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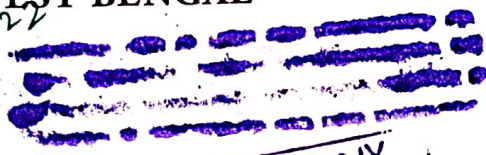
D-8044/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 758571

15/07/2022
 8002137142/2022
 11:55 P.M.



District Sub-Registrar-IV
 Registrar I/SY (2) of
 Registration 1908
 Allpore, South 24 Parganas

18 JUL 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY this Development Power of Attorney We, 1. SMT JHARNA DAS (PAN- ADIPD 6246Q) (AADHAAR No. 7807 2260 6718)wife of Late Narendra Chandra Das, by faith Hindu , by occupation- Housewife, 2. DR. DEBALEENA DAS (PAN- BTTPD 8776M) (AADHAAR No.7049 5420 8970) daughter of Late Narendra Chandra Das, by faith Hindu , by occupation- service, and 3. SRI INDRANIL DAS (PAN- AMQPD 7620R) (AADHAAR No. 9510 0288 5964) son of Late Narendra Chandra Das, by faith Hindu , by occupation- service , all

v.c
 1976
 11-55 P.M.
 15/7/22

27 APR 2022

NO. 4768 DATE 10/01 RS. (ADU)
 NAME Samin Dey
 ADDRESS Alipore
 ALIPORE JUDGES COURT
 A. K. SAMAJPATI
 SIGNATURE

residing at
Math, P

- Tarak Ghatak



- Tarak Ghatak



- Bikramjit Kundu



- Sharna Das



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

15 JUL 2022

residing at Flat No. 1/2, 1st floor, 'Sudhirkunj Apartment', 63/15, Gopal Chandra Sur Road, Surer Math, P.S. Dum Dum P.O. Dum Dum , Kolkata-700074 SEND GREETINGS .

WHEREAS we are the rightful absolute owners of all that piece and parcel of land measuring about 6 cottahs 4 chittacks 13 sft. more or less , together with a brick built , tile shed , cemented flooring 100 sq.ft. residential structure standing thereon, lying and situated at District – South 24 Parganas , A.D.S.R.O. Sonarpur , P.S.- Sonarpur , P.O Sonarpur, Parganas-Medanmalla, Mouza- Tentulberia, J.L.No. 44, Touzi No. 271, R.S. No.8, C.S. Khatian No. 32, R.S. Khatian No. 31, C.S. Dag No.891, R.S. Dag No. 856 , L.R. Khatian No. 945, L.R. Dag No. 872 within the limits of Rajpur Sonarpur Municipality , Ward No. 04, being Holding No. 742 Purba Tentulberia , Pin Code-700150 which is butted and bounded as follows- On the North :- 16'-0" wide road, On the South :- Land & Two Storied Building of Sri. Nityananda Das , On the East :- land & building of 1) Nani Gopal Nag,2) Gurupada Das & 3) Rabi Nag and On the West :- land & building of 1) Sunil Bhattachariya ,2) Trideep Chatterjee, 3) Vacant land which is more fully described in the schedule hereunder written and hereinafter referred to as the 'Said Property'

AND WHEREAS on 13 /7 / 2022 we have entered into a Development Agreement with M/S. PRIYA CONSTRUCTION (PAN- AAYFP1108N), a partnership firm, having its office at E- 24, Ramgarh , P.S.- Previously Jadavpur, now Netaji Nagar , Kolkata- 700 047 , represented by its partners namely 1. SRI TARAK GHATAK (PAN- AIVPG0971D) (AADHAAR No. 5532 0765 2396.) son of Late Santosh Ghatak, by faith Hindu, by occupation business, by nationality Indian, residing at E-24, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 and 2. SRI

BIKRAMJIT KUNDU (PAN- AELPK3929F) (AADHAAR No. 3167 7910 7011) son of Late Gourgopal Kundu , by faith Hindu, by occupation business , by nationality Indian , residing at 8, Satyen Bose Road, Babupara, P.O. Siliguri, P.S. Siliguri, District- Darjeeling, West Bengal, Pin- 734004, the Developer for developing our aforesaid property being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is more fully described in the schedule hereunder written by constructing a G + 3 storied building with 4 passengers lift thereon as per sanctioned building plan being plan Sanction No. 40/CB/04/69, Dated 29/5/2019 duly sanctioned by Rajpur Sonarpur Municipality and other terms and conditions stated therein which was registered at the office of District Sub Registrar – IV, South 24 Parganas, Alipore , recorded in Book No. I, Being No. 160407865 . for the year 2022.

ANDWHEREAS in the aforesaid Development Agreement Being No. 160407865 . for the year 2022 , it is clearly mentioned that the Owners will get entire 1st floor of the building, two car parking spaces measuring about 135 sq. ft. each on the ground floor, Northern side and 150 sq.ft. commercial space on the ground floor, South -West side of the proposed G+ 3 storied building on the property at Holding No. 742, Purba Tentulberia, Pin Code-700150 which is more fully described in the schedule “A” hereunder written which will be called the Owners’ share and/ or Owners’ allocation and the rest portion of the building will be treated as the Developer’s share/ Developer’s allocation.

AND WHEREAS as per aforesaid Development Agreement, we do hereby and hereunder nominate, appoint and constitute Sri Tarak Ghatak (PAN- AIVPG0971D) (AADHAAR No. 5532 0765 2396.) son of Late Santosh Ghatak, by faith Hindu, by occupation

business, by nationality Indian, residing at E-24, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 and Sri Bikramjit Kundu (PAN- AELPK3929F) (AADHAAR No. 3167 7910 7011) son of Late Gourgopal Kundu , by faith Hindu, by occupation business , by nationality Indian , residing at 8, Satyen Bose Road, Babupara, P.O. Siliguri, P.S. Siliguri, District-Darjeeling, West Bengal, Pin- 734004 , partners of M/S. PRIYA CONSTRUCTION as our true and lawful attorneys , for us , in our names , on our behalf to do and execute all or any of the following acts , deeds and things viz. :-

1. To look after , manage and supervise our aforesaid property which is more fully described in the schedule below .
2. To appear before any officer of the Municipal Authority or any court or tribunal for mutation, assessment of valuation or other purpose in respect of the aforesaid property which is more fully described in the schedule below .
3. To appear for and represent us before any court, competent authority, tribunal authority , arbitrator or revenue administrative, civil and criminal jurisdiction relating to any matters concerning the said property as per mentioned and written in the schedule below on our behalf .
4. To institute any case , defend any suit , proceedings , appeal , revision , injunction , proceedings , enquiry , claims etc. relating to the said property .

5. To appoint or engage any legal practitioner, solicitors , auditor , valuer , assessor , arbitrators and or any other person or persons and to sign petition/s etc. for the aforesaid purpose on our behalf.
6. To visit and represent us before all the West Bengal Govt. offices or officers concerned and / or Central Govt. Office , Thika tenancy office or offices concerned and all others offices concerned for smooth management of our said property as per stated and written in the schedule hereunder on our behalf .
7. To apply and for to pay all rates, taxes and revenues , charges, expenses outgoing payable for an on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income , rents, awards , compensations etc.
8. To sign all other documents and registered the same if require to the municipality for getting the water supply connection and internal and external drainage sanction for the said premises.
9. To sign all documents and registered the same if require to the municipality for getting the building regularized if any deviation is made within the ambit of the sanctioned building of the municipality and to sign the completion plan.
10. to sign and apply for sanction of drainage, water , electricity and other utilities as may be necessary for convenience.

11. To make application for obtaining Electricity power for the said Premises mentioned in the schedule below.
12. To appoint or engage masons, labourers, architect and engineer for constructing the building on our property mentioned in the schedule below.
13. To negotiate with the intending Purchaser/purchasers, lessee/ lessees to sell, transfer and lease out in respect of Developer's allocation in the building on the said premises which is more fully described in the schedule below on the terms and conditions as our attorneys thinks fit and proper.
14. To execute and register the agreement for sale and /or agreement for lease to the person/persons after taking the earnest and/or advance money out of the consideration /premium from them and issue and discharge valued receipt thereof in respect of Developer's allocation in the building.
15. To attend before any Registrar, Sub -Registrar or Registrar of Assurances, Kolkata on our behalf and to execute the agreement for sale, Deed of Sale, Deed of lease or any other transfer deed and to present for registration of the Said Deeds or any other instruments writing, the registration of which is compulsory and generally do all things necessary and expedient for registration of the said deed of conveyance or any other instruments or writing

or as necessary in respect of Developer's allocation in the building on the said premises which is more fully described in the schedule below .

AND WE HEREBY AGREE to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the property mentioned in the schedule below under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE ABOVE REFERRED TO :-

All that piece and parcel of Bastu land measuring about 6 cottahs 4 chittacks 13 sft. more or less , together with a brick built , tile shed , cemented flooring 100 sq.ft. residential structure standing thereon, lying and situated at District –South 24 Parganas , A.D.S.R.O. Sonarpur , P.S.- Sonarpur , P.O Sonarpur, Parganas- Medanmalla, Mouza- Tentulberia, J.L.No. 44, Touzi No. 271, R.S. No.8, C.S. Khatian No. 32, R.S. Khatian No. 31, C.S. Dag No.891, R.S. Dag No. 856 , L.R. Khatian No. 945, L.R. Dag No. 872 within the limits of Rajpur Sonarpur Municipality , Ward No. 04, being Holding No. 742, Purba Tentulberia, Pin Code-700150 which is butted and bounded as follows-

On the North :- 16'-0" wide road,

On the South :- Land & Two Storied Building of Sri. Nityananda Das ,

On the East :- land & building of 1) Nani Gopal Nag,2) Gurupada Das & 3)

Rabi Nag .

On the West :- land & building of 1) Sunil Bhattachariya ,2) Trideep Chatterjee,
3) Vacant land.

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals at Kolkata , this 15th day of July 2022 .

SIGNED SEALED & DELIVERED

In the presence of :-

WITNESSES:

1. Deepen Bhosmick.
12/26 Padma Pukur
Road. Kol-72,

2. Manash Kumar Ghosh - Mapu W
E-30A, Ramgarh
Kolkata - 700097

3. Nishit Mallick
Dhaliha, Basirhat.
North 24 (P.S), 743412

1. *Shasun Das*
2. *Debalen Das*
3. *Sudhail Das*

SIG. OF THE EXECUTANTS

PRIYA CONSTRUCTION

Parak Chatak Bikramjit Kundu
PARTNER

SIG. OF THE ATTORNEYS

Drafted and prepared by me


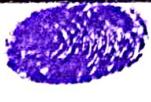
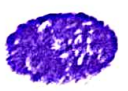
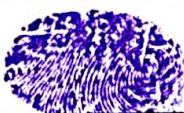
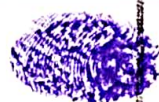
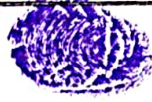
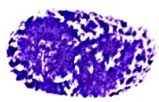
Samir Dey, Adv.

Samir Dey, Advocate, WB-942/1993
Alipore Judges' Court.
Kolkata -700027

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PHOTO	left hand					
	right hand					


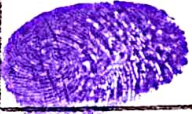
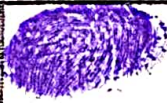
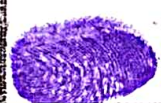
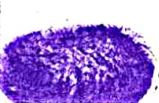
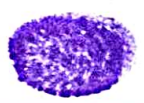
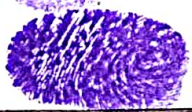
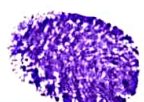
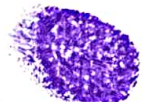
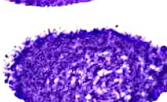
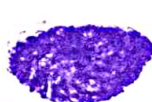
Name

Signature

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	right hand					


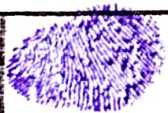
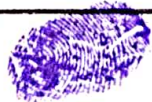
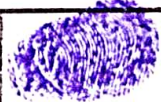

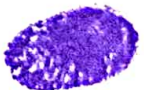



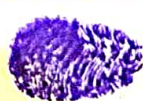
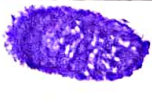
Name Sharmada Das

Signature Sharmada Das

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	right hand					

Name DEBALEENA DAS

Signature Debalena Das

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	left hand					
	right hand					


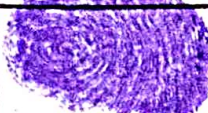
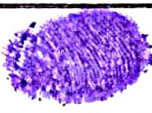
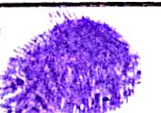
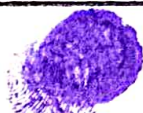
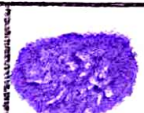
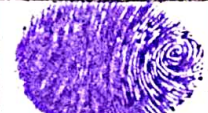

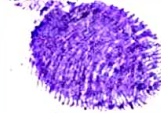
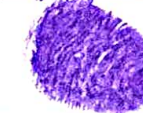
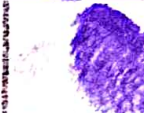
Name INDRANIL DAS

Signature Indranil Das

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	right hand					


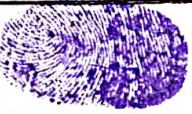
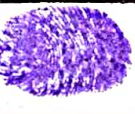
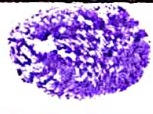
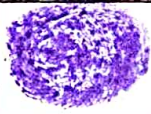
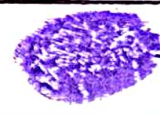
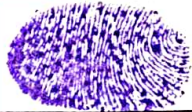

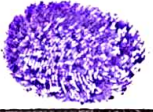

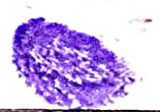
Name

Signature

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

Name BIKRAMJIT KUNDU

Signature Bikramjit Kundu

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

Name TARAK GHATAK

Signature Tarak Ghatak

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

Name



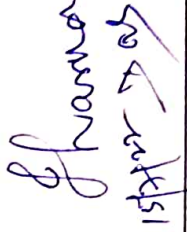


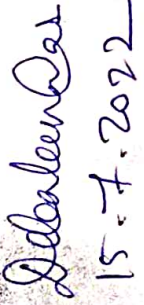
Signature



Government of West Bengal









Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048002137142/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt JHARNA DAS 63/15, GOPLA CHANDRA SUR ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074	Principal			 15/7/22
2	Dr DEBALEENA DAS 1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, City:- , P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Principal			 15-7-2022



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri INDRANIL DAS 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074	Principal			<i>Indranil Das</i> 15/07/2022
4	Shri TARAK GHATAK E-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Represent ative of Attorney [PRIYA CONSTR UCTION]			<i>Tarak Ghatak</i> 15/7/2022
5	Shri BIKRAMJIT KUNDU 8, SATYEN BOSE ROAD, BABUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Represent ative of Attorney [PRIYA CONSTR UCTION]			<i>Bikramjit Kundu</i> 15/07/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Smt JHARNA DAS, Dr DEBALEENA DAS, Shri INDRANIL DAS, Shri TARAK GHATAK, Shri BIKRAMJIT KUNDU			<i>Deepten Bhowmick</i> 15/7/2022

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



Query No:-16048002137142/2022, 14/07/2022 04:36:22 PM SOUTH 24-PARGANAS (D.S.R. - IV)



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002137142/2022	Office where deed will be registered
Query Date	14/07/2022 4:28:25 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RANA BHOWMICK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 1/-	Rs. 62,32,379/-	
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]:- 160407865/2022	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulbedia, , Ward No: 004, Holding No:742 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-872	LR-945	Bastu	Bastu	6 Katha 4 Chatak 13 Sq Ft	1/-	62,05,379/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					10.3423Dec	1 /-	62,05,379 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

AS- 1 of 4

Principal Details :

	Name & address	Status	Execution Admission Details :
	<p>Smt JHARNA DAS Wife of Late NARENDRA CHANDRA DAS63/15, GOPAL CHANDRA SUR ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx6Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
	<p>Dr DEBALEENA DAS Daughter of Late NARENDRA CHANDRA DAS1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BTxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>Shri INDRANIL DAS Son of Late NARENDRA CHANDRA DAS63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AMxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	<p>PRIYA CONSTRUCTION E-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: ABxxxxxx9Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	<p>Shri TARAK GHATAK Son of Late SANTOSH GHATAKE-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Axxxxxx1D,Aadhaar No Not Provided</p>	PRIYA CONSTRUCTION
2	<p>Shri BIKRAMJIT KUNDU Son of Late GOURGOPAL KUNDU8, SATYEN BOSE ROAD, BABUPARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx9F,Aadhaar No Not Provided</p>	PRIYA CONSTRUCTION

Applicant Details :

Name & address
Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt JHARNA DAS, Dr DEBALEENA DAS, Shri INDRANIL DAS, Shri TARAK GHATAK, Shri BIKRAMJIT KUNDU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	PRIYA CONSTRUCTION-3.44743 Dec
2	Dr DEBALEENA DAS	PRIYA CONSTRUCTION-3.44743 Dec
3	Shri INDRANIL DAS	PRIYA CONSTRUCTION-3.44743 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	PRIYA CONSTRUCTION-33.33333333 Sq Ft
2	Dr DEBALEENA DAS	PRIYA CONSTRUCTION-33.33333333 Sq Ft
3	Shri INDRANIL DAS	PRIYA CONSTRUCTION-33.33333333 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulberia, , Ward No: 004, Holding No:742 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 872, LR Khatian No:- 945		Owner Name not selected by applicant.

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 13-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 13-08-2022)
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.

AS- 3 of 4

It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.

AS- 4 of 4

Major Information of the Deed

Deed No :	I-1604-08044/2022	Date of Registration	18/07/2022
Deed No / Year	1604-8002137142/2022	Office where deed is registered	
Deed Date	14/07/2022 4:28:25 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	RANA BHOWMICK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9836509674, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 62,32,379/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160407865/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulbedia, , Ward No: 004, Holding No:742 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-872	LR-945	Bastu	Bastu	6 Katha 4 Chatak 13 Sq Ft	1/-	62,05,379/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					10,3423Dec	1 /-	62,05,379 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	27,000 /-	

Principal Details :**Name,Address,Photo,Finger print and Signature****Smt JHARNA DAS**

Wife of Late NARENDRA CHANDRA DAS 63/15, GOPLA CHANDRA SUR ROAD, City:- , P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022
, Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/07/2022
, Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence

2

Dr DEBALEENA DAS

Daughter of Late NARENDRA CHANDRA DAS 1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BTxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022
, Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/07/2022
, Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence

3

Shri INDRANIL DAS

Son of Late NARENDRA CHANDRA DAS 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No:1/2, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022
, Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/07/2022
, Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRIYA CONSTRUCTION E-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ABxxxxxx9Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri TARAK GHATAK (Presentant) Son of Late SANTOSH GHATAKE-24, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1D,Aadhaar No Not Provided Status : Representative, Representative of : PRIYA CONSTRUCTION
2	Shri BIKRAMJIT KUNDU Son of Late GOURGOPAL KUNDU 8, SATYEN BOSE ROAD, BABUPARA, City:- , P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9F,Aadhaar No Not Provided Status : Representative, Representative of : PRIYA CONSTRUCTION

Details :

CEPTEN BHOWMICK
 Mr RATAN BHOWMICK
 PADMA PUKUR ROAD, City:- ,
 REGENT ESTATE, P.S:-Jadavpur,
 District-South 24-Parganas, West
 Bengal, India, PIN:- 700092

Photo	Finger Print	Signature

Identifier Of Smt JHARNA DAS, Dr DEBALEENA DAS, Shri INDRANIL DAS, Shri TARAK GHATAK, Shri BIKRAMJIT KUNDU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	PRIYA CONSTRUCTION-3.44743 Dec
2	Dr DEBALEENA DAS	PRIYA CONSTRUCTION-3.44743 Dec
3	Shri INDRANIL DAS	PRIYA CONSTRUCTION-3.44743 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	PRIYA CONSTRUCTION-33.33333333 Sq Ft
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Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza Tentulberia, , Ward No: 004, Holding No:742 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 872, LR Khatian No:- 945		Owner Name not selected by applicant.

15-07-2022

Certificate of Market Value(WB PUVI rules of 2001)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,379/-

(Signature)

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

On 15-07-2022

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

Presented for registration at 23:55 hrs on 15-07-2022, at the Private residence by Shri TARAK GHATAK ,.

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

Execution is admitted on 15/07/2022 by 1. Smt JHARNA DAS, Wife of Late NARENDRA CHANDRA DAS, 63/15, GOPLA CHANDRA SUR ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife, 2. Dr DEBALEENA DAS, Daughter of Late NARENDRA CHANDRA DAS, 1ST FLOOR, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, 63/15, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 3. Shri INDRANIL DAS, Son of Late NARENDRA CHANDRA DAS, 63/15, GOPAL CHANDRA SUR ROAD, SURER MATH, Flat No: 1/2, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-07-2022 by Shri TARAK GHATAK,

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Execution is admitted on 15-07-2022 by Shri BIKRAMJIT KUNDU,

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

(Signature)

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

On 18-07-2022

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.

of Fees

that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-)
Registration Fees paid by Cash Rs 39/-

ment of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

Stamp: Type: Impressed, Serial no 4768, Amount: Rs.100/-, Date of Purchase: 27/04/2022, Vendor name: A K
Samajpati

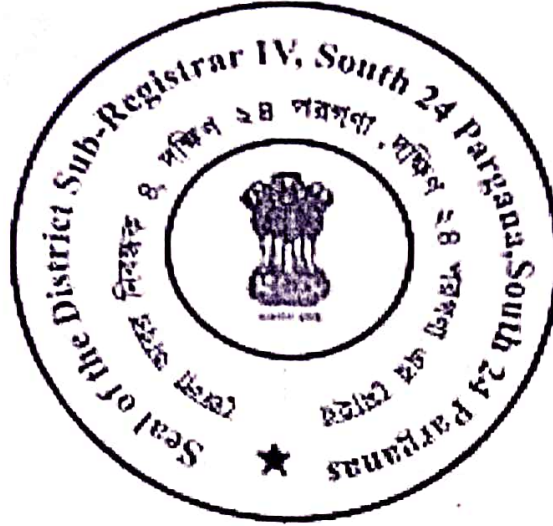
(Signature)

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 252745 to 252767
being No 160408044 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.26 10:35:00 +05:30
Reason: Digital Signing of Deed.

Anupam Halder
(Anupam Halder) 2022/07/26 10:35:00 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)