

18620/22

L - 15640/2022



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

AL 813860

2  
 Addl. District Sub-Registrar  
 Bahala, South 24 Parganas

29 NOV 2022

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL 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 OWNER (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs, successors, administrators, legal representatives and/or assigns) hereinafter jointly called the PRINCIPALS:-

22/3371122/22

11:46 AM  
29/11

25938

15 JUL 2022

Rs. 100/- Date

Name: Dwaipeyan Biswas

Address:

Vendor:

Advocate  
Alipur Police Court  
Kolkata - 27

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



Handwritten mark resembling a stylized 'A' or 'L'.

A.D.S.R Behala  
29 NOV 2022  
Dist. - South 24 Pgs.

Feed No:  
Query No:  
Query  
App  
&

## Major Information of the Deed

Deed No :	I-1607-15640/2022	Date of Registration	29/11/2022
Query No / Year	1607-2003371122/2022	Office where deed is registered	
Query Date	29/11/2022 8:24:32 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avra Sengupta Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874187490, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,37,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 21/- (Article:E, E)		
Remarks	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



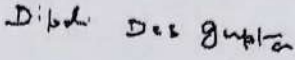
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 12 Chatak	1/-	20,24,998/-	Property is on Road
<b>Grand Total :</b>				<b>6.1875Dec</b>	<b>1 /-</b>	<b>20,24,998 /-</b>	

### 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>					
<b>Total :</b>		<b>1500 sq ft</b>	<b>1 /-</b>	<b>10,12,500 /-</b>	






**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Dipali Dasgupta</b> Wife of Late Biplab Dasgupta Executed by: Self, Date of Execution: 29/11/2022 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office			
		29/11/2022	LTI 29/11/2022	29/11/2022
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.:: bbxxxxx8p, Aadhaar No: 70xxxxxxxx3447, Status :Individual, Executed by: Self, Date of Execution: 29/11/2022 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office				



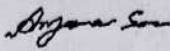
**Attorney Details :**



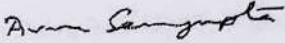
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>R R DEVELOPERS</b> 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: aaxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Narayan Chandra Sen (Presentant)</b> Son of Mr Ramendra Mohan Sen Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office			
		Nov 29 2022 12:02PM	LTI 29/11/2022	29/11/2022
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: 43xxxxxxxx5955 Status : Representative, Representative of : R R DEVELOPERS (as partner)				



Name	Photo	Finger Print	Signature
<b>Mrs Anjana Sen</b> Wife of Mr Narayan Chandra Sen Date of Execution - 29/11/2022, , Admitted by: Self, Date of Admission: 29/11/2022, Place of Admission of Execution: Office	 <small>Nov 29 2022 12:01PM</small>	 <small>LTI 29/11/2022</small>	 <small>29/11/2022</small>
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: 67xxxxxxxx6640 Status : Representative, Representative of : R R DEVELOPERS (as partner)			

Identifier Details :			
Name	Photo	Finger Print	Signature
<b>Mr Avra Sengupta</b> Son of Late Amitava Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>29/11/2022</small>	 <small>29/11/2022</small>	 <small>29/11/2022</small>
Identifier Of Mrs Dipali Dasgupta, Mr Narayan Chandra Sen, Mrs Anjana Sen			







**Endorsement For Deed Number : I - 160715640 / 2022**

29-11-2022

**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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 11:46 hrs on 29-11-2022, at the Office of the A.D.S.R. BEHALA by Mr Narayan Chandra Sen ,

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

Execution is admitted on 29/11/2022 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

Identified by Mr Avra Sengupta, , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-11-2022 by Mr Narayan Chandra Sen, partner, R R DEVELOPERS (Partnership Firm), 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Avra Sengupta, , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 29-11-2022 by Mrs Anjana Sen, partner, R R DEVELOPERS (Partnership Firm), 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Avra Sengupta, , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 813860, Amount: Rs.100.00/-, Date of Purchase: 15/07/2022, Vendor name: SUBHANKAR DAS



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



ificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1607-2022, Page from 464915 to 464932  
Deed No 160715640 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.11.29 17:03:53 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/11/29 05:03:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



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WHEREAS 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 hereditaments 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 Suburban 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.

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.



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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 24<sup>th</sup> September, 1993 executed and registered a Deed of Conveyance in the 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 1/5<sup>th</sup> 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 1/4<sup>th</sup> share of the property equally.



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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 1/3<sup>rd</sup> share, Subhra Gupta became owner of 1/3<sup>rd</sup> share and Dipali Dasgupta and Rahul Dasgupta jointly inherited 1/3<sup>rd</sup> 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 Rahul 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 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 12.08.2022 and registered the same in the Office of A.D.S.R. Behala South 24 Parganas recorded in Book I, Volume No. 1607-2022, 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** due to my 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 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** ,I 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)



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A.D.S.R Bahala

29 NOV 2022

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**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 my 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 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.



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A.D.S.R Behala

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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 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 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.
14. 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.
15. 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.



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16. 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.
17. 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 landowner.

**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 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 C.S. Khatian No. 1595, 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  
29 NOV 2022  
Dist.- South 24 Pga.



**IN WITNESS WHEREOF** we the **PRINCIPALS** above have put our respective signatures on this 29<sup>th</sup> day of November, 2022 (Two Thousand Twenty Two).

**SIGNED, SEALED & DELIVERED** at Kolkata in presence of:

**WITNESSES:**

1. Pipul Mukherjee  
182, Kailash Ghosh Road.  
1401 - B  
P.O. Boorigha, Haridebpara.
2. Ramendra Mohan Sen.  
153, Kailash Ghose Road  
Calcutta - 8

Dipali Das Gupta

SIGNATURE OF THE **PRINCIPAL**

**R R DEVELOPERS**

Anjana Sen  
Partners

SIGNATURE OF THE ATTORNEY

**Drafted by:**

Anura Sengupta  
F/1456/2008 Advocate

Alipore Criminal Court

Kolkata- 700027.



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A.D.S.R Behala

29 NOV 2022

Dist.- South 24 Pgs.



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

Name Dibal Das Gupta  
 Signature Dibal Das Gupta



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

Name NARAYAN CHANDRASEKHAR  
 Signature Narayan Chandrasekhar



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

Name ANJANA SEN  
 Signature Anjana Sen

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

Name .....

Signature .....



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A.D.S.R Benala  
29 NOV 2022  
Dist - South 24 Pgs



सत्यमेव जयते

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

Query No / Year	2003371122/2022	Office where deed will be registered
Query Date	29/11/2022 8:24:32 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avra Sengupta Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874187490, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] 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(d))	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		

**Land Details :**

District: South 24-Parganas, Thana: 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 ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak	1/-	20,24,998/-	Property is on Road
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 /-	



Query No: 2003371122 of 2022, Printed On : Nov 29 2022 8:24AM, Generated from wbregistration.gov.in

**Dipali Details :**

Name & address	Status	Execution Admission Details :
Mrs 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. bbxxxxxx8p, Aadhaar No.: 70xxxxxxx3447, 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 ( Partnership Firm ) ,1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. aaxxxxxx5r, ,Aadhaar No Not Provided by UIDAI :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. avxxxxxx7a , Aadhaar No.: 43xxxxxxx5955	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. csxxxxxx4m , Aadhaar No.: 67xxxxxxx6640	R R DEVELOPERS (as partner)

**Identifier Details :**

Name & address
Mr Avra Sengupta Son of Late Amitava Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Dipali Dasgupta, Mr Narayan Chandra Sen, Mrs Anjana Sen



and Land or Building Details as received from KMC :

o.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
	Assessment No. : 411230900363 Premises No. : 36 Ward No. : 123 Street Name : KAILASH GHOSH ROAD	Reference Deed No. : I-160711270 Date of Registration. : Aug 12, 2022 Office Where Registered : ADSRBEHALA	Owner Name : MRS DIPALI DASGUPTA Owner Address : 42/1, KAILASH GHOSH ROAD , KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 3 Cottah, 12 Chatak,

**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 29-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-12-2022)
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.
11. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.

