

11275

I-1128 of 2022



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL
 Certified that the document is admitted to registration. The original sheet and the endorsement sheets attached with this document are the part of this document.

AH 340106

2 P.M
12/8

Addl. District Sub-Registrar
Behala, South 24 Parganas

12 AUG 2022

:::DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :::

08724556321/22

KNOW ALL MEN BY THESE PRESENTS OF THIS DEVELOPMENT POWER OF ATTORNEY THAT :-I, MRS. DIPALI DASGUPTA (PAN No. BBNPD8948P and AADHAAR No. 7090 4727 3447), wife of Late Biplab Dasgupta, by Religion : Hindu, by occupation : Housewife, residing at 42/1, Kailash Ghosh Road, P.S. : Haridevpur, P.O. : Barisha, Pin : 700008,, hereinafter jointly called and referred to as the OWNERS (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their heirs, successors, administrators, legal representatives and/or assigns) hereinafter jointly called the PRINCIPALS:-

10 AUG 2022

7610

No.....Rs. **100/-** Date.....
 Name:..... *Amra Sengupta.*
 Address:..... - Advocate
 Vendor:..... Alipur Police Court
 Kolkata-27

Allipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
 Alipur Police Court, Kol-27

[Handwritten signature]

No / Year
 Date
 Applicant Name, Address
 Other Details
 Transaction No.



A.D.S.R. Behala
 12 AUG 2022
 Dist. - South 24 Pors.

Major Information of the Deed

Deed No :	I-1607-11280/2022	Date of Registration	12/08/2022
Deed No / Year	1607-8002456321/2022	Office where deed is registered	
Deed Date	12/08/2022 4:26:26 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	A SENGUPTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874187490, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,37,498/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160711274/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 36, , Ward No: 123 Pin Code : 700008

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 12 Chatak	1/-	20,24,998/-	Property is on Road , Project Name :
Grand Total :				6.1875Dec	1 /-	20,24,998 /-	

Structure Details :



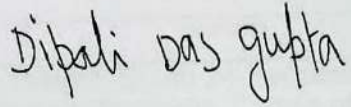
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor :750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft	1 /-	10,12,500 /-	

State
Address
Name
Mrs Dipali Dasgupta
Wife of Late Dasgupta
Executed by: S
Admission: S



Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Mrs Dipali Dasgupta Wife of Late Biplab Dasgupta Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office			
	12/08/2022	LTI 12/08/2022	12/08/2022

42/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bxxxxxx8p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office

Attorney Details :



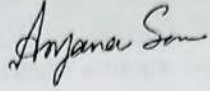
SI No	Name,Address,Photo,Finger print and Signature
1	R R DEVELOPERS 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: aaxxxxx5r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :



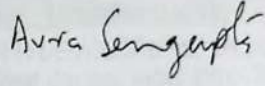
SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Aug 12 2022 4:42PM</td> <td>LTI 12/08/2022</td> <td>12/08/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office					Aug 12 2022 4:42PM	LTI 12/08/2022	12/08/2022
Name	Photo	Finger Print	Signature										
Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office													
	Aug 12 2022 4:42PM	LTI 12/08/2022	12/08/2022										
	1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxx7a,Aadhaar No Not Provided Status : Representative, Representative of : R R DEVELOPERS (as partner)												

Name: **Sen**
Narayan Chand
Execution -
Date of Admission: 08/2022, Admitted by:
Place of Admission:
Place of Execution: Office
7/1, Kailash Ghosh Road,
Bengal, India, PIN
PAN No.:
DEVE



Name	Photo	Finger Print	Signature
Anjana Sen Son of Mr Narayan Chandra Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office			
	Aug 12 2022 4:43PM	LTI 12/08/2022	12/08/2022
1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: csxxxxx4m,Aadhaar No Not Provided Status : Representative, Representative of : R R DEVELOPERS (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVRA SENGUPTA Son of Late A SENGUPTA ALIPORE, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	12/08/2022	12/08/2022	12/08/2022

Identifier Of Mrs Dipali Dasgupta, Mr Narayan Chandra Sen, Mrs Anjana Sen

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-6.1875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-1500.00000000 Sq Ft

2022

Rate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Assessable under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 12-08-2022, at the Office of the A.D.S.R. BEHALA by Mr Narayan Chandra Sen .

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 30,37,498/-

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

Execution is admitted on 12/08/2022 by Mrs Dipali Dasgupta, Wife of Late Biplab Dasgupta, 42/1, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Mr AVRA SENGUPTA , , , Son of Late A SENGUPTA , ALIPORE, 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 12-08-2022 by Mr Narayan Chandra Sen, partner, R R DEVELOPERS, 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr AVRA SENGUPTA , , , Son of Late A SENGUPTA , ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-08-2022 by Mrs Anjana Sen, partner, R R DEVELOPERS, 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr AVRA SENGUPTA , , , Son of Late A SENGUPTA , ALIPORE, 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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

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

Description of Stamp
1. Stamp: Type: Impressed, Serial no 340106, Amount: Rs.100/-, Date of Purchase: 10/08/2022, Vendor name: SUBHANKAR DAS



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



of Registration under section 60 and Rule 69.

and in Book - I

number 1607-2022, Page from 333384 to 333404

No 160711280 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.08.16 16:53:33 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/08/16 04:53:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

HEREAS one Sri Nirmal Chandra Ghosh and his wife Smt. Sudha Rani Ghosh as his benamdar was seized and possessed of or otherwise well end sufficiently entitled to the messuage, tenements and hereditaments comprised in vacant land measuring about Eight Cottahs a little more or less in the District of 24-Parganas, Police Station Behala, Pargana Khaspur, Sub-Registry office at Alipore, in Touji No. 239, R.S. No. 43, J.L.No. 23, Mouja Purba Barisha, Khatian NO. 1595, Dag. No. 904, Revisional Settlement Khatian No.2168, by purchase from one Sarada Prasad Pal and his, wife Dayamoyee Dassi by a Registered Deed of Conveyance registered in Book No. 1, Volume No. 18, Pages 253 to 258, Being No. 1155 of 1943 of sub-Registrar Office at Behala.

AND WHEREAS upon death of Smt. Sudharani Ghosh and Shri Nirmal Chandra Ghosh because of legal and family necessities sold and transferred on November 29, 1947 by two separate Deed of Conveyance the said land measuring about Eight Cottahs little more or less to one Shri Bibhuti Bhusan Ghosh of 14/5, Kalitara Bose Lane, P.S. Beliaghata, District 24-Parganas.

AND WHEREAS the said two deeds of conveyance have been registered with the Sub-Registrar at Behala, in Book No. 1, Volume No. 21, Pages 167 to 172, Being No. 1543 of 1947 and Book No. 1, Volume No. 23, Pages 30 to 36, Being No. 1544 of 1947 respectively.

AND WHEREAS Sri Bibhuti Bhusan Ghosh being thus seized and possessed of the said land here-ditaments and tenements measuring about Eight Cottahs a little more or less having mutated his name in the Revisional Settlement Khatian No. 2168, Dag No. 904 under the Government of West Bengal paying therefore an annual rent of 1-1-3 pies to the Government of West Bengal and also with South Subarban Municipality.

AND WHEREAS the said Bibhuti Bhusan Ghosh converted the said land measuring about Eight Cottahs a Little more or less into two separate Plots of land after making a 6, ft. wide common passage linking to the said two plots with the Municipal Road named Kailash Ghosh Road, on the southern side running from south to the North.

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AND WHEREAS by a Deed of Conveyance registered with the Sub-Registrar at Alipore at Behala in Book No. 1, Volume No. 24, Pages 121 to 127, Being No. 1322 of 1963 the Surjadeb Gupta purchased plot No. 2 of the said plotting plan or the southern side measuring about 3 (three) Cottahs 12(twelve) Chittacks a little more or less being numbered as Municipal Premises No. 42/1, Kailash Ghosh Road, Calcutta-700008, Behala, within the Municipal Limits of South Suburban Municipality.

AND WHEREAS the Surjadeb Gupta being thus seized and possessed of the said plot of land being a portion of formerly Municipal Premises No. 20/1, renumbered an 42/1, Kailash Ghosh Road, Behala, had built up building on the said plot of land and had been paying the due Municipal and other taxes in respect hereof.

AND WHEREAS the Surjadeb Gupta being in need of cash money, agreed with Subrata Sengupta for the absolute sale to him of the said messuage land and hereditaments being premises No. 42/1, Kailash Ghosh Road, Behala, within the South Suburban Municipality, free from all encumbrances by and under Deed of Sale dated 3.8.1981 which was registered in the District Sub-Registrar at Alipore, in Book No. I, Volume No. 303, Pages No. 149 to 155, Being No. 9119 in the year 1981.

AM WHEREAS the Subrata Sengupta constructed further structure of two storied incomplete and unfinished building.

AND WHEREAS the said Subrata Sengupta mutated his name in the Calcutta Municipal Corporation in premises No. 42/1, Kailash Ghosh Road, Calcutta-700008, in respect of said property and thereafter the premises no. is renumbered as 36, Kailash Ghosh Road.

AND WHEREAS the said Sri Subrata Sengupta, felling inconvenience to look after the property intends to sell the said property and knowing the said intention Jitendra Nath Dasgupta agreed to purchase the said property and on 24th September, 1993 executed and registered a Deed of Conveyance in the



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Office of the District registrar Alipore, recorded in Book No. 1, Deed No. 13177 for the year 1993.

AND WHEREAS while enjoying the said property Jitendra Nath Dasgupta died intestate on 26.03.2003 leaving behind his two daughters namely Krishna Dasgupta and Subhra Gupta and three sons namely Prasanta Dasgupta, Biplab Dasgupta and Pralaya Dasgupta, who jointly inherited the said property.

AND WHEREAS Jitendra Nath Dasgupta's wife Kalyani Dasgupta predeceased him and out of the above legal heirs Krishna Dasgupta died intestate as unmarried on 11.09.2009 and her 1/5th share devolved upon the other brothers and sister.

AND WHEREAS the other legal heir Biplab Dasgupta died intestate on 17.01.2018 leaving behind his wife Dipali Dasgupta and only son Rahul Dasgupta who jointly inherited his 1/4th share of the property equally.

AND WHEREAS the other legal heir Prasanta Dasgupta @ Prasanto Dasgupta died intestate as unmarried on 01.11.2021, leaving behind Pralaya Dasgupta (brother), Subhra Dasgupta (sister), Dipali Dasgupta (sister-in-law) and Rahul Dasgupta (nephew), who jointly inherited the total property.

AND WHEREAS at present Pralaya Dasgupta became owner of 1/3rd share, Subhra Gupta became owner of 1/3rd share and Dipali Dasgupta and Rahul Dasgupta jointly inherited 1/3rd share of the total property measuring about 3 (three) Cottahs 12(twelve) Chittacks a little more or less being numbered as Municipal Premises No. 36, Kailash Ghosh Road, Kolkata-700008.

AND WHEREAS the said **Sri Pralaya Dasgupta, Smt. Subhra Gupta and Sri Rabul Dasgupta**, while in joint ownership of ALL THAT 3 (three) Cottahs 12(twelve) Chittacks of land together with a two storied building measuring 1500 square feet more or less under Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Touzi No. 239, under R.S. Khatian No.2168, comprised with R.S. Dag No. 904, Police Station Behala then Thakurpukur, presently Haridevpur within the District of South 24-Parganas, within the limits of the then Calcutta

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A.D.S.R Behala

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Distt 30000 24/08

Municipal Corporation now Kolkata Municipal Corporation, in its Ward No.123, being premises no. 36, Kailash Ghosh Road, Kolkata - 700008, District Registry Office Alipore, District : 24-Parganas (South) gifted their share to SMT DIPALI DASGUPTA and executed a Deed of Gift dated 12/8/2022 and registered the same in the Office of A.D.S.R. Behala South 24 Parganas recorded in Book I, Volume No. 1607-2022, Pages from X.X.X to X.X.X....., being No 11270 for the year 2022.

AND WHEREAS after the above gift the said SMT. DIPALI DASGUPTA became owner of 3 cottahs 12 chittaks of land more or less.

AND WHEREAS I have been entered into an Development Agreement dated , 2021, with **"R R DEVELOPERS** (PAN- AASFR0735R) a registered Partnership Firm having its registered Office at 1/1, Kailash Ghosh Road, House No. 79, Post Office -Barisha, Police Station - Haridevpur, Kolkata-700008, represented by its Partner Namely **(1) NARAYAN CHANDRA SEN** (PAN-AVEPS4497A) (Aadhar No. 4315 9751 5955) son of Sri Ramendra Mohan Sen, **(2) ANJANA SEN** (PAN- CSFPS5884M) (Aadhaar no.- 677505866640) wife of Sri Narayan Chandra Sen, both by Occupation- Business, by faith Hindu, by Nationality- Indian, residing at 1/1 Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station - Haridevpur, Kolkata - 700008, District - South 24 Parganas, hereinafter, with certain terms and conditions mentioned therein and accordingly the said Development agreement duly registered in the office of the A.D.S.R. Behala, South 24 Parganas, dated 12/8/22 and recorded in book I volume 1607-2022, being no. 11274....., for the year 2022 and the executants hereto thus became entitled to the absolute sixteen annas owner of the schedule property and the executants have been enjoying all rights, titles and interests free from all sorts of encumbrances.

AND WHEREAS due to our personal difficulties and also not in a position to look after, manage, control, supervise, maintain our such property as which has been mentioned and written in the schedule below and it has been expedient and necessary to appoint and engage an **ATTORNEY** in connection with the

Dipali Das Gupta

Anjana Sen

R R Developers



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A.D.S.R Behala

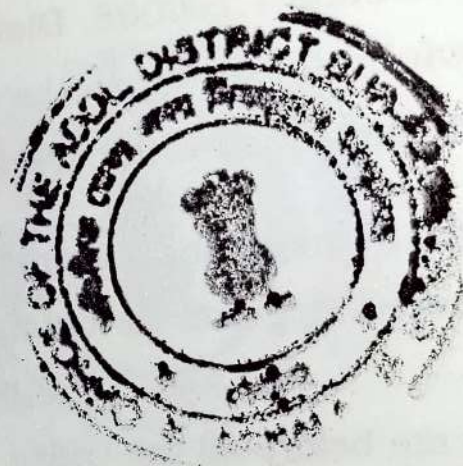
1 2 AUG 2022

Dist:- SUDH 24 Pgs.

schedule mentioned property who will properly look after, manage, control, supervise and proper administer our such property on our behalf.

NOW ALL MEN BY THESE PRESENTS THAT ,We the above named Principal herein have appoint, nominate and constitute **R R DEVELOPERS** (PAN-AASFR0735R) a registered Partnership Firm having its registered Office at 1/1, Kailash Ghosh Road, House No. 79, Post Office -Barisha, Police Station - Haridevpur, Kolkata-700008, represented by its Partner Namely **(1) NARAYAN CHANDRA SEN** (PAN-AVEPS4497A) (Aadhar No. 4315 9151 5955) son of Sri Ramendra Mohan Sen, **(2) ANJANA SEN** (PAN- CSFPS5884M) (Aadhaar no.- 677505866640) wife of Sri Narayan Chandra Sen, both by Occupation-Business, by faith Hindu, by Nationality- Indian, residing at 1/1 Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station - Haridevpur, Kolkata - 700008, District -South 24 Parganas, hereinafter, as our true and lawful attorney to do the following acts, deeds, things and matter on our behalf in connection with the schedule below property that is to say :-

1. To look after, manage and control the aforesaid Schedule below property as mentioned hereunder and hereinafter referred to as the said property on my behalf.
2. To represent me before all the Office / Offices concerned and also like such B.L. & L.R.O. as well as K.M.C. authority and to sign all papers, documents on my behalf for mutation in my name in respect of the relevant papers and the K.M.C. and to appear in all hearing before the authorises of the K.M.C. for such mutation, raising objections and / or appeals on my behalf against the excess valuation assessed by the K.M.C. and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection of appeal on our behalf and also to sign building plans thereof.
3. To sign and/ or submit any revised plan by the said attorney on my behalf.
4. To sign for and obtain all necessary sanction clearances of the said Premises by the said attorney on my behalf.
5. To appear for and represent us before any competent authority tribunal authority arbitrator or revenue, administrative Civil /Criminal, Jurisdiction



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A.D.S.R. Behala

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relating to the any matters concerning the said property as per mentioned and written in the Schedule below on my behalf.

- 6. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on my behalf.
- 7. To appoint and/ or engage any legal practitioner, Solicitors, Auditor, valuer, assessor, Arbitrators, and/ or any legal Practitioner or any advocate or advocates other person or persons and to sign, execute and deliver all vakalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on my behalf.
- 8. To sign, execute, submit or deliver all complaints, written statement, objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.
- 9. To visit and represent me before all the West Bengal Govt. Office or offices concerned and/ or central Govt. Office, Thika tenancy Office or Offices concerned and all other offices concerned smooth management of our said property as per stated and written in the Schedule hereunder on my behalf.
- 10. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoing payable for and on the accounts of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the schedule below and after deduction of all such outgoings to deposit the same on my bank accounts with proper acquaintance.
- 11. To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilizes in the property and/ or make alterations thereof and to close down or to disconnection the same on my behalf.
- 12. To execute and make any deed of Conveyance or Conveyances, Deed of Lease, or other documents for registration when to be executed by my said attorney and



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A.D.S.R Behala

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to admit, execution and registration thereof before the registering authority or authorities concerned like as such Registrar of Assurance, Kolkata, District Registrar Alipore, additional District Sub- Registrar Alipore or like any such other registering office or office concerned and also put its signature as and when require in the said Indentures on my behalf, in my name, for the developer's allocated portion only.

13. That my attorney will construct a multi storey building over the Schedule landed property at its costs, expenses and efforts in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation on behalf of me.
14. That principal herein bound to signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/ or in future to the hand over the lawful physical possession of the Owners' allocation when as necessary.
15. To make any kind of agreement of agreements with any purchaser or purchasers in respect of the Schedule below property on our behalf on to register the Deed of Conveyance on our behalf in favour of such intending purchaser or purchasers, name or names and to received consideration money under allocation of the Developer's share and the same shall be deposited into Developer's Bank Account.
16. To book the unit / flat in the said proposed building under Developer's Allocation on behalf of us and in that regard the attorney shall have entered into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall have deposited the booking amount in to the Developer's account.
17. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of our said Schedule below property and also to handed over the same to such intending purchaser or purchases on my behalf, regarding Developer's Allocation.



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A.D.S.R Behata
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To apply and receive for the Project loan which is to be sanctioned by the nationalized or private bank or any N.B.F.C. and the Attorney will have every right to sign the documents on behalf of the landowners.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

AND we do hereby agree, and undertake to ratify and confirm all such acts, deeds and things which my said attorney may lawfully, do execute and caused to be done, performed by virtue of this General Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece and parcel of land measuring about 3 (three) Cottahs 12(twelve) Chittacks of land together with a two storied building measuring 1500 square feet more or less under Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Touzi No. 239, under R.S. Khatian No.2168, comprised with R.S. Dag No. 904, Police Station Behala then Thakurpukur, presently Haridevpur within the District of South 24-Parganas, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, in its Ward No.123, being premises no. 36, Kailash Ghosh Road, Kolkata - 700008, District Registry Office Alipore, District : 24-Parganas (South),, butted and bounded as follows:-

ON THE NORTH : By House of Ashoke Chatterjee;

ON THE SOUTH : By Kailash Ghosh Road;

ON THE EAST : By Tinkari Paul;

ON THE WEST : By 6' ft. wide Road.



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A.D.S.R Behala
12 AUG 2022
Dist. South 24 Pgs.

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners herein shall be eligible to get two car parking space on the **Ground Floor and entire Third floor** of the proposed **multi-storied Building** as Landowners' Allocation TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Provided :

- a. The developer will pay a sum of Rs. 5,00,000/- (Rupees Five Lakh) only as adjustable advance which is to be adjusted with the owner's allocation, out of which Rs. 4,00,000/- (Rupees Four Lakh) only at the time of execution of this agreement and rest Rs. 1,00,000/- after the sanction of building plan or shifting whichever is later.
- b. The developer will further pay a sum of Rs. 700,000/- (Rupee Seven Lakh) only as expenses for execution of Deed of Gift in favour of the owner herein alongwith all other documentation, taxes, khajnas of K.M.C and B.L. and L.R.O and all other charges for the proper title of the land owner herein which is also to be adjusted with the owner's allocations.

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT piece and parcel of remaining portion of the multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

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A.D.S.R Behala

1 2 AUG 2022

Dist.- South 24 Pgs.

IN WITNESS WHEREOF we the PRINCIPALS above have put our respective signatures on this 12th day of August 2022 (Two Thousand Twenty Two).

SIGNED, SEALED & DELIVERED at Kolkata in presence of:

WITNESSES:

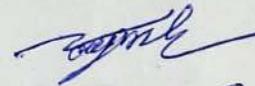
1. Alcaroti Bose
Alipore Police Court

Dibali Das Gupta

SIGNATURE OF THE PRINCIPALS

2. সৌর্যজ্যোতি বসু
কো-অর্পার্ট
জেলা প্রকৌশলী

R R DEVELOPERS

1.  Partners
2. Anjan Sen

SIGNATURE OF THE ATTORNEY

Drafted by:

Anra Sengupta
F/1452/2008. Advocate

Alipore Criminal Court

Kolkata- 700027.

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R R DEVELOPERS

Partners



Handwritten mark resembling a checkmark or the number 4.

A.D.S.R Behala
12 AUG 2022
Dist. - *South*
Dist. - South 24 Pgs.



Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name NARAYAN CHANDRASEEN

Signature



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1st Finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name ANANYA SEN

Signature



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left hand					
right hand					

Name
Signature Dibaki Das Gupta

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1st Finger

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Ring Finger

Small Finger

PHOTO	left hand				
	right hand				

Name
Signature



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A.D.S.R Behala
12 AUG 2022
Dist.- South 24 Pga.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002456321/2022	Office where deed will be registered
Query Date	12/08/2022 4:26:26 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A SENGUPTA ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874187490, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 30,37,498/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160711274/2022	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 36, , Ward No: 123 Pin Code : 700008

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 12 Chatak	1/-	20,24,998/-	Property is on Road , Project Name :
Grand Total :				6.1875Dec	1/-	20,24,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No. 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1/-	10,12,500 /-	

Details :

Name & address	Status	Execution Admission Details :
Dipali Dasgupta Wife of Late Biplab Dasgupta 42/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bbxxxxx8p,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 :

SI No	Name & address	Status	Execution Admission Details :
1	R R DEVELOPERS 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: aaxxxxx5r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Narayan Chandra Sen Son of Mr Ramendra Mohan Sen 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxx7a,Aadhaar No Not Provided	R R DEVELOPERS (as partner)
2	Mrs Anjana Sen Wife of Mr Narayan Chandra Sen 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: csxxxxx4m,Aadhaar No Not Provided	R R DEVELOPERS (as partner)

Identifier Details :

Name & address
Mr AVRA SENGUPTA Son of Late A SENGUPTA ALIPORE, City:- Not Specified, 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 Mrs Dipali Dasgupta, Mr Narayan Chandra Sen, Mrs Anjana Sen

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-6.1875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-1500.00000000 Sq Ft

- If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-09-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 11-09-2022)
 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.