

12026/23

E-11534/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AN 834003

[Signature]
District Sub-Register-III
Alipore, South 24-pargana

02.08.2023
a 8/1972448/23

DEVELOPMENT POWER OF ATTORNEY

02 AUG 2023

KNOW ALL MEN BY THESE PRESENTS We,(1) **SRI SWADESH RANJAN BHATTACHARJEE**, (PAN - BDTPB3201P) (Aadhaar - 6804 8334 9691), son of Late Satya Ranjan Bhattacharjee, by occupation - Service and(2) **SRI TAPAS RANJAN BHATTACHARJEE**, (PAN - AXKPB8001D), (Aadhaar - 7069 7368 1555), son of Late Satya Ranjan Bhattacharjee, by occupation - Service, and (3) **SMT. SMRITIKANA SENGUPTA**, (PAN - GLBPS3248J) (Aadhaar - 6430 7827 3333), wife of Sri Sankar Sengupta and daughter of Late Satya Ranjan Bhattacharjee, by occupation - Housewife, all by faith - Hindu, by Nationality - Indian,

95736

~~96759~~

Sl. No.....
Name : S. K. SAHA, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.....
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal K. Saha
Licensed Stamp
Vendor

27 JUL 2023



Basu den Paul
S/o Late D. C. Paul
43/2 Jheel Road
Santoshpur. Kt. 75

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
02 AUG 2023

all are residing at 282, Ganguly Bagan, Naktala, Post Office – Naktala, Police Station - Netaji Nagar, Kolkata – 700047, District South 24 Parganas, hereinafter called and referred to as the **PRINCIPALS/ OWNERS**, do hereby **SEND GREETINGS**:

WHEREAS after the partition of India a large number of persons residents from former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS like other resident of erstwhile East Pakistan Smt. Anita Bhattacharjee (now deceased) was such person who have come to use and occupy a piece and parcel of homestead land measuring 03 Cottahs, 01 Chittacks & 00 Square Feet more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, under Police Station – Jadavpur now Netaji Nagar, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, being a Refugee displaced from East

Pakistan (Now Bangladesh), approached the Government of West Bengal for the said land for his rehabilitation under the provisions of the L.D.P. Act/L.A. Act -1.

AND WHEREAS the Governor of the State of West Bengal in this process executed and registered Deed of Gift, through the Refugee Relief & Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said Refugees, gifted the said plot of homestead land measuring an area of 03 Cottahs, 04 Chittacks & 00 Square Feet more or less, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, under Police Station - Jadavpur now Netaji Nagar, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, in favour of said Smt. Anita Bhattacharjee (now deceased) and the said Deed was duly registered in the office of the Additional District Registrar at Alipore and recorded in Book No. I, Volume No. 6, Pages from 173 to 176, Being Deed No. 419, for the year 1992.

AND WHEREAS after the aforesaid registered Deed of Gift, the said Smt. Anita Bhattacharjee (now deceased), became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of 03 Cottahs, 01 Chittacks & 00 Square Feet more or less, lying and situate

at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, under Police Station – Jadavpur now Netaji Nagar, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title and interest and possessed over the said plot of land by construct a title shed structure thereon, hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described in the **SCHEDULE** hereunder written, free from all encumbrances.

AND WHEREAS while having peaceful seized, possessed, enjoyment and in possession of the said property the aforesaid Smt. Anita Bhattacharjee (now deceased) mutated her name in the assessment records of the Kolkata Municipal Corporation, subsequently the said Corporation have assessed her name as absolute sole owner in respect of the said property and renumbered as K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and exercising the same with all easement rights’ thereto by paying usual rents and taxes to the Appropriate Authority, under Assessee No. 211000410589, hereinafter for the sake of brevity referred to as the “**said Premises**”

more fully and particularly mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS since then the said Smt. Anita Bhattacharjee (since deceased) has been well sufficiently entitled of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and enjoying all kind of ejmali right over the said property, from all sorts of encumbrances.

AND WHEREAS while having seized and possessed the aforesaid property the said Smt. Anita Bhattacharjee died intestate on 12/08/2020 leaving behind her surviving daughter namely Smt. Smritikana Sengupta and two sons namely Sri Swadesh Ranjan Bhattacharjee and Sri Tapas Ranjan Bhattacharjee as her legal heirs

and successors who jointly inherited the aforesaid property, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Smt. Smritikana Sengupta, Sri Swadesh Ranjan Bhattacharjee and Sri Tapas Ranjan Bhattacharjee became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS thus the said Smt. Smritikana Sengupta, Sri Swadesh Ranjan Bhattacharjee and Sri Tapas Ranjan Bhattacharjee (the Owners/Principal herein) thereto became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in

Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, which is more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said Present Principals/Owners are desirous to construct an Ownership Flat system building on their said Premises more and fully described in **SCHEDULE** herein under through an efficient Developer/s who have sufficient resources to do so and coming to know the intention of the Owners/Principals, the Developer herein have proposed to the Owners/Principals to appoint them as Developer for such construction of a proposed Straight Three Storied Building on the Scheduled land.

AND WHEREAS the Owners/Principals have agreed to allow the Developer namely **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, having its office at 33B, D.P.P. Road, (Plot No. 287, Ganguly

Bagan Scheme), Post Office – Naktala, Police Station – Patuli now Netaji Nagar, Kolkata – 700047, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, (PAN – BPCPS8365G) (Aadhaar – 4598 7723 8685), son of Late Kamal Sarkar, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 287, Ganguly Bagan, Police Station – Patuli now Netaji Nagar, Kolkata – 700047, to develop the Scheduled land at its own costs on the terms and conditions mentioned herein below.

Jayshankar Sarkar.

AND WHEREAS the Principals therein for the purpose of developing the said property entered and into a registered “**Development Agreement**” being Book No. I, being Deed No. 160311529, for the year 2023 at D.S.R. III, at Alipore, with **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, son of Late Kamal Sarkar, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THAT We, (1) **SRI SWADESH RANJAN BHATTACHARJEE**, son of Late Satya Ranjan Bhattacharjee and (2) **SRI TAPAS RANJAN BHATTACHARJEE**, son of Late Satya Ranjan Bhattacharjee and (3) **SMT. SMRITIKANA SENGUPTA**, wife of Sri Sankar Sengupta and daughter of Late Satya Ranjan Bhattacharjee, DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, being represented by its Sole Proprietor namely **SRI JOYSHANKAR**

SARKAR, son of Late Kamal Sarkar, to be our true and lawful **ATTORNEY** and on our behalf and in our names to do and execute all or any of the following acts, deeds, things and matter, to represent the Principals, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principals herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principals herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance. with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.

2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principals herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorneys and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement. After delivering the owners allocation to us as per terms of the said development agreement our attorney shall have right to execute the deed of conveyance on our behalf.
3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces in respect of the Developer's Allocation of the said proposed building to be constructed by the Attorneys on behalf of the Principals at the said premises, save and except the Owner's Allocated Portion.
4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, D.S.R. at Alipore, South 24 - Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be

constructed by the said Developer at the said premises on behalf of the Principals, save and except the Owner's Allocation.

5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principals and to protect the right, title and interest of the Principals in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of G+3 storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any other competent Authorities in connection of sanctioning of plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.

9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
10. To accept notice and service of papers for and on behalf of the Principals from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principals.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principals.
13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation/

Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys excluding compensation of any nature from requisition and/or acquisition authorities only in the name of the Principals.

14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developer.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principals from Developer Allocated only.
16. To enter into any Agreements for the proposed Flats and other covered area and to receive advance/earnest money/consideration money/security deposit/vide Account Payee Cheques in the name of the Developer in respect of the said Developer's Allocation spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principals in the land and to handover the copies of the relevant Documents in regard to 'title of the Principals to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocation.

17. For all and any of the purposes herein before stated to appear and represent the Principals before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.
18. To appear and represent the Principal before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority/Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorneys in any manner concerning the Agreements/Conveyance in the said premises.
19. To apply and sign the sanction plan of the proposed building and to revise such plan, being right to sign on such plan and prepare any other document relating to Kolkata Municipal Corporation building sanction department.

AND the Principals hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorneys or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove,

including such confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered "**Development Agreement**."

SCHEDULE OF LAND

ALL THAT piece and parcel of Bastu land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, along with 300 Square Feet of tile shed structure standing thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 211000410589, along with all easement and other appertaining right thereto, is butted and bounded on the said Property in the following manner:

ON THE NORTH	:	Plot No. 283, Ganguly Bagan ;
ON THE SOUTH	:	Plot No. 281, Ganguly Bagan ;
ON THE EAST	:	K.M.C. Road ;
ON THE WEST	:	K.M.C. Road.

IN WITNESS WHEREOF we the Principals, do hereto and hereunto set and subscribed our respective hands on this 2nd day of August; in the year Two Thousand Twenty Three (2023).

SIGNED, SEALED AND DELIVERED

By the Principals at Kolkata.

In presence of:

WITNESSES

01) Basu der Paul,
42/2 Jheel Road,
Sanjeshpur Vii. 75

1. S.R. Bhattacharjee
(SWADESH RANJAN BHATTACHARJEE)
2. Tarun Ranjan Bhattacharjee

3. Smriti Kana Sengupta

**SIGNATURE OF THE
PRINCIPALS/OWNERS**

02) Joyshankar Sarkar Datta
37/53, Naksela Road
K01-47.

JOYSHANKAR SARKAR
Joyshankar Sarkar.
Proprietor

**SIGNATURE OF THE
ATTORNEY**

Drafted by me:

Bimal Kanti Danda

Bimal Kanti Danda
M.A. (Double), LL.B
Advocate
Alipore Police Court
Criminal & Civil Practitioner
Regn. No.-W.B./1143/80

Printed In:

PRINT ZONE












Alipore Police Court,
Kolkata - 700027

S. Ahmed
Sarfaraz Ahmed

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name SWADESH RANJAN BHATTACHARJEE

Signature S.R. Bhattacharjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name TAPAS RANJAN BHATTACHARJEE

Signature T.R. Ranjan Bhattacharjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SMRITI KANA SEN GUPTA

Signature Smriti Kana Sen Gupta

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ... JOYSHANKAR SARKAR .

Signature ... Jayshankar Sarkar .

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈকত্বিকরণ নম্বর/Enrollment No.: 15286444310201

To
শ্রী দেব পাল
Basu Dev Paul
S/O: Late Dhiren Paul
P.S - Garha
43/2, Jhill Road
Santoshpur
Kolkata Santoshpur
West Bengal - 700075
7044322146
Generation Date: 19/02/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :
8035 3737 7879
আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

শ্রী দেব পাল
Basu Dev Paul
স্বাক্ষরিত/DOB: 04/12/1967
পুরুষ / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন আধারভিত্তিক দ্বারা লাভ করা
- এটা এক ইলেক্ট্রনিক সক্রিয়তা ভেরী গন

INFORMATION

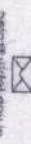
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.
- আধার সনাত দেবে শনাক্ত !
- আধার ভিত্তিতে সরকারী ও বেসরকারী পরিষেবা সক্রিয় সম্ভব হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
সন/ও: লেট ধীরেন পাল, 43/2, জিলা
গোড, পি.এস - গারহা, সান্তোশপুর,
কলকাতা,
পশ্চিম বঙ্গ - 700075
Address:
S/O: Late Dhiren Paul, 43/2,
Jhill Road, P.S - Garha,
Santoshpur, Kolkata,
West Bengal - 700075

8035 3737 7879



www.aadhaar.gov.in

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Major Information of the Deed

Deed No :	I-1603-11534/2023	Date of Registration	02/08/2023
Query No / Year	1603-8001972448/2023	Office where deed is registered	
Query Date	02/08/2023 11:19:53 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BASUDEV PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9123358303, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 66,27,094/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160311529/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 34D, , Ward No: 100 Pin Code : 700047

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 1 Chatak	1/-	65,46,094/-	Width of Approach Road: 23 Ft. , , Project Name :
Grand Total :				5.0531Dec	1 /-	65,46,094 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	










Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Swadesh Ranjan Bhattacharjee Son of Late Satya Ranjan Bhattacharjee Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
282, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bdxxxxxx1p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				
2	Mr Tapas Ranjan Bhattacharjee Son of Late Satya Ranjan Bhattacharjee Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
282, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxxx1d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				
3	Mrs Smritikana Sengupta Wife of Mr Sankar Sengupta Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
282, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: glxxxxxx8j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JOYSHANKAR SARKAR 287, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: bpxxxxx5g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Joyshankar Sarkar (Presentant) Son of Late Kamal Sarkar Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office </td> <td>  Aug 2 2023 12:07PM </td> <td>  LTI 02/08/2023 </td> <td>  02/08/2023 </td> </tr> </tbody> </table> <p>287, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bpxxxxx5g,Aadhaar No Not Provided Status : Representative, Representative of : JOYSHANKAR SARKAR (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Mr Joyshankar Sarkar (Presentant) Son of Late Kamal Sarkar Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 12:07PM	 LTI 02/08/2023	 02/08/2023
Name	Photo	Finger Print	Signature						
Mr Joyshankar Sarkar (Presentant) Son of Late Kamal Sarkar Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 Aug 2 2023 12:07PM	 LTI 02/08/2023	 02/08/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Basudev Pal Son of Late D C Pal 43/2, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	02/08/2023	02/08/2023	02/08/2023

Identifier Of Mr Swadesh Ranjan Bhattacharjee, Mr Tapas Ranjan Bhattacharjee, Mrs Smritikana Sengupta, Mr Joysankar Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swadesh Ranjan Bhattacharjee	JOYSHANKAR SARKAR-1.68438 Dec
2	Mr Tapas Ranjan Bhattacharjee	JOYSHANKAR SARKAR-1.68438 Dec
3	Mrs Smritikana Sengupta	JOYSHANKAR SARKAR-1.68438 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Swadesh Ranjan Bhattacharjee	JOYSHANKAR SARKAR-100.00000000 Sq Ft
2	Mr Tapas Ranjan Bhattacharjee	JOYSHANKAR SARKAR-100.00000000 Sq Ft
3	Mrs Smritikana Sengupta	JOYSHANKAR SARKAR-100.00000000 Sq Ft

On 02-08-2023

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 11:27 hrs on 02-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Joyshankar Sarkar .

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 66,27,094/-

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

Execution is admitted on 02/08/2023 by 1. Mr Swadesh Ranjan Bhattacharjee, Son of Late Satya Ranjan Bhattacharjee, 282, Ganguly Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr Tapas Ranjan Bhattacharjee, Son of Late Satya Ranjan Bhattacharjee, 282, Ganguly Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mrs Smritikana Sengupta, Wife of Mr Sankar Sengupta, 282, Ganguly Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Indetified by Mr Basudev Pal, , Son of Late D C Pal, 43/2, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 02-08-2023 by Mr Joyshankar Sarkar, Proprietor, JOYSHANKAR SARKAR, 287, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Basudev Pal, , Son of Late D C Pal, 43/2, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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 95736, Amount: Rs.100.00/-, Date of Purchase: 27/07/2023, Vendor name: Amal Kr Saha



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 321828 to 321853
being No 160311534 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.04 17:01:35 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/04 05:01:35 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)