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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the document is complete
a registration. the signature sheets and
the endorsement sheets attached with
the document are part of this document 245389

District Sub-Registrar-17
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
9 JUN 2017

DEVELOPMENT POWER OF ATTORNEY
[In connection of registered Development]

THIS DEVELOPMENT POWER OF ATTORNEY is made this 3rd day
of May, Two Thousand Sixteen (2017).

BETWEEN

MR. ANIRBAN MAZUMDER, Son of Mr. Manick Chandra
Mazumder, having PAN AJJPM4193N, by faith - Hindu, by
Occupation - Business, by Nationality - Indian, residing at 24/22,
Nabalia Para Road, P.O. Barisha, P.S. formerly Thakurpukur at present
Haridevpur, Kolkata- 700 008, hereinafter called and referred to as the
"OWNER" of the land, (which term or expression shall unless excluded by
or repugnant to the subject or context be deemed to mean and include his
heirs, executors, administrators, legal representatives, successor and assigns)
of the FIRST PART.

AND

08001

12 MAY 2017

Sl. No.....Date.....

Name.....

Add.....

AMT.....

Pigali Pal Roy
Adv

H. T. CAI.

DAKSHINI GREEN CITY PROJECTS PVT. LTD.

Debbanta Chakraborty
Director.



VCA

1438

DAKSHINI GREEN CITY PROJECTS PVT. LTD.

Debbanta Chakraborty
Director.



VCA

1439



Soumitra Chanda
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

Amban Mazumder

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

9 JUN 2017

Identified by me
Pigali Pal Roy
Adv

High Court, Cal
Enrollment no. WB/1255/99

"DAKSHIN GREEN CITY PROJECTS PRIVATE LIMITED" (PAN AAFCD4093G , a Private Limited Company , registered under the Companies Act , 1956 , having CIN : U70102WB2015PTC207223 , represented by its Director **SRI DEBOBRATA GHOSH** , (PAN AMIPG1510D), Son of Bapi Ghosh , by faith – Hindu, by occupation – Business, P.O. & P.S. Bishnupur, District – South 24 Parganas , having its registered office at Dakshini, Khariberia , P.O. & P.S. Bishnupur, District – South 24 Parganas, hereinafter also called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its administrator , legal representatives , successor or successors-in-office and/or assigns) of the **SECOND PART**.

AND WHEREAS the Owner herein is seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** a plot of Sali land measuring an area of **33 Decimal** having Rayati Dakhali Sattya together with all other easements and appurtenances attached therein comprising in R.S. & L.R. Dag No.856/1116, under R.S. Khatian No. 740 corresponding to L.R. Khatian No. 1539 lying and situated at Mouza- Khariberia , J.L. No.29, R.S. No.147 , Touzi No.15 Pargana – Magura within the ambit of Purba Bishnupur Gram Panchayet Area , Police Station – Bishnupur , A.D.S.R. Office at Bishnupur, District Sub-Registry Office – IV at Alipore in the District of South 24 Parganas and Annual Proportionate Rent is payable to the Collector of South 24 Parganas, Government of West Bengal which is morefully and particularly mentioned in the **First Schedule** here under given by virtue of a registered Deed of Sale dated 05.09.2016, registered in the office of District Sub-Registrar, IV, South 24 Parganas and recorded into Book No. I, Volume No.1604-2016 , pages from 163467 to 163495 , Being No.160405993 for the year 2016 from the Owner namely Smt.Annapurna Nath , wife of Shri Sailen Chandra Nath , residing at P -108, Das Para Road , P.O. & P.S. Thakurpukur, Kolkata- 700 063

AND WHEREAS the Owner herein for a better utilization of the space available to him decided to develop the aforesaid land (morefully and particularly described in the **FIRST SCHEDULE** hereunder written and enter into a registered Development Agreement, dated 15.05.2017 registered in the office of the District Sub Registrar –IV South 24 Parganas being recorded in Book No.I , Volume No.1604-2017, pages 68781 to 68818 , Being No. 160402543 for the year 2017 with the developer herein, together with certain terms and conditions contained therein.

AND WHEREAS in terms of the said Development Agreement the Owner hereby executed this Power of Attorney regarding construction and all related works of construction including right to sale the Developer's



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allocation and other terms and condition stated in the said Development Agreement and Owner herein execute this Power of Attorney as follows:—

GENERAL POWER OF ATTORNEY

BE it known to all that I **MR. ANIRBAN MAZUMDER**, Son of Mr. Manick Chandra Mazumder, having PAN **AJJPM4193N**, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 24/22, Nabalia Para Road, P.O. Barisha, P.S. formerly Thakurpukur at present Haridevpur, Kolkata- 700 008, herein mentioned as the **OWNER** – the **EXECUTANT** hereof, as per terms of the Development Agreement this document as a whole I, the Owner agreeing to execute this General Power of Attorney in favour of the Developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same, **NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS** that I, **SRI BISWAJIT DAS**, being the party of the First part, do hereby nominate, constitute and appoint "**DAKSHIN GREEN CITY PROJECTS PRIVATE LIMITED**" a Private Limited Company, registered under the Companies Act, 1956, having CIN : U70102WB2015PTC207223, represented by its Director **SRI DEBOBRATA GHOSH**, Son of Bapi Ghosh, by faith – Hindu, by occupation – Business, P.O. & P.S. Bishnupur, District – South 24 Parganas, having its registered office at Dakshini, Khariberia, P.O. & P.S. Bishnupur, District – South 24 Parganas, being the Developer, the party of the Second part herein, as my true and lawful **ATTORNEY** for myself and in my name and on my behalf and to act and/or represent me to do, execute and perform or cause to be done all acts, deeds and things, that is to say :-

1. To construct building/buildings so to be constructed according to the plan as shall be sanctioned respecting the plot, subject to amalgamation if any, by the Zila Parishad at being land, morefully and particularly described in the First Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owner herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the Owner herein with all concerned authorities and body/bodies including the chairman of the Zila Parishad, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said project under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any



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- licences, permission, sanctions and consents required for the proposed construction and development of the said project.
3. To execute Agreement for Sale, Deed of Conveyance on behalf of the Owner herein in respect of the flats, car parking spaces and other spaces, together with proportionate share of land wherein the said proposed building/buildings to be constructed by the said Attorney, which have been allotted to the Developer in accordance with the said Development Agreement excepting the Owner' allocation mentioned in Schedule -B of the said Development Agreement, and also mentioned in the Second Schedule hereunder written, and to receive payments from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
 4. To procure purchasers of the flats and other spaces of the said proposed building (excluding the Owner' allocation) to be constructed by the Attorney on behalf of the Owner/Principal at the said project.
 5. To represent before the Registrar or any registration office namely Registrar of Assurances, District Sub-Registrar-IV, South 24 Parganas, for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance or Conveyances in respect of any saleable space or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer at the said project together with other portions thereof.
 6. To enter into, ~~hold~~ defend, possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
 7. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
 8. To sign and submit all papers, documents, applications, amalgamation, undertakings, declarations and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the Zila Parishad, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and completion Certificate in respect of the proposed building upon the said plot mentioned as aforesaid.

Debabrata Chakraborty



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9. To appear before the necessary quarters including the Zila Parishad, Calcutta Metropolitan Development authorities in connection with sanction of plan and other purpose.
10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks and other materials for construction of building and constructional equipments to appoint Architects and constructions for the purpose of the development and construction of the said land.
11. To apply for, appear before and obtain electricity, gas telephone, water, sewerage and or other of any other utilities from appropriate authorities or from the Zila Parishad and/or other competent authorities.
12. To ward off and prohibit, if necessary and to proceed in due forum of Law against and trespassers on the said lands if any or any part thereof, and to take appropriate steps there by against action or otherwise, and to abate all nuisance.
13. To accept notice, and serve papers from Courts, Tribunal and/or Authority and/or persons.
14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts and discharges in respect thereof.
15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L. & L.R.O. and the Zila Parishad having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
16. To pay all outgoing from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt and/or discharge thereof.
17. To take bookings from the intending buyers, to enter into Agreement for sale of the said developer's allocation and receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of the proportionate share in the land.
18. To affix sign board, or install any hoarding on the said Scheduled plot of land in the name of the Attorney, the developer as aforesaid.
19. To advertise in the news papers for procuring purchasers for selling the flats/car parking spaces and other space in the said proposed building.



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20. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.
21. To appear and represent the Owner before any notary Additional District Sub-Registrar- IV, South 24 Parganas, Registrar of Assurances, Metropolitan Magistrate and other office/offices or Authority/Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all Deeds, instruments and writings, and signed by the said Attorney in any manner concerning the said Developer's allocation in the said premises.
22. To ask demand, receive, to appoint lawyers, solicitors, advocate on my behalf and to defend suits or cases for or against me in any Court of Law, execution proceeding or otherwise all moneys payments etc., in and out any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of ^{Developer's all court} my said property.
23. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demands etc. and to reasonable matters and things as may appear to my said Attorney necessary for such sale.
24. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning my said property or any part thereof.
25. To sign, correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
26. To adduce evidence in connection with any matter respecting the plot and/or the project or matters arising out the same before any person or quarter on behalf of the Owner as he may do being personally present there before for such purpose.

AND Principal/Owner hereby ratify confirm and agrees or undertakes to ratify and confirm all whatsoever his said Attorney by agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents, including such confirmation and other works till the completion of the whole deal as per Development Agreement.

Robert Smith Elson



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FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT a plot of Sali land measuring an area of **33 Decimal** having Rayati Dakhali Sattya together with all other easements and appurtenances attached therein comprising in R.S. & L.R. Dag No.856/1116, under R.S. Khatian No. 740 corresponding to L.R. Khatian No. 1539 lying and situated at Mouza- Khariberia , J.L. No.29, R.S. No.147 , Touzi No.15 Pargana – Magura within the ambit of Purba Bishnupur Gram Panchayet Area , Police Station – Bishnupur , A.D.S.R. Office at Bishnupur, District Sub-Registry Office – IV at Alipore in the District of South 24 Parganas and Annual Proportionate Rent is payable to the Collector of South 24 Parganas, Government of West Bengal.

THE SECOND SCHEDULE ABOVE REFERRED TO

The **OWNER** herein shall get 35% share of ownership on each and every item to be marketable or saleable item i.e. flat, car parking , commercial space, common facilities etc.

THE THIRD SCHEDULE ABOVE REFERRED TO

Developer's Allocation shall mean in the proposed construction , the Developer shall get the remaining 65% share of ownership on each and every item to be marketable or saleable item i.e. flat ,car parking , commercial space etc.



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IN WITNESSES WHEREOF I, MR. ANIRBAN MAZUMDER, Son of Mr. Manick Chandra Mazumder, the Executant AND "DAKSHIN GREEN CITY PROJECTS PRIVATE LIMITED" a Private Limited Company, registered under the Companies Act, 1956, represented by its Director SRI DEBOBRATA GHOSH, Son of Bapi Ghosh, the Attorney herein put our respective signatures on this Deed this the _____ day of May, 2017

SIGNED AND SEALED BY THE

PARTIES in the presence of

WITNESSES:

1. Avijit Das.
172/A K.P. Mukherjee Road,
Barisha, Kol-8. Anirban Mazumder

2. Dipan Ghosh
350, Nabaliajura Road.
Kol-700008

SIGNATURE OF THE EXECUTOR

DAKSHINI GREEN CITY PROJECTS PVT. LTD.

Debobrata Ghosh

SIGNATURE OF THE ATTORNEY

Drafted by

Piyali Pal Roy

Ms. Piyali Pal Roy

Advocate

Enrollment No. NB/1255/99



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SPECIMEN FORM FOR TEN FINGERPRINTS



Arunban Muzumdar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Debabrata Chelak

DASHINI GREEN CITY PROJECTS PVT. LTD.

Director

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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Registrar U/S 7(2) of
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Alipore, South 24 Parganas

9 JUN 2017







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 16041000196594/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANIRBAN MAZUMDER 24/22 NABALIA PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008	Principal			<i>Anirban Mazumder</i>
2	Shri Debobrata Ghosh Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Representative of Attorney [Dakshini Green City Projects Pvt Ltd.]			<i>Debobrata Ghosh</i> DIRECTOR DASHINI GREEN CITY PROJECTS PVT. LTD.
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mrs Piyali Pal Roy Wife of Mr Uma Sankar Roy 8/2 Kiran Sankar Roy Rd, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr ANIRBAN MAZUMDER, Shri Debobrata Ghosh		<i>Piyali Pal Roy</i> 9-06-17	

(Pradipta Kishore Guli)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
IV SOUTH 24-PARGANAS



South 24-Parganas, West
Bengal







ভারতের নির্বাচন কমিশন
পত্রিকার পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3543196



নির্বাচকের নাম : অনির্বান মজুমদার
Elector's Name : Anirban Mazumdar
পিতার নাম : মানিক মজুমদার
Father's Name : Manik Mazumdar
লিঙ্গ/Sex : পূ/ M
জন্ম তারিখ
Date of Birth : XX/XX/1975

HLG3543196

ঠিকানা:
301A/1 এডমিটন ইন্ডাস্ট্রী রোড, কলকাতা সিটি কর্পোরেশন
কলকাতা, হরিদেবপুর, কলকাতা-700008

Address:
301A/1, KALIPADA MUKHERJEE
ROAD, KOLKATA MUNICIPAL
CORPORATION, HARIDEVPUR,
KOLKATA-700008

Date: 22/12/2012

153-ক্রমের পূর্ব নির্বাচন কেন্দ্রের নির্বাচন নিয়ম
অনুযায়ী প্রকৃত স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
153-Behele Purba Constituency

ধন্য পত্রিকা: যখন লগ্নি স্থানান্তরিত হলে নির্বাচন কেন্দ্রের পরিবর্তন
কাজে লগ্নি পরিবর্তন করা হবে এবং নির্বাচন কেন্দ্রের পরিবর্তন
কাজে লগ্নি পরিবর্তন করা হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with your name.

Handwritten signature



[Faint handwritten signature]

आयकर विभाग

INCOME TAX DEPARTMENT

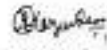
ANIRBAN MAZUMDER

MANIK CHANDRA MAZUMDER

01/04/1976

Permanent Account Number

AJJPM4193N



Signature



भारत सरकार

GOVT. OF INDIA



Anirban Mazumder





आयकर विभाग
INCOME TAX DEPARTMENT
DEBOBRATA GHOSH



भारत सरकार
GOVT. OF INDIA



BAPI GHOSH

24/10/1983
Permanent Account Number
AMIPG1510D

Debobrata Ghosh
Signature



28082015

Debobrata Ghosh

यस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें।
आयकर विभाग सर्विस यूनिट, एन एस डी यूनिट
5 फ्लोर, मन्त्री स्टर्लिंग,
प्लॉट नं. 343, सरवेय नं. 997/8,
मॉडल कोलोनी, नज़द देव बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 343, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000196594/2017	Office where deed will be registered
Query Date	06/06/2017 11:18:43 AM	D.S.R. - IV SOUTH 24-PARGANAS, District. South 24-Parganas
Applicant Name, Address & Other Details	Piyali Pal Roy High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830148527, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 3,00,15,562/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160402543/2017	

Land Details :

District: South 24-Parganas, P.S.- Bishnupur, Gram Panchayat: PURBA BISHNUPUR, Mouza: Khariberia

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-856/1116	RS-740	Bastu	Shali	33 Dec		3,00,15,562/-	Property is on Road Adjacent Metal Road.
Grand Total :					33Dec	0/-	300,15,562/-	

Principal Details :

Sl No	Name & address	Status	Execution Admissibility Details :
1	Mr ANIRBAN MAZUMDER Son of Mr MANICK CHANDRA MAZUMDER 24/22 BIALIA PARA ROAD, 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.: AJJPM4193N, 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	Dakshini Green City Projects Pvt Ltd Dakshini Kharberia, P.O:- Bishnupur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503 PAN No.:: AAFCD4093G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Debobrata Ghosh Son of Shri Bapi Ghosh Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMIPG1510D	Dakshini Green City Projects Ltd (as director)

Identifier Details :

Name & address
Mrs Piyali Pal Roy Wife of Mr Uma Sankar Roy 8/2 Kiran Sankar Roy Rd, P.O:- G P O, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700011 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr ANIRBAN MAZUMDER, Shri Debobrata Ghosh
N

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ANIRBAN MAZUMDER	Dakshini Green City Projects Pvt Ltd-33 Dec

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 06/07/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 20/07/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document. For 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lacs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration 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 LLRO office.





Major Information of the Deed

Deed No :	I-1604-03861/2017	Date of Registration	19/07/2017
Query No / Year	1604-1000196594/2017	Office where deed is registered	
Query Date	06/06/2017 11:18:43 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Piyali Pal Roy High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830148527, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,00,15,562/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402543/2017		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PURBA BISHNUPUR, Mouza: Khariberia

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-856/1116	RS-740	Bastu	Shali	33 Dec		3,00,15,562/-	Property is on Road Adjacent to Metal Road,
Grand Total :					33Dec	0 /-	300,15,562 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANIRBAN MAZUMDER Son of Mr MANICK CHANDRA MAZUMDER 24/22 NABALIA PARA ROAD, 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.: AJJPM4193N, Status :Individual, Executed by: Self, Date of Execution: 31/05/2017 , Admitted by: Self, Date of Admission: 09/06/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/05/2017 , Admitted by: Self, Date of Admission: 09/06/2017 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dakshini Green City Projects Pvt Ltd Dakshini Khariberia, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 , PAN No.: AAFCD4093G, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Debobrata Ghosh (Presentant) Son of Shri Bapi Ghosh Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMIPG1510D Status : Representative, Representative of : Dakshini Green City Projects Pvt Ltd (as director)

Identifier Details :

Name & address
Mrs Piyali Pal Roy Wife of Mr Uma Sankar Roy 8/2 Kiran Sankar Roy Rd, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr ANIRBAN MAZUMDER, Shri Debobrata Ghosh

Transfer of property for L1

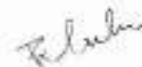
Sl.No	From	To. with area (Name-Area)
1	Mr ANIRBAN MAZUMDER	Dakshini Green City Projects Pvt Ltd-33 Dec

Endorsement For Deed Number : I - 160403861 / 2017

On 06-06-2017

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 3,00,15,562/-



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

On 09-06-2017

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

Presented for registration at 17:16 hrs on 09-06-2017, at the Private residence by Shri Debobrata Ghosh ,,



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

Execution is admitted on 09/06/2017 by Mr ANIRBAN MAZUMDER, Son of Mr MANICK CHANDRA MAZUMDER, 24/22 NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by Mrs Piyali Pal Roy, , Wife of Mr Uma Sankar Roy, 8/2 Kiran Sankar Roy Rd, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-06-2017 by Shri Debobrata Ghosh, director, Dakshini Green City Projects Pvt Ltd, Dakshini Khariberia, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503

Indetified by Mrs Piyali Pal Roy, , Wife of Mr Uma Sankar Roy, 8/2 Kiran Sankar Roy Rd, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta Kishore Guha

**Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 19-07-2017

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.

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 8001, Amount: Rs.50/-, Date of Purchase: 12/07/2017, Vendor name: Soumitra Chanda

Pradipta Kishore Guha

**Pradipta Kishore Guha
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 1604-2017, Page from 103955 to 103975

being No 160403861 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.07.19 19:34:33 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 19/07/2017 19:34:33

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)