts on our behalf.

22) To sign, execute, appear, present and register deed of conveyance, agreement for sale, in favour of the intending purchaser/s, be present for registration in the registration offices viz. Additional District Sub-Registrar, Alipore, D.S.R.-I, D.S.R.-II, D.S.R.-III, D.S.R.-IV and D.S.R.-V, at Alipore, South 24-Parganas and A.R.A., Calcutta or any other registration offices and to sign and execute on our behalf in respect of only Developer's Allocation as described in the *Schedule-'C'* hereunder written and to sign IGR receipt on behalf of the Principals or us.

23) To compromise all suits, appeals or any other legal proceedings of whatsoever manner or nature in any Court of law, Tribunal authority or whatsoever manner and of jurisdiction and to sign and verify all such applications and solemn thereof provided they do not cause any prejudice to the Principles.

24) To sign and receive and registered letter and/or letters, articles and/or any other documents in respect of the property

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mentioned in the *Schedule-'A'* written hereunder and to grant proper and effectual receipts in respect thereof.

25) To sign and execute all agreements, declaration, and documents by the Attorney on behalf of the Principals as and when required and the same to be presented and registered before the concerned Registered office in respect of *Schedule-'C'* property hereunder written.

26) To make payment of the Municipal rates and taxes and other outgoings in respect of the property mentioned in the *Schedule* and/or any building or building to be constructed thereon and in that event the said Attorney shall incur any loss, liability or liabilities shall be recover from the fund/s of the attorney.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully do under our own hand and seal, if we personally present.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever our said Attorney under this **POWER OF**

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ATTORNEY shall do in that behalf herein before contend shall lawfully do or perform or exercise, authorities and liberties hereby conferred upon, under and by virtue of this presents.

THE SCHEDULE-'A' ABOVE REFERRED TO

(Description of the Entire property)

ALL THAT piece and parcel of land measuring an area of 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with residential structures standing thereon measuring about 1580 Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, within the limits of the Kolkata Municipal Corporation, under Ward No. 93, having Assessee No. 210930802967, being Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, together with all right, title, interest and right of easement attached thereto and with all easement rights over, through and along with Roads adjacent to the said Plot of Land, including all rights, title,

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interest, shares and possession in respect of the said Plot of Land and the said property is butted and bounded in the manner as follows :-

On the NORTH :: By Premises No. 364, Lake Gardens;

On the SOUTH :: By Prince Anwar Shah Road;

On the EAST :: By Premises Nos. 366 & 367, Lake Gardens;

On the WEST :: By Premises No. 369, Lake Gardens.

THE SCHEDULE-"B" ABOVE REFERRED TO

(Description of the Owners' Allocation)

ALL THAT piece and parcel of **Entire Second Floor**, comprising of 2 (two) self contained equal Flats, one on the Eastern side and another on the Western side; and One self contained Flat on the Eastern side being half portion of the entire **Third Floor** along with 3 (three) Parking spaces on the Ground Floor, together with common user of the staircase, lift area, lift lobby, common waiting area of the proposed building to be constructed as per building plan to be sanctioned regularized /altered by the K.M.C. together with the common service areas, amenities and facilities of the proposed building, together with undivided proportionate share in the land with the right to the remaining constructed area constructed building on

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the *Schedule "A"* property, together with all right, title, interest and right of easement attached thereto forming out of the *Schedule-'A'* property and the Owners herein are further entitled to get a total cash consideration amount as per the aforesaid Development Agreement.

THE SCHEDULE-"C" ABOVE REFERRED TO

(Description of the Developer's Allocation)

ALL THAT piece and parcel of entire remaining total FAR or the total constructed area available in the said newly constructed building save and except the flat or area under Owners' allocation, available as per sanctioned plan including the commercial/semi-commercial area in the Ground Floor and First Floor, together with other residential areas and common user of staircases, stair landings, lift area, lift lobby, common waiting area of the proposed building to be constructed as per building plan to be sanctioned/regularized/altered by the K.M.C. along with additional floor if any available under any rule of KMC, together with the common service areas, amenities and facilities of the proposed building together with proportionate undivided share of land described in the ***Schedule-A*** property, together with all right, title, interest and right of easement attached thereto.

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IN WITNESSES WHEREOF the **PARTIES** hereto signed, sealed and subscribed their respective hand and seal on this day 6th of October, 2023 (Two Thousand Twenty Three).

SIGNED AND DELIVERED by

the **PARTIES** at Kolkata

in presence of :

Deldas Bhattacharyya alias Debdas Bhattacharjee

WITNESSESS:-

Sanjoy Bhattacharya

1) Gopa Bhattacharya

Mita Dutta nee Bhattacharya

568-C Lake gardens.

Pin - 700 045

2) Jayati Saha
Nangi Chatterjee Para
Batanagar, Maheshtala
Kolkata-700 140.

Signature of the ***EXECUTANTS***

SYNERGY TECHNOLOGIES

Proprietor

(JOYDEEP MUKHERJEE)

Signature of the ***ATTORNEY***

Drafted by me :

Abu Bakkar Halder

{Abu Bakkar Halder}

Advocate

Enrolment No. F-1825/1821 of 2001
Alipore Judges' Court,
Kolkata-700 027

Computer Print by me :

Abhishek Chowdhary

{ ABHISHEK CHOWDHARY }
Alipore Judges' Court, Kol- 27

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	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

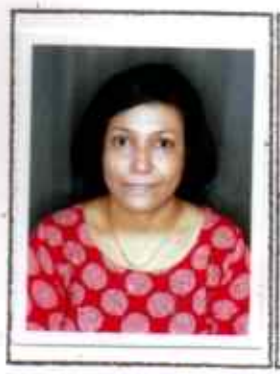
Name DEBDAS BHATTACHARYYA alias DEBDAS BHATTACHARJEE

Signature Debdas Bhattacharyya alias Debdas Bhattacharjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SANJOY BHATTACHARYA

Signature Sanjoy Bhattacharya



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name MITA DUTTA NEE BHATTACHARYA

Signature Mita Dutta nee Bhattacharya

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name JOYDEEP MUKHERJEE

Signature

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BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2&3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001
PHONE: 248-3355/7025

IDENTITY CARD

Name ABU BAKKAR HALDER Advocate

Father's/Husband's Name ABDUL KADER HALDER

CHAIRMAN EX-COMMITTEE

CHAIRMAN

Abu Bakkar Halder

Card No. B-2226

Address Recorded on the Roll Vill-Jalkhura,
P.O.+P.S.-Mahestala, Dist-24pgs(S).

Present Address Do.

Enrolment No F-1825/1821/2001

Date of Enrolment 15.01.2002 Date of Birth 18.04.74

Date 11-3-02

Secretary/Assistant Secretary

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	**8002550168/2023**	**Office where deed will be registered**
Query Date	**06/10/2023 11:59:37 AM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RITA DUTTA ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9432512347, Status :Solicitor firm	
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. 1,60,15,262/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 70/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412502/2023	

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 368, , Ward No: 093 Pin Code : 700045

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 26 Sq Ft		1,50,28,749/-	Property is on Road , Project Name :
	Grand Total :				**5.0096Dec**	**0 /-**	**150,28,749 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1580 Sq Ft.	0/-	9,86,513/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1580 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1580 sq ft**	**0 /-**	**9,86,513 /-**	

pal Details :

	Name & address	Status	Execution Admission Details :
1	Mr Debdas Bhattacharyya, (Alias: Mr Debdas Bhattacharjee) Son of Late Sasadhar BhattacharyyaE 2/10, VIII M Housing Cooperative Society, 20/1, Ultodanga Main Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aexxxxxx6r,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sanjoy Bhattacharya Son of Late Bibhuti Bhusan Bhattacharya162/B/368B, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7e,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Mita Dutta, (Alias: Mrs Mita Bhattacharya) Daughter of Late Amarendra Nath Bhattacharya368, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: arxxxxxx2f,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	SYNERGY TECHNOLOGIES 367, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: aixxxxxx4c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Joydeep Mukherjee Son of Dr N G Mukherjee25/12, Prince Golam Mohammad Shah Road, Golf Garden, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx4c,Aadhaar No Not Provided	SYNERGY TECHNOLOGIES (as propietor)

ifier Details :

Name & address
Mr ABU BAKKAR HALDER Son of Mr . ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Debdas Bhattacharyya, Mr Sanjoy Bhattacharya, Mrs Mita Dutta, Mr Joydeep Mukherjee

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-1.66986 Dec
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-1.66986 Dec
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-1.66986 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-11-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 05-11-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
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.

Major Information of the Deed

Deed No :	**I-1604-12518/2023**	**Date of Registration**	**06/10/2023**
Query No / Year	**1604-8002550168/2023**	**Office where deed is registered**	
Query Date	**06/10/2023 11:59:37 AM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RITA DUTTA ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9432512347, Status :Solicitor firm		
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. 1,60,15,262/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412502/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 368, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 26 Sq Ft		1,50,28,749/-	Property is on Road , Project Name :
	Grand Total :				**5.0096Dec**	**0 /-**	**150,28,749 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1580 Sq Ft.	0/-	9,86,513/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1580 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1580 sq ft**	**0 /-**	**9,86,513 /-**	

Major Information of the Deed

Deed No :	**I-1604-12518/2023**	**Date of Registration**	**06/10/2023**
Query No / Year	**1604-8002550168/2023**	**Office where deed is registered**	
Query Date	**06/10/2023 11:59:37 AM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RITA DUTTA ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9432512347, Status :Solicitor firm		
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. 1,60,15,262/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412502/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 368, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 26 Sq Ft		1,50,28,749/-	Property is on Road , Project Name :
	Grand Total :				**5.0096Dec**	**0 /-**	**150,28,749 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1580 Sq Ft.	0/-	9,86,513/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1580 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1580 sq ft**	**0 /-**	**9,86,513 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Debdas Bhattacharyya, (Alias: Mr Debdas Bhattacharjee) Son of Late Sasadhar Bhattacharyya Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	Captured LTI 06/10/2023	06/10/2023
	E 2/10, VIII M Housing Cooperative Society, 20/1, Ultodanga Main Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aexxxxxx6r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Sanjoy Bhattacharya Son of Late Bibhuti Bhusan Bhattacharya Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	Captured LTI 06/10/2023	06/10/2023
	162/B/368B, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs Mita Dutta, (Alias: Mrs Mita Bhattacharya) Daughter of Late Amarendra Nath Bhattacharya Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	Captured LTI 06/10/2023	06/10/2023
	368, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: arxxxxxx2f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SYNERGY TECHNOLOGIES** 367, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: aixxxxxx4c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Joydeep Mukherjee (Presentant) Son of Dr N G Mukherjee Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office		Captured	
		Oct 6 2023 12:45PM	LTI 06/10/2023	06/10/2023
	25/12, Prince Golam Mohammad Shah Road, Golf Garden, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx4c,Aadhaar No Not Provided Status : Representative, Representative of : SYNERGY TECHNOLOGIES (as propietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABU BAKKAR HALDER Son of Mr . ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		Captured	
	06/10/2023	06/10/2023	06/10/2023
Identifier Of Mr Debdas Bhattacharyya, Mr Sanjoy Bhattacharya, Mrs Mita Dutta, Mr Joydeep Mukherjee			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-1.66986 Dec
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-1.66986 Dec
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-1.66986 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft

Endorsement For Deed Number : I - 160412518 / 2023

On 06-10-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:41 hrs on 06-10-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Joydeep Mukherjee ,.

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 1,60,15,262/-

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

Execution is admitted on 06/10/2023 by 1. Mr Debdas Bhattacharyya, Alias Mr Debdas Bhattacharjee, Son of Late Sasadhar Bhattacharyya, E 2/10, VIII M Housing Cooperative Society, 20/1, Ultodanga Main Road, P.O: Ultadanga, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Retired Person, 2. Mr Sanjoy Bhattacharya, Son of Late Bibhuti Bhusan Bhattacharya, 162/B/368B, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person, 3. Mrs Mita Dutta, Alias Mrs Mita Bhattacharya, Daughter of Late Amarendra Nath Bhattacharya, 368, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others

Indetified by Mr ABU BAKKAR HALDER, , , Son of Mr , , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-10-2023 by Mr Joydeep Mukherjee, propietor, SYNERGY TECHNOLOGIES, 367, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

Indetified by Mr ABU BAKKAR HALDER, , , Son of Mr , , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 9217, Amount: Rs.100.00/-, Date of Purchase: 13/09/2023, Vendor name: SUBHANKAR DAS

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 376647 to 376677

being No 160412518 for the year 2023.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by Anupam Halder
Date: 2023.10.06 13:08:08 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 06/10/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.