

4476/16

I-4127/16

य गैर न्यायिक

Rs. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The Signature Sheet and acknowledgment filed in pursuance to the provisions of the Registration Act, 1908.

U 938260

Audited and Signed Sub-Registrar
Cantt., Dum Dum, 24-Pgs. (North)

13 MAY 2016

DEVELOPMENT POWER OF ATTORNEY
(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS THAT WE,

1. SMT.MAYA RANI DAS, by occupation – House-wife
2. SRI BARUN DAS, by occupation – Service/Business
3. SMT.SUKLA DAS nee BALA wife of Sri Nihar Ranjan Bala, by occupation – House-wife

No.1 – wife, Nos.2 – Son & 3 – Daughter of Late Bankim Chandra Das and residing Nos.1 & 2 at 32, R.N. Tagore Road, P.O. Bediapara, Kolkata – 700 077, P.S. Dum Dum, and No.3 at 432, R.N. Tagore Road, P.O. Bediapara, Kolkata – 700 077, P.S. Dum Dum all in the district of North 24-Parganas, hereinafter jointly called and referred to as the LAND-OWNERS/PRINCIPALS, SEND GREETINGS.

WHEREAS, land admeasuring One(1) Cottaha Ten(10) Chhittack and Thirty Sq.ft. be the same a little more or less Marked as Plot No.32/1, lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality is now under ownership and possession of the above named land-owners

AND WHEREAS, the land admeasuring Three(3) Cottaha Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. more or less lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and present Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality was purchased by Sudhanya Kumar Das, since deceased, by and through a registered Deed of Sale (Bengali Saf Kobala) from Sri Amulya Dhan Ghosh and Monmohit Ghosh and others and the said deed was registered with the Office of the Sub-Registrar, Cossipore Dum Dum and recorded therein in Book No.1, Vol No 27, Pages 176 to 178, Being No.1350 for the year 1950.

AND WHEREAS, after purchase of the said land, the said Sudhanya Kumar Das, since deceased, became the sole and absolute owner of the landed property measuring about Three(3) Cottaha Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. more or less lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and present Municipal Holding No.108, Bediapara

and in Ward No.11 of the South Dum Dum Municipality and while enjoying the said landed property with his family members after constructing a residential house thereon, the said Sudhanya Kumar Das died intestate leaving behind him his following legal heirs and successors. The wife of Sudhanya Kumar Das, viz. Khama Sundari Das also pre-deceased to her husband.

1. **SRI SURESH CHANDRA DAS** - Son
2. **BANKIM CHANDRA DAS, since deceased** - Son

AND WHEREAS, after the death of the said Sudhanya Kumar Das his land and building devolved on his two sons viz. Sri Suresh Chandra Das & Bankim Chandra Das, since decease, and they became the joint owners of the landed property left by their father.

AND WHEREAS, after acquiring the said landed property by way of inheritance and for their personal problem the above named Sri Suresh Chandra Das and Bankim Chandra Das, since deceased made a Deed of Partition and the said Partition Deed Was registered with the Office of the A.D.S.R. Cossipore Dum Dum and recorded therein in Book No.1, Vol.No.98, Pages from 43 to 50, Being No 5141 for the year 1985.

AND WHEREAS, as per the terms of the said Deed of Partition, Bankim Chandra Das, since deceased became the sole and absolute owner of land One(1) Cottaha Ten(10) Chhittack and Thirty (30) Sq.ft. be the same a little more or less Marked as Plot No.32/1, lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality with right to use common areas and common facilities relating to the said land.

AND WHEREAS, after acquiring the said landed property by way of partition the said Bankim Chandra Das, since deceased, became the sole and absolute owner of the above mentioned landed property and while enjoying the same with his family members died intestate on 13/04/2012 leaving behind him his following legal heirs and successors:-

- | | | |
|----|------------------------|------------|
| 1. | SMT MAYA RANI DAS | - Wife |
| 2. | SRI BARUN DAS | - Son |
| 3. | SMT SUKLA DAS nee BALA | - Daughter |

AND WHEREAS, after the death of the Bankim Chandra Das, since deceased, his wife Smt. Maya Rani Das, one son Sri Barun Das and one married daughter Smt. Sukla Das nee Bala became the joint owners of the Schedule mentioned landed property left by their husband/father respective being Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality otherwise called and known as Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas, P.S. Dum Dum in the district of North 24-Parganas.

AND WHEREAS, the said building is very old in style and in dilapidated condition and that is why, we the above named land-owners have decided to demolish the existing structure and re-construct a new building on the said land but due to lack of money and technical know-how we have decided to hand-over the said land to a competent Developer who can complete the entire construction at their cost and risk. The land-owners also give their consent to the developer for amalgamate their land with any other adjacent plot of land, if required.

AND WHEREAS, the land-owners jointly declares that the said land and the building is free from all sorts of encumbrances having a clear and marketable title.

AND WHEREAS, to commercially exploit the said premises being Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality otherwise called and known as Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1098/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum in the district of North 24-Parganas, the Land-owners have already entered into a Land Development Agreement with the M/s.Ganpati Construction, the Developer/Promoter herein, to construct and/or raise a multistoried building at the entire cost and responsibility, on the said plot of land in manner and process as specifically stipulated by and between the parties hereunder written and the said Land Development Agreement was registered with the Office of the A.D.S.R. Cossipore Dum Dum and recorded therein in as Deed No..... for the year 2016.

NOW, WE, (1) SMT. MAYA RANI DAS (2) SRI BARUN DAS and (3) SMT.SUKLA DAS NEE BALA, hereinafter jointly called and referred to as the LAND-OWNERS/PRINCIPALS, do hereby nominate, constitute and appoint:-

GANPATI CONSTRUCTION

a partnership firm having its principal place of business at 54, R.N. Tagore Road, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 030 in the district of North 24-Parganas, being represented by its partners (1) SRI DHRUBAJYOTI CHAKRABORTI son of Sri Rabindra Nath Chakraborti, by faith - Hindu, by occupation - Business, residing at 180, Rabindra Nath Tagore Road (also known as Bediapara Lane, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 077 in the district of North 24-Parganas and (2) SRI TAPAS ROY son of Sri Surendra Chandra Roy, by faith - Hindu, by occupation - Business, residing at 784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, P.O. Ghugudanga, Kolkata - 700 030, hereinafter called and referred to as the DEVELOPER/PROMOTER, AS OUR TRUE AND LAWFUL ATTORNEY to do the following acts, deeds, matters and things on our behalf hereinafter contained.

Barun Das

To look after and manage our property at Municipal Holding No.108, Bedapara Lane in Ward No.11 of the South Dum Dum Municipality otherwise called and known as Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29 L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bedapara, Kolkata - 700 077, P.S. Dum Dum in the district of North 24-Parganas, measuring an area of One(1) Cottaha Ten(10) Chhittack and Thirty (30) Sq.ft. be the same a little more or less Marked as Plot No.32/1, in proper manner as if we could do, if personally be present there.

2. To prepare the site plan and building plans and signed on the same on our behalf after demolishing the existing structure and submit the same to the ~~Municipality~~ Municipality on our behalf along with the necessary papers/records including muniments of title pertaining to our property and deposit the requisite fees on our behalf.
3. To engage architect, contractor, at my aforesaid premises and to authorise anybody as our representative for any work in respect of the same at our above premises.
4. To sign on our behalf in the concerned papers required for obtainment of sanction of the said plan by the South Dum Dum Municipality or any other competent authority and to do all other acts, deeds, things or matters incidental thereto.
5. To negotiate with any intending purchaser or purchasers for either sale or long time lease which will be beneficial to the said attorney as above named and to receive money from the intending purchaser or purchasers, lessees or their agent or the nominee or nominees being the consideration or part consideration, advance, rent or others on our behalf and the said attorney also shall execute any such agreement or agreements with such

person or persons for sale a part or portion or entire said premises and will put their signature in the said agreements on our behalf as they would think fit and proper except our allocated portion as mentioned in the registered land development agreement.

6. To give replies on our behalf of all the reasonable queries to be made by any purchaser or purchasers or from any other authority or authorities to the satisfaction of the said purchaser or purchasers or the authority or authorities concerned.
7. To accept and receive the agreed sum from the purchaser/s being the consideration and to give effectual receipt thereof on our behalf except our allocated portion as mentioned in the registered land development agreement.
8. To demand, collect and receive and give bonafied discharge of all advance moneys, other dues or claims pertaining to the said property and to take, institute prosecute or defend all legal proceedings, suits including Arbitration proceedings and any other proceedings in connection with the said premises before any Court, Tribunal, Land Ceiling Authority or to any authority and to engage Solicitors, advocates and other professionals as would be required fit and proper by the said constituted attorneys and to appear before any authority for any reason whatsoever relating to our said property as and when necessary on our behalf including before the Land Ceiling Authority and to take any such decision as our said attorney think fit and proper.
9. To give replies of all the correspondences in dealing with the said property on our behalf.

10. To give no objection certificate on our behalf to any Purchaser or Purchasers who intends to purchase one or more flats to be so constructed on the said property more fully and particularly described in the schedule below.
11. To represent us and to sign all documents, agreements on our behalf to any purchaser or purchasers for sale of the said municipal holding and to negotiate for sale and to enter into agreement for sale or to dispose of the flat and to be at such price and on such terms and conditions as our said Attorney think fit and proper and for the aforesaid purpose, to settle the terms and to sign seal and execute and deliver all such acts, deeds, papers agreements for sale or assurance with all reasonable covenants therein and generally upon such terms and conditions as our said Attorney may think fit and proper, and also to receive money by way of earnest and in part or full of consideration.
12. To present any such Deed of Conveyance or conveyances, Declaration, Rectification Deed, Amalgamation and to admit execution and receipt of consideration before any concerned Additional District Sub-Registrar, District Registrar, Registrar of Assurances, or any other officer having authority to have the said conveyances registered and to do all acts, deeds and things which our said Attorneys shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually we could do the same ourselves.
13. To pay on our behalf rents, charges, expenses and other out goings whatsoever payable for and on account of the said land or any part thereof and to obtain valid discharges in respect thereof.

- 4. To apply for and obtain such certificates and other permissions, clearances, including certificate and/or permissions under laws relating to the Urban and (Ceiling and Regulations) Act, 1976, and Income Tax Act or any other laws relating to the matter of land and/or building. To sign on our behalf on the applications to be filed with the U.I (C & R) Act, 1976, to deposit, submit and withdraw all papers and documents necessary for such clearance. To pay fees and charges, if necessary, to present us before the said authority or authorities and to do all other incidents necessary for the purpose.
- 15. To appear and represent us in all or any court or courts within the jurisdiction of Hon'ble High Court and before all or any Magistrate, Judge relating to any suit in connection with the said property.
- 16. To sign on our behalf all papers, documents, affidavits, petition for the purpose of conducting the suit, appeal on any proceeding arising out of or touching with or in respect of the said property.
- 17. To negotiate with tenants and make agreement/s with them on our behalf and generally upon such terms and conditions as our said Attorney may think fit and proper, and also to receive money by way of earnest and in part of consideration.
- 18. To apply for Completion/Occupancy Certificate after completion of the proposed building to the authority of the South Dum Dum Municipality and will pay the fees, if any, and obtain the same on our behalf.
- 19. To apply to C.E.S.C./W.B.S.E.B. for connection of Main Meters and other meters for purchasers on our behalf and pay security deposit for the same and obtain receipt there from on our behalf.

20 To negotiate with the existing Tenants/occupiers who are presently residing in the said premises or running their business in the said premises for sale/make agreement for sale/execute Deed of Conveyance or any other agreement or agreements, which will be beneficial to the said attorney as above named and to receive money from them or their nominee or nominees being the consideration or part consideration, advance, rent or others and the said attorney also shall execute any such agreement or agreements with the said tenants/occupiers for any matter and will put their signature in the said agreement or agreement on our behalf as they would think fit and proper.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time for which no explicit power has given hereby.

AND we do hereby agree to ratify and confirm all and whatsoever my said attorney shall lawfully do, execute, perform or cause to be done, executed and performed in connection with the sale as aforesaid.

SCHEDULE OF LAND

(Description of the property to be developed)

ALL THAT piece or parcel of land lying and situate in the District of North 24-Parganas, P.S. Dum Dum, Sub - Registration Office at Cossipore Dum Dum, admeasuring One(1) Cottaha Ten(10) Chhittack and Thirty (30) Sq.ft. Marked as Plot No 32/1 alongwith a pucca structure standing thereon measuring 500 Sqft., be the same a little more or less at Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833 R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediagara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and Municipal Holding

No.108, Badlapara Lane in Ward No.11 of the South Dum Dum Municipality, being butted and bounded as follows :-

- ON THE NORTH :: House of Late Suresh Chandra Das & 4'-0" Fl.
wide Common Passage.
- ON THE SOUTH :: House of Late Amulya Bhusan Dutta
- ON THE EAST :: 'ABHISEKH APARTMENT'
- ON THE WEST :: Property of Asit Baran Chakraborty

IN WITNESS WHEREOF, we the aforesaid owners/principals have hereto set and subscribe our respective hands on this the 23rd day of MAY, in the year two thousand SIXTEEN (2016) A.D.

SIGNED AND DELIVERED
BY THE LAND-OWNERS/PRINCIPALS
AT DUM DUM IN THE
PRESENCE OF:

Siddhartha Mitra
Advocate
High Court, Calcutta.

Bhaskar Mohanta
1139, Linker Street
4th - 30

1) *Barun Das*

2) *Barun Das*

3) *Sukla Das (Bala)*

We accept the above terms
and conditions of the owners/
principals.

GANPATI CONSTRUCTION

: Partner

Partner

(ATTORNEYS)




Prepared by me:

Siddhartha Mitra
SIDDHARTHA MITRA
ADVOCATE
HIGH COURT, CALCUTTA

Recd. No. 248/2021/106.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No. Signature of the Executants / Presentants

Sl. No.	Signature of the Executants / Presentants	Left Hand		Fore	Thumb	
		Little	Ring			
1	 <i>Manjira Jitendra</i>		Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
2	 <i>Rajesh Dada</i>		Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
3	 <i>Sushila Dada (Bala)</i>		Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

S1 Signature of the
 No. Accused / Prisoners



A. S. S.

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



A. S. S.

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



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

Query No / Year	15061000194439/2016	Query Date	23/05/2016 12:28:03 PM
Office where deed will be registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas		
Applicant Name	Bhaskar Mohanta		
Address	Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030		
Applicant Status	Others		
Other Details	Mobile No. 9836085643		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4305] Other than Immovable Property, Declaration [No. of Declaration : 2]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 30,66,667/-
Stampduty Payable	Rs. 70/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 21/-	Registration Fee Article:-	E, E
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details

Sch No	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
117	District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N. Tagore Road, Mouza: Sinthee-nij, Premises No: 32, Ward No: 11, Holding No 108, BEDIAPARA	RS Plot No:- 576 RS Khatian No:- 29	1 Katha 10 Chatak 30 Sq Ft	1/-	26,91,667/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 4 Ft.

Structure Details

Sch No	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	3 rd Floor	500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete
S*	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure

Principal Details

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Smt MAYA RANI DAS Wife of Late Bankim Chandra Das 32, R N Tagore Road, P.O. Bediapara, Kolkata - 70, P.O. - BEDIAPARA, P.S.- Dum Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700077	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AYVPD1136F,
2	Mr BARUN DAS Son of Late Bankim Chandra Das 32, R N Tagore Road, P.O. Bediapara, Kolkata - 70, P.O. - GHUGUDANGA, P.S.- Dum Dum, Dum Dum, District-North 24- Parganas, West Bengal, India, PIN - 700077	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BXPBD3413R,
3	Smt SUKLA DAS Nee BALA Wife of Mr Nihar Ranjan Bala 432, R N Tagore Road, P.O. Bediapara, Kolkata - 7, P.O. - BEDIAPARA, P.S.- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700077	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,

Attorney Details

Sl. No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
	GANAPATI CONSTRUCTION 54 R.N. Tagore Road, P.S. Dum Dum, P.O. Bediapara, P.O - BEDIAPARA, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700077	Organization	Executed by: Representative,	PAN No. AALFG1985H,

Representative Details

Sl. No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
	Mr DHRUBAJYOTI CHAKRABORTI 181, Rabindra Nath Tagore Road (also known As Bediapara Lane, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 030, BEDIAPARA P.S - Dum Dum, Dum Dum District-North 24-Parganas, West Bengal, India, PIN - 700030	Sex: Male, By Caste: Hindu Occupation: Business, Citizen of India, PAN No. ABZPC5537A		GANAPATI CONSTRUCTION
2	Mr TAPAS ROY 784, Purba Srinthee Road, Madhugarh, P.S. Dum Dum, P.O. Ghughudanga, Kolkata - 700 030, P.O.- GHUGHUDANGA, P.S - Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700030	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AGBPR3283P		GANAPATI CONSTRUCTION

Identifier Details

Identifier Name & Address	Other Details	Identifier of
Champak Mohanta 784 Srinthee Road, P.O - Ghughudanga, P.S - Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700030	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,	Smt MAYA RANI DAS, Mr BARUN DAS, Smt SUKLA DAS Nee BALA, Mr DHRUBAJYOTI CHAKRABORTI, Mr TAPAS ROY

Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	Smt MAYA RANI DAS	GANAPATI CONSTRUCTION	0.916667 Dec	33.3333
L1	Mr BARUN DAS	GANAPATI CONSTRUCTION	0.916667 Dec	33.3333
L1	Smt SUKLA DAS Nee BALA	GANAPATI CONSTRUCTION	0.916667 Dec	33.3333
Transfer of Property from Principal To Attorney				
S1	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
S1	Smt MAYA RANI DAS	GANAPATI CONSTRUCTION	166.667 Sq Ft	33.3333
S1	Mr BARUN DAS	GANAPATI CONSTRUCTION	166.667 Sq Ft	33.3333
S1	Smt SUKLA DAS Nee BALA	GANAPATI CONSTRUCTION	166.667 Sq Ft	33.3333

For Information only

Note

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
 2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 13.07.2016.
 3. Standard User charge of Rs. 240/- (Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
 4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
 5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
 6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
- Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban).
- If the PF fee are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for mutation.

(Mohul Mukhopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details

SL No	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>M. TAPAS ROY 14, P. O. - Sirmada Road, Madhugarh, P. S. Dum Dum, District - Kolkata - 700 030, P. O. - Dum Dum, Dum Dum, District - North 24-Parganas, West Bengal, India. PIN - 700 030</p>	 23/05/2016 2:30:33 PM	 LTI 23/05/2016 2:30:39 PM
		 23/05/2016 2:30:45 PM	

Principal Details

Name, Address, Photo, Finger print and Signature			
<p>51- LAYA RANI DAS Wife of Late: Bankim Chandra Das 32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 001, P.O. - BEDIAPARA, P.S. - Dum Dum, Dum Dum, District - North 24-Parganas, West Bengal, India. PIN - 700077 Sex: Female. By Caste - Kayastha. Occupation: House wife. Citizen of: India, PAN No. AYVVD1138F., Status - Individual, Date of Execution: 23/05/2016, Date of Admission: 23/05/2016; Place of Admission of Execution: Office</p>	 23/05/2016 2:30:56 PM	 LTI 23/05/2016 2:31:03 PM	
		 23/05/2016 2:31:30 PM	

Principal Details

Name, Address, Photo, Finger print and Signature

Mr. BARUN DAS

Son of Late Bankim Chandra Das
 32, R.N. Tagore Road, P.O. Bediapara, Kolkata -
 71, P.O. - GHUGUDANGA, P.S. - Dum Dum, Dum
 Dum, District - North 24-Parganas, West Bengal,
 India, PIN - 700077 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, PAN No
 XXXXX412R, Status: Individual, Date of
 Execution: 23/05/2016; Date of Admission:
 23/05/2016; Place of Admission of Execution:
 Office



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Smt SUKLA DAS Nee BALA

Wife of Mr. Nihar Ranjan Bala
 432, R.N. Tagore Road, P.O. Bediapara, Kolkata
 - 7, P.O. - BEDIAPARA, P.S. - Dum Dum, Dum
 Dum, District - North 24-Parganas, West Bengal,
 India, PIN - 700077 Sex: Female, By Caste:
 Hindu, Occupation: House wife, Citizen of: India,
 Status: Individual, Date of Execution:
 23/05/2016; Date of Admission: 23/05/2016;
 Place of Admission of Execution: Office



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Attorney Details

Name, Address, Photo, Finger print and Signature

GANAPATI CONSTRUCTION

34, R.N. Tagore Road, P.S. Dum Dum, P.O. Bedia para, P.O:- BEDIAPARA, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700077 PAN No. AALFG1985H.; Status : Organization: Represented by representative as given below:-

MR DHRUBAJYOTI CHAKRABORTI

111, Rabindra Nath Tagore Road (also Known As Bedia para Lane, P.S. Dum Dum, P.O. Bedia para, Kolkata - 700 077, P.O:- BEDIAPARA, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABZPC5537A.; Status : Representative; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Office



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Dhrubajyoti Chakraborti

23/05/2016 2:30:27 PM

(2) **MR TAPAS ROY**

784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, P.O. Ghugudanga, Kolkata - 700 030, P.O:- GHUGUDANGA, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGBPR3283P, Status : Representative, Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Office



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Tapas Roy

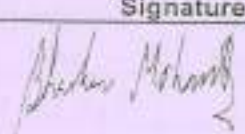
23/05/2016 2:30:45 PM

B. Identifire Details

Identifier Details

Sl. No.	Identifier Name & Address	Identifier of	Signature

Identifier Details

Sr. No.	Identifier Name & Address	Identifier of	Signature
1	Shaskar Mohanta Shankar Mohanta Sinthee Road, P.O. Sinthee, P.S. - Dum Dum, North 24 Parganas West Kolkata, Pin - 700030 Sex: Male, Occupation Member of India	Smt MAYA RANI DAS, Mr BARUN DAS, Smt SUKLA DAS Nee BALA, Mr DHRUBAJYOTI CHAKRABORTI, Mr TAPAS ROY	 23/05/2016 2:32:23 PM

Transacted Property Details

Land Details

Sr. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: North 24-Parganas, P.S. - Dum Dum Municipality: SOUTH DUM DUM, Road: R.N. Tagore Road, Mouza: Sinthee-nij, Premises No. 32, Ward No: 11, Holding No:108, BEDIAPARA	RS Plot No:- 575 RS Khatian No:- 29	1 Katha 10 Chatak 30 Sq Ft	1/-	26,91,667/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 4 Ft.,

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	On Plot	500 Sq Ft	0/-		Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete
2	On Land L1	500 Sq Ft	1/-	3,75,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Smt MAYA RANI DAS	GANAPATI CONSTRUCTION	0.916667	33.3333
	Mr BARUN DAS	GANAPATI CONSTRUCTION	0.916667	33.3333
	Smt SUKLA DAS Nee BALA	GANAPATI CONSTRUCTION	0.916667	33.3333

Transfer of Property from Principal to Attorney

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)

Transfer of Property from Principal to Attorney

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr BARUN DAS	GANAPATI CONSTRUCTION	166.667 Sq Ft	33.3333
	Smt MAYA RANI DAS	GANAPATI CONSTRUCTION	166.667 Sq Ft	33.3333
	Smt SUKLA DAS Nee BALA	GANAPATI CONSTRUCTION	166.667 Sq Ft	33.3333

Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Bhaskar Mohanta
Address	Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030
Applicant's Status	Others

Office of the A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas

Endorsement For Deed Number : I - 150604127 / 2016

Query No/Year	15061000194439/2016	Serial no/Year	1506004476 / 2016
Deed No/Year	I- 150604127 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement.		
Name of Presentant	Mr TAPAS ROY	Presented At	Office
Date of Execution	23-05-2016	Date of Presentation	23-05-2016

23/05/2016

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

Document under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article 174-F, 174-G of Indian Stamp Act 1899

Presentation(Under Section 52 & Rule 22A(3) 40(1) W.B. Registration Rules 1962)

Presented for registration at 12:52 hrs on : 23/05/2016, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr TAPAS ROY .

Certificate of Market Value(WB PUVI rules of 2001)

Certificate that the market value of this property which is the subject matter of the deed has been assessed at Rs 1000000/-

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

Execution is admitted on 23/05/2016 by

Sri MAYA RANI DAS, Wife of Late Bankim Chandra Das, 32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 70, P.O. BEDIAPARA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700077, By caste Hindu, By Profession House wife

Identified by Bhaskar Mohanta, Son of Arjun Mohanta, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Sri SANKU DAS, Son of Late Bankim Chandra Das, 32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 70, P.O. GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700077, By caste Hindu, By Profession Business

Identified by Bhaskar Mohanta, Son of Arjun Mohanta, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Sri GUKLA DAS Nee BALA, Wife of Mr Nihar Ranjan Bala, 432, R.N. Tagore Road, P.O. Bediapara, Kolkata - 70, P.O. BEDIAPARA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700077, By caste Hindu, By Profession House wife

Identified by Bhaskar Mohanta, Son of Arjun Mohanta, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr DHRUBAJYOTI CHAKRABORTI Mr DHRUBAJYOTI CHAKRABORTI, Son of Mr Rabindra Nath Chakrabarti, 180, Rabindra Nath Tagore Road (also Known As Bediapara Lane, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 077, P.O: BEDIAPARA, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By profession Business

Identified by Bhaskar Mohanta, Son of Arjun Mohanta, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr TAPAS ROY Mr TAPAS ROY, Son of Mr Surendra Chandra Roy, 784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, P.O: Ghughudanga, Kolkata - 700 030, P.O: GHUGUDANGA, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By profession Business

Identified by Bhaskar Mohanta, Son of Arjun Mohanta, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Business

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

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

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 938266, Purchased on 20/05/2016, Vendor named R Paul.


(Mohul Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Office of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 159177 to 159202
being No 150604127 for the year 2016.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2016.05.26 12:54:46 +05:30
Reason: Digital Signing of Deed.

DEVELOPMENT POWER OF ATTORNEY

(Mohul Mukhopadhyay) 26-05-2016 12:54:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)