



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 496277

14/06/2022
Q-8001783667/2022

District Sub-Registrar-IV
Registrar WS 7 (2) of
Registration 1008
Alipore, South 24 Parganas
14 JUN 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) SRI SANKAR LAL PAUL, (PAN-EDGPP9396R & Aadhaar No. 4888-1979-3019) & (2) SRI DIPAK KUMAR PAUL, (PAN-CQHPP 2905C & Aadhaar No. 4297-3652-7612) both sons of Late Sridam Chandra Paul, by faith-Hindu, Nationality-Indian, by occupation-Retired, residing at 50, Prasanna Das Road, P.S. Kasba now Garfa, P.O. Haltu, Kolkata-700078, (3) SMT. INDRANI GHOSH, (PAN-AIHPG7655A & Aadhaar No. 3471-4187-5489) wife of Sri Tushar Ghosh, by faith-

Hindu, Nationality- Indian, by occupation-Business, residing at 334, Santi Pally, P.O. Anandapur E.K.T.P ,P.S.- Kasba, Kolkata 700 107, District South 24 Parganas,, hereinafter referred to as the OWNERS/ PRINCIPALS send greetings.

WHEREAS one Kinuram Khan was the owner and possessor of the landed property under District 24-Parganas, Pargana - Khaspur, S.R. Office, Alipur, Touzi no. 3 to 5 and 12, Police Station - formerly Tollygunge, Presently - Kasba, Mouza - kalikapur, J.L. No. 20, R.S. No. 2, appertaining to C.S. Khatian No. 140, Dag no. 21 and R.S. Khatian no. 182, Dag no. 24 Measuring 31 Decimal.

WHEREAS one Kinuram Khan was the owner and possessor of the landed property under District 24-Parganas, Pargana - Khaspur, S.R. Office, Alipur, Touzi no. 3 to 5 and 12, Police Station - formerly Kasba, Presently - Garfa, Mouza - Kalikapur, J.L. No. 20, R.S. No. 2, appertaining to C.S. Khatian No. 140, Dag no. 21 and R.S. Khatian no. 182, Dag no. 24 Measuring 31 Decimal.

AND WHEREAS one Kalidasi Sau purchased the landed property from said Kinuram Khan measuring 31 decimals under Mouza - Kalikapur, J. L. No. 20, appertaining to C.S. Khatian No. 140, Dag No. 21 and R.S. Khatian No. 182 Dag No. 24 through a Deed of Sale (Saf Kobala) which was registered in the Office of the Alipore Sub Registry Office and was recorded in Book No. I, Volume No. 102 Pages 15 to 18, Being No. 5228

for the year 1960 . Thereafter said Kalidasi Sau being the owner of the said property sold a portion of 8 cottahs 8 chittacks from the said landed

property to one Rama Roy @ Sripada in the year 1968 through a Deed of Sale (Saf Kobala)which deed was registered at the office at Alipore Sub Registry office and was recorded in book No. I volume No. 51, Pages 260

to 264, Being No. 2680 for the year 1968.

AND WHEREAS one Sri Sibsankar Das purchased the schedule mentioned property from said Rama Roy through a Deed of Sale (Saf Kobala) which was registered in the office of the Alipore Sub Registry office and was recorded in Book No. I, Being No. 3270 in the year 1983 said Sibsankar Das sold and transferred a portion of land measuring 3 Cottahs 6 Chittacks on the west side of his landed property under Mouza - Kalikapur, C. S. Khatian No. 140, C.S Dag No. 21, appertaining to R.S. Khatian No. 182, R.S. Dag No. 24, Police Station- Kasba as specifically mentioned in Schedule "A" hereunder written. Thesaid property has been sold by Sib Sankar Das to the land owners through Deed of Sale (Saf kobala) which was registered in the Office ofthe Sub Registrar Office at Alipore and was recorded in Book No. IVolume No. 88 Pages 290 to 297, Being No. 3605 for the year 1983.

AND WHEREAS said Sri Sankar Pal and Sri Dipak Kumar Pal mutated their names in the office of Kolkata Municipal Corporation in respect of the said land which has since been known and numbered as Premises No. 647, Kalikapur Road, vide Assessee No. 31-106-07-0647-9, Kolkata - 700078 and also recorded their names in the Office of the B.L.&L.R.O and the said land is recorded as L.R. Dag No. 24, under L.R. Khatian No. 757 & 758 in their names in the recent published L.R. Settlement records of rights as the absolute owners thereof.

AND WHEREAS by a Deed of Sale, dated 20.03.2015, registered in the office of D.S.R.-III at Alipore and recorded in Book No. I, CD Volume No.5, page from 7586 to 7606, Deed No. 02244 for the year 2015, the Owner No.3 herein Smt. Indrani Ghosh purchased ALL THAT piece and parcel of net land measuring 12 Chittak 2 sq.ft. be the same a little more or less together with tile shed structure standing thereon, situated at Mouza-Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No.2, Touzi No.3-5 & 12, 56, comprised in C.S. & R.S. Dag No.2 appertaining to C.S. Khatian No.12, 32,59,85, corresponding to R.S. Khatian No.11,33, 61, 94 under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, from the then lawful owners Sri Paritosh Dutta, son of Sri Rabin Dutta, Sri Sudhangshu Mandal, son of Late Krishnadhan Mondal, Sri Nirmal Mandal, son of Sri Nabadwip Mandal and Sri Dilip Mandal, son of Sri Narayan Mondal.

AND WHEREAS the said Indrani Ghosh mutated her name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Premises No.702, Kalikapur Road, vide Assessee No.31-106-07-2599-1, Kolkata-700078, upon payment of rates and taxes thereto and also recorded her name in the office of the B.L. & L.R.O and the said land is recorded as L.R. Dag No.2 under L.R. Khatian No.759 in her name in the recent published L.R. Settlement records of rights as the absolute owner thereof.

AND WHEREAS thus the owner herein Indrani Ghosh herein seized and possessed of the said land measuring 12 Chittak 2 sq.ft. be the same a little more or less together with tile shed structure standing thereon, fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS by a Deed of Gift dated 29th day of November 2021 which was duly registered in the Office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 1603-2021, Page from 338943 to 338965, being No. 160312202 for the year 2021 Owners No, 3 herein namely Smt. Indrani Ghosh, wife of Sri Tusar Ghosh obtained ALL THAT undivided land measuring 5 Chittak more or less together with undivided 100 sq.ft. of cemented flooring tile shed structure standing thereon, out of 3 Cottah 6 Chittak be the same a little more or less together with 200 sq.ft. tile shed structure standing thereon, situated at Mouza-Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No.2, Touzi No.3-5 & 12, comprised in C.S. Dag No. 21 appertaining to C.S. Khatian No.140, corresponding to R.S. & L.R. Dag No.24, under R.S. Khatian No.182 & L.R. Khatian No.757 & 758, being Premises No.647, Kalikapur Road, vide Assessee No. 31-106-07-0647-9, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry /A.D.S.R. office at Sealdah, in the District of 24-Parganas, South, from Owners No. 1 & 2 namely Sri Sankar Lal Paul, (2) Sri Dipak Kumar Paul.

AND WHEREAS by a Deed of Gift dated 29th day of November 2021 which was duly registered in the Office of D.S.R-III, Alipore and

recorded in Book No. I, Volume No. 1603-2021, Page from 338966 to 338989, being No. 160312203 for the year 2021 Owners No, 1&2 herein namely Sri Sankar Lal Paul, (2) Sri Dipak Kumar Paul obtained ALL THAT undivided land measuring 5 Chittak more or less together with undivided 50 sq.ft. of tile shed structure standing thereon, out of 12 Chitak 2 sq.ft. be the same a little more or less together with 200 sq.ft. cemented flooring tile shed structure standing thereon, situated at Mouza-Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No. 2, Touzi No.3-5 & 56, comprised in C.S., R.S. & L.R. Dag No.2 appertaining to C.S. Khatian No.12, 32,59,85, corresponding to R.S. Khatian No.11,33, 61, 94 & L.R. Khatian No.759, being Premises No.702, Kalikapur Road, vide Assessee No.31-106-07-2599-1, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, from Owner No. 3 namely Smt. Indrani Ghosh, wife of Sri Tusar Ghosh.

AND WHEREAS thus Owners herein became the joint owners of net total land measuring about 04K-02CH-6 SQ.FT. be the same a little more or less, and mutated the said land into single Premises being K.M.C. Premises No.647, Kalikapur Road, (vide Assessee No. 31-106-07-0647-9) Kolkata-700078, Ward No.106, P.S. Garfa, Br.-XII, District of South 24-Parganas and having unfitted right, title and interest thereto and free from all encumbrances.

AND WHEREAS with a view to develop the said land by constructing a building, the owners/principals herein entered into an agreement for

development, dated 14.06.2022, registered in the office of D.S.R.-IV Alipore, vide Book No.I, Being No. 06310... for the year 2022, with the Developer namely ISHANI CONSTRUCTION, (PAN-AIHPG7655A a Proprietorship Firm having its registered office at 779, Purbachal Main Road, P.O.-Haltu, P.S.-Garfa, Kolkata-700 078, District South 24 parganas, represented by its proprietor SMT. INDRANI GHOSH, (PAN-AIHPG 7655A & Aadhaar No.3471-4187-5489) wife of Sri Tushar Ghosh, Nationality-Indian, by faith – Hindu, by occupation – Business, residing at 334, Santi Pally, P.O. Anandapur E.K.T.P ,P.S.-Kasba, Kolkata 700 107, District South 24 Parganas, in respect of the said land as mentioned in the Schedule hereunder written under certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions in the said Development Agreement, it is mutually settled and agreed by and between the Owners/Principals herein and the Developer, that the Owners herein will be entitled to get four flats total flats area measuring about **2200 sq.ft. built up area**, Two flats on **3rd floor** (North – East side) measuring about **1100 sq.ft. built up area** and other two flats on **4th floor** (South – East side) measuring about **1100 sq.ft. more or less built up area** and two shop rooms on the Ground floor, each shop measuring about **75 sq.ft. built up area more or less** and one shop measuring about **160 sq.ft. built up area** on the Ground floor of the said proposed building, together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and the Developer will get save and except the said Owner's allocation, the remaining flats and Shop, Car Parking spaces of the proposed G+IV storied building together with undivided

Ghosh
Indrani Ghosh
Indrani Ghosh

proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

AND WHEREAS for the purpose of construction of the proposed G+IV storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer **ISHANI CONSTRUCTION**, (PAN-AIHPG7655A a Proprietorship Firm having its registered office at 779, Purbachal Main Road, P.O.-Haltu, P.S.-Garfa, Kolkata-700 078, District South 24 parganas, represented by its proprietor **SMT. INDRANI GHOSH**, (PAN-AIHPG 7655A & Aadhaar No.3471-4187-5489) wife of Sri Tushar Ghosh, Nationality-Indian, by faith – Hindu, by occupation – Business, residing at 334, Santi Pally, P.O. Anandapur E.K.T.P. P.S. Kasba, Kolkata 700 107, District South 24 Parganas, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things .

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To sign, execute and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing her name on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

- 3 To sign, execute and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in our names and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To sign, execute and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our names.
- 5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and Premises.
- 6 To negotiate for sale, transfer, lease, rent, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate our said Attorney shall deem fit and proper.
- 7 Our Attorney shall be entitled to enter into agreement for sale in respect of the flats and spaces of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions

mutually settled by and between the said Attorney and the intending purchaser.

- 8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.
- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats, Shop and commercial spaces and Car Parking spaces of Developer'

allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by our said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourself.

AND We do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 04K-02CH-6.00 Sq.ft more or less together with structure standing thereon, situated at Mouza-Kalikapur, J.L. No.20, Pargana-Khaspur, R.S. No.2, Touzi No.3-5, 12 & 56, comprised in C.S. Dag No. 2 & 21, R.S. & L.R. Dag No.2 & 24 appertaining to C.S. Khatian No.12 &140, corresponding to R.S. Khatian No.11,33, 61, 94 & 182 & L.R. Khatian No.759,757 & 758, being Premises No.647, Kalikapur Road, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas (South), together with the all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Garfa Mouza.

On the South : 610 Purbachal Main Road,

On the East : 100 sq.ft. Prince Anwar Shah Connector.

On the West : Land of R.S. Dag No. 2

IN WITNESS WHEREOF We, the Principals/Owners named above,
have hereunto set and subscribed our hand on the 14th day of
June..... 2022.

SIGNED & DELIVERED

In presence of:-

1. Jashan Ghosh
334, Saathi Pally
Kolkata - 700107.

Sankar Lal Paul
Dipankar Paul
Indrani Ghosh
PRINCIPALS/OWNERS

This Power accepted by me.

2. Alu Saha
AO

ISHANI CONSTRUCTION
Indrani Ghosh
Proprietor

ATTORNEY












Drafted by:

Alu Saha
Advocate,
Alipore Police Court,
Kolkata-700 027

(4619)

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












Name.....
Signature.....

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

Name..... SANKAR LAL PAUL
Signature..... Sankar Lal Paul

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

Name..... DIPAK KUMAR PAUL
Signature..... Dipak Kumar Paul

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

Name..... INDRANI GHOSH
Signature..... Indrani Ghosh



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001783667/2022	Office where deed will be registered
Query Date	14/06/2022 11:38:14 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. 9830828274, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 2,24,28,003/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406310/2022	

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road, Road Zone : (On P.A.S Connector – On P.A.S Connector) , , Premises No: 647, , Ward No: 106 Pin Code : 700078

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	4 Katha 2 Chatak 6 Sq Ft		2,23,20,003/-	Width of Approach Road: 100 Ft., Project Name :
Grand Total :				6.82Dec	0 /-	223,20,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SANKAR LAL PAUL Son of Late Sridam Chandra Paul50, Prasanna Das Road, City - P.O - Haltu, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: edxxxxxx6r,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 Dipak Kumar Paul Son of Late Sridam Chandra PaulCity - , P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: aqxxxxxx5c,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 Indrani Ghosh Wife of Mr Tushar Ghosh36, RAJANIKANTA DAS ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: Alxxxxxx6A,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	ISHANI CONSTRUCTION 779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No.: Alxxxxxx5A,Aadhaar No Not Provided, Status Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mrs INDRANI GHOSH Wife of Mr TUSHAR GHOSH334, SANTI PALLY, City:- , P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: Alxxxxxx5A,Aadhaar No Not Provided	ISHANI CONSTRUCTION (as proprietor)

Identifier Details :

Name & address
Mr Alok Safui Son of Mr Sanat Safui A P C, 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 SANKAR LAL PAUL, Mr Dipak Kumar Paul, Mrs Indrani Ghosh, Mrs INDRANI GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-2.27333 Dec
2	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-2.27333 Dec
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-2.27333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-133.33333300 Sq Ft
2	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-133.33333300 Sq Ft
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-133.33333300 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 14-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 14-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



ভারত সরকার
Unique Identification Authority of India
Government of India

ডালিকাভুক্তির আই ডি / Enrollment No.: 1215/80002/03786

To
 শঙ্কর পাল
 Shankar Paul
 779 PURBACHAL MAIN ROAD
 Haltu
 Haltu
 Circus Avenue Kolkata
 West Bengal 700078
 8583086817

267518341



MP675183414FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4888 1979 3019

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
 শঙ্কর পাল
 Shankar Paul
 পিতা : শ্রীদাম চন্দ্র পাল
 Father : Sridam Chandra Paul
 জন্মতারিখ / DOB : 01/01/1955
 পুরুষ / Male



4888 1979 3019

আধার - সাধারণ মানুষের অধিকার

Shankar Paul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
EDGPP9396R

नाम
SHANKAR PAUL

पिता का नाम / Father's Name
SBIDAM CHANDRA PAUL

जन्म तिथि
01/01/1955

हस्ताक्षर / Signature



Shankar Lal Paul

आयकर विभाग

INCOME TAX DEPARTMENT

DIPAK KUMAR PAUL

SREEDAM CHANDRA PAUL

15/08/1951

Permanent Account Number

CQHPP2905C

Dipak Kumar Paul

Signature



भारत सरकार
GOVT. OF INDIA



Dipak Kumar Paul



ভারত সরকার

Unique Identification Authority of India
Government of India

আইডি/ইউআইডি/Enrollment No 1215/80002/31200

To,
দীপক কুমার পাল
Dipak Kumar Paul
15/1
SUKANTA SARANI
Hallu
Hallu Circus Avenue Kolkata
West Bengal 700078
9339306570

Ref 29798 / 11G / 4075861 / 4075948 / P



SE849348053FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4297 3652 7612

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

দীপক কুমার পাল
Dipak Kumar Paul
পিতা : শ্রীচন্দ্র চন্দ্র পাল
Father : Shridam Chandra Paul
জন্মতারিখ / DOB : 15/09/1951
পুরুষ / Male



4297 3652 7612

আধার - সাধারণ মানুষের অধিকার

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শক্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় অনন্য পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা: 15 /1, সুকান্ত গার্মেনী, Address: 15/1, SUKANTA
হালু, কোলকাতা, পশ্চিম বঙ্গ, SARANI, Hallu, Kolkata, Hallu,
700078 West Bengal, 700078

4297 3652 7612



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Dipak Kumar Paul

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम/ Name
INDRANI GHOSH

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIHPG7655A



23072019

पिता का नाम/Father's Name
JAHARLAL GANGULY

जन्म की तिथि
Date of Birth
21/12/1971

हस्ताक्षर/Signature

Indrani Ghosh.



ভারত সরকার
Unique Identification Authority of India

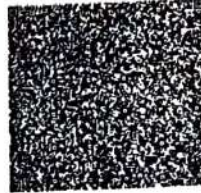
তালিকাভুক্তির নম্বর/ Enrolment No.: 0648/00021/47857

Download Date: 11/02/2013

To
ইন্দ্রানী ঘোষ
Indrani Ghosh
C/O Tushar Ghosh
1st-FR
334 Santipally
Rubypark
E.K.T
E.k.t
Kolkata West Bengal - 700107
9051642049

Generation Date: 01/02/2013

Signature valid



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

3471 4187 5489

VID : 9189 0107 0160 8681

আমার আধার, আমার পরিচয়



ইন্দ্রানী ঘোষ
Indrani Ghosh
জন্মতারিখ/DOB: 21/12/1971
মহিলা/ FEMALE

3471 4187 5489

VID : 9189 0107 0160 8681

আমার আধার, আমার পরিচয়

Indrani Ghosh

Major Information of the Deed

Deed No :	I-1604-06335/2022	Date of Registration	14/06/2022
Query No / Year	1604-8001783667/2022	Office where deed is registered	
Query Date	14/06/2022 11:38:14 AM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Alok Saful Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9830828274, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,24,28,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406310/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalkapur Road
Road Zone : (On P.A.S Connector -- On P.A.S Connector) , , Premises No: 647, , Ward No: 106 Pin Code : 700078






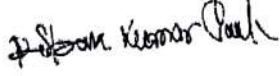



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 2 Chatak 6 Sq Ft		2,23,20,003/-	Width of Approach Road 100 Ft Project Name
Grand Total :				6.82Dec	0 /-	223,20,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor :400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature

	Name	Photo	Finger Print	Signature
1	Mr SANKAR LAL PAUL Son of Late Sridam Chandra Paul Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office	 14/06/2022	 LTI 14/06/2022	 14/06/2022
50, Prasanna Das Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: edxxxxxx6r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office				
2	Mr Dipak Kumar Paul Son of Late Sridam Chandra Paul Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office	 14/06/2022	 LTI 14/06/2022	 14/06/2022
City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aqxxxxxx5c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office				
3	Mrs Indrani Ghosh Wife of Mr Tushar Ghosh Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office	 14/06/2022	 LTI 14/06/2022	 14/06/2022
36, RAJANIKANTA DAS ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx6A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/06/2022 , Admitted by: Self, Date of Admission: 14/06/2022 ,Place : Office				



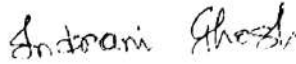
Key Details :

Name,Address,Photo,Finger print and Signature




ISHANI CONSTRUCTION

779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: Alxxxxxx5A,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
	Mrs INDRANI GHOSH (Presentant) Wife of Mr TUSHAR GHOSH Date of Execution - 14/06/2022, , Admitted by: Self, Date of Admission: 14/06/2022, Place of Admission of Execution: Office	 <small>Jun 14 2022 1:25PM</small>	 <small>LTI 14/06/2022</small>	 <small>14/06/2022</small>
334, SANTI PALLY, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5A,Aadhaar No Not Provided Status : Representative, Representative of : ISHANI CONSTRUCTION (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alok Safui Son of Mr Sanat Safui A P C, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>14/06/2022</small>	 <small>14/06/2022</small>	 <small>14/06/2022</small>
Identifier Of Mr SANKAR LAL PAUL, Mr Dipak Kumar Paul, Mrs Indrani Ghosh, Mrs INDRANI GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-2.27333 Dec
2	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-2.27333 Dec
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-2.27333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR LAL PAUL	ISHANI CONSTRUCTION-133.33333300 Sq Ft
2	Mr Dipak Kumar Paul	ISHANI CONSTRUCTION-133.33333300 Sq Ft
3	Mrs Indrani Ghosh	ISHANI CONSTRUCTION-133.33333300 Sq Ft

14-06-2022

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 12:46 hrs on 14-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs INDRANI GHOSH .

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 2,24,28,003/-

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

Execution is admitted on 14/06/2022 by 1. Mr SANKAR LAL PAUL, Son of Late Sridam Chandra Paul, 50, Prasanna Das Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 2. Mr Dipak Kumar Paul, Son of Late Sridam Chandra Paul, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 3. Mrs Indrani Ghosh, Wife of Mr Tushar Ghosh, 36, RAJANIKANTA DAS ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr Alok Safui, , Son of Mr Sanat Safui, A P C, P.O: Allpore, 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 14-06-2022 by Mrs INDRANI GHOSH, proprietor, ISHANI CONSTRUCTION, 779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN 700078

Indetified by Mr Alok Safui, , Son of Mr Sanat Safui, A P C, P.O: Allpore, 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 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 16127, Amount: Rs.500/-, Date of Purchase: 10/06/2022, Vendor name: S Das

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 201741 to 201762
being No 160406335 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.14 14:43:44 +05:30
Reason: Digital Signing of Deed.

Anupam Halder
(Anupam Halder) 2022/06/14 02:43:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)