

0165/17

P - 594/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The stamp sheets and their endorsement are in accordance with the document and the nature of the document.

617960

*R. Ranally*

Distt Sub-Registrar-II  
Alipora, South 24 Parganas

30 JAN 2017

- :: DEVELOPMENT POWER OF ATTORNEY :: -

AFTER REGISTERED JOINT-VENTURE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL

POWER OF ATTORNEY THAT I, SRI PANCHANAN BANERJEE,

son of Late Ananda Kethra Banerjee, by Faith - Hindu, by

Occupation - Landholder, by Nationality - Indian, residing at

Vidyasagar Sarani, 41/A/14, Michel Madhusudan Block, P.O.

Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008,

hereinafter jointly called the EXECUTANT do hereby SEND

GREETINGS :-

20  
11/12  
No. 2611/12

17922 · 27 DEC 2016

No. .... Rs. 100/- Date .....

Name: Gangapati Construction  
Address: 18 Vidyadagar Sarani

Vendor: .....  
Alipore Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipore Police Court, Koi - 27

KoL-8



Barun Das  
S/o Late Monmohan Das  
St. Martin Pally  
Soul Para Barisha  
KoL-8  
CCP - Business

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**WHEREAS** One Chandī Charan Ghosh and Milan Bala Ghosh jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of landed property, lying and situated at Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, Pargana - Magura, comprised in R.S. Khatian No. 221, appertaining to R.S. Dag No. 271, under Police Station - Thakurpukur now Haridebpur, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. - II at Alipore and accordingly the said Chandī Charan Ghosh and Milan Bala Ghosh jointly seized and possessed of the said landed property by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

**AND WHEREAS** the said Chandī Charan Ghosh and Milan Bala Ghosh while jointly seized and possessed of the said landed property filed a title suit being No. 66/1964 on 22.09.1964 before the Ld. 3rd Sub-Judge at Alipore and accordingly the Ld. 3rd Sub-Judge at Alipore passed an order in favour of Chandī Charan Ghosh and Milan Bala Ghosh and to that effect the said Chandī Charan Ghosh after got the said landed property while seized



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and possessed of the same died intestate on 02.11.1969 leaving behind him, Smt. Sarala Bala Ghosh, as his only surviving legal heirs to inherit the said landed property under the provision of the Hindu Succession Act., 1956, then in force.

**AND WHEREAS** after demise of the said Chandi Charan Ghosh his surviving only legal heir and/or successor namely Smt. Sarala Bala Ghosh while seized and possessed of said landed property which was left by her husband peaceably and quietly duly mutated her name in the records of the then South Suburban Municipality and property known and numbered as 24/10 Bhuban Mohan Roy Road and she had paying municipal tax in his name to the South Suburban Municipality.

**AND WHEREAS** thereafter the said Smt. Sarala Bala Ghosh while seized and possessed of the said landed property died intestate on 31.07.1984 without any issue leaving behind her nephews namely 1. Ajit Kumar Ghosh and 2. Asit Kumar Ghosh as her only surviving legal heirs to inherit the said landed property under the provision of the Hindu Succession Act., 1956, then in force.

**AND WHEREAS** even after got the said landed property by said 1. Ajit Kumar Ghosh and 2. Asit Kumar Ghosh jointly muta



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their names in the records of the Kolkata Municipal Corporation and property known and numbered as KMC Premises No. 206, Vidyasagar Sarani, Kolkata - 700008 under KMC Ward No. 123 and they had been paying corporation taxes in their names in the records of the KMC.

**AND WHEREAS** the said 1. Ajit Kumar Ghosh and 2. Asit Kumar Ghosh, both sons Late Krishnalal Ghosh, of 10A, Radha Madhab Dutta Garden Lane, P.S. Belegkata, Kolkata - 700010 while jointly seized and possessed of the said landed property sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of 1 Cottah 12 Chyftaks 40 Sq.ft., lying and situated at Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, Pargana - Magura, comprised in R.S. Khatian No. 221, appertaining to R.S. Dag No. 271, under Police Station - Thakurpukur now Haridobpur, formerly within the limits of South Suburban Municipality at present within the limits of Ward No. 123 of the Kolkata Municipal Corporation, being KMC Premises No. 206, Vidyasagar Sarani, Kolkata - 700008, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. - II at Alipore, unto and in favour of Gitarani Chatterjee, since deceased, wife of



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Late Ajit Kumar Chatterjee, of 18, Vidyasagar Sarani, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, by virtue of a registered Bengali Deed of Sale, duly registered in the office of District Sub Registrar at Alipore, recorded in Book No.1, Being No. 15377 for the year 1991.

**AND WHEREAS** after purchasing the said landed property the said Gitarani Chatterjee, since deceased, wife of Late Ajit Kumar Chatterjee, of 18, Vidyasagar Sarani, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008 while seized and possessed of the same duly mutated her name in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 206C, Vidya Sagar Sarani, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008** and she had been paying corporation taxes in her name in the records of **KMC Assessee No. 41-123-18-0747-4**.

**AND WHEREAS** thereafter the said Gitarani Chatterjee, since deceased, wife of Late Ajit Kumar Chatterjee, of 18, Vidyasagar Sarani, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008 during her life time duly executed a Will and/or Testament on 16.06.2006 unto and in favour of **SRI PANCHANAN**



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BANERJEE, son of Late Ananda Kethra Banerjee, of Vidyasagar Sarani, 41/A/14, Michel Madhusudan Block, P.O. Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008, therein referred to as the Beneficiary, being the Present Executant herein, in respect of the aforesaid landed property.

AND WHEREAS after demise of Gitarani Chatterjee on 03.07.2006 the said SRI PANCHANAN BANERJEE, son of Late Ananda Kethra Banerjee, of Vidyasagar Sarani, 41/A/14, Michel Madhusudan Block, P.O. Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008, therein referred to as the Beneficiary filed a Probate Case under Act. XXXIX bearing Case No. 210 of 2014 before the Ld. 1st Court of Civil Judge (Sr. Div.) at Alipore and accordingly Ld. 1st Court of Civil Judge (Sr. Div.) at Alipore passed and/or granted probate by a order dated 12th day of August, 2016 in favour of SRI PANCHANAN BANERJEE, son of Late Ananda Kethra Banerjee, in respect of the aforesaid landed property.

AND WHEREAS thus the said SRI PANCHANAN BANERJEE, son of Late Ananda Kethra Banerjee, of Vidyasagar Sarani, 41/A/14, Michel Madhusudan Block, P.O. Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008, being the Present Executant



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herein became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 1 Cottah 12 Chittaks 40 Sq.ft., lying and situated at Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, Pargana - Magura, comprised in R.S. Khatian No. 221, appertaining to R.S. Dag No. 271, under Police Station - Thakurpukur now Haridebpur, formerly within the limits of South Suburban Municipality at present within the limits of Ward No. 123 vide KMC Assessee No. 41-123-18-0747-4 of the Kolkata Municipal Corporation, being KMC Premises No. 206C, Vidya Sagar Sarani, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, in the District South 24 Parganas, A.D.S.R. at Behala, D.S.R. - II at Alipore and the Presnet Executant herein duly constructed brick built asbestos shed structure, having an area more or less 400 Sq.ft. over the schedule-landed property at his own costs, expenses and efforts, free from all encumbrances.

**AND WHEREAS** the Executant entered into Joint-Venture Agreement dated 09/01/2017 with **M/S. GANAPATI CONSTRUCTION**, a Proprietorship Firm, having its office at 18, Vidya Sagar Sarani (Natun Pally), P.O. Barisha, P.S. Thakurpukur





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now Haridevpur, Kolkata - 700008, represented by its sole Proprietor namely **SRI GOVIND KUMAR GUPTA** son of Sri Hukum Chand Gupta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 24/ 6/ 4, Banamali Banerjee Road, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700082, with certain terms and conditions, mentioned therein, and accordingly the said Joint-Venture Agreement, duly registered in the office of D.S.R.-II at Alipore, recorded in Book No.I, Volume No. 1602-2017 Being No. 140200/52 for the year 2017 and the Executant hereto this became entitled to the absolute sixteen annas owners of the schedule property and the Executant have been enjoying all rights, title and interest free from all sorts of encumbrances.

**AND WHEREAS** due to my personal difficulties and also not in a position to look after, manage, control, supervise, maintain my such property as which has been mentioned and written in the Schedule below and it has been expedient and necessary to appoint and engage an **ATTORNEY** in connection with the Schedule mentioned property, who will properly look after, manage, control, supervise and proper administer my such property on my behalf.

Pratibha Banerjee



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NOW ALL MEN BY THESE PRESENTS THAT I, the above named Executant herein have appoint, nominate and constitute SRI GOVIND KUMAR GUPTA son of Sri Hukum Chand Gupta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 24/ 6/ 4, Banamali Banerjee Road, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700082, being the Proprietor of M/S. GANAPATI CONSTRUCTION, a Proprietorship Firm, having its office at 18, Vidya Sagar Sarani (Natal Pally), P.O. Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008 as my true and lawful attorney to do the following acts, deeds, things and matter on my behalf in connection with the Schedule below property that is to say :-

1. To lookafter, manage and control the aforesaid schedule below property as mentioned hereunder and hereinafter referred to as the said property on my behalf.
2. To represent me before all the office/offices concerned and also like such K.M.C. authority and to sign all papers, documents on my behalf for mutation of my name in respect of the relevant papers and the K.M.C. and to appear in all hearing before the authorities of the K.M.C. for such mutation,



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- raising objections and/or appeals on my behalf against the excess valuation assessed by the K.M.C. and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection of appeal on my behalf and also to sign building plans thereof.
3. To prepare and submit proposed building plan on my behalf by the said Attorney for residential purposes and to sign on the building plan for sanction building plan from KMC on behalf of me.
  4. To prepare and/or submit the proposed building plan or an revision plan by the said Attorney on my behalf.
  5. To apply and to sign on building plan regarding sanction from the Kolkata Municipal Corporation by the said Attorney on my behalf.
  6. To appear for and represent me before any competent authority tribunal authority arbitrator or revenue administrative Civil Criminal, Jurisdiction relating to the matters concerning the said property as per mentioned and written in the Schedule below on my behalf.



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7. *To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on my behalf.*
8. *To appoint and/or engage any legal practitioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators, and/or any legal Practitioner or any Advocate or Advocates other person or persons and to sign, execute and deliver all vokalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on my behalf.*
9. *To sign, execute, submit or deliver all plaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers documents and exhibits for the aforesaid purposes.*
10. *To visit and represent my before all the West Bengal Govt. Office or Offices concerned and/or central Govt. Office, Thika Tenancy Office or Offices concerned and all other offices concerned smooth management of my said property as per stated and written in the Schedule hereunder on my behalf.*
11. *To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account*



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*of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the Schedule below and after deduction of all such outgoings to deposit the same on my bank accounts with proper acquaintance.*

12. *To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnection the same on my behalf.*
13. *To execute and make any Deed of Conveyance or Conveyances, Deed of Lease, or other documents for registration when to be executed by my said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned like as such registrar of Assurance, Kolkata, District Registrar Alipore, Additional District Sub-Registrar Behala or like any such other registering office or offices concerned and also put his*





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*of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the Schedule below and after deduction of all such outgoings to deposit the same on my bank accounts with proper acquaintance.*

12. *To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnection the same on my behalf.*
13. *To execute and make any Deed of Conveyance or Conveyances, Deed of Lease, or other documents for registration when to be executed by my said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned like as such registrar of Assurance, Kolkata, District Registrar Alipore, Additional District Sub-Registrar Behala or like any such other registering office or offices concerned and also put his*



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*signature as and when require in the said Indentures on my behalf, in my name only in respect of allocation allotted to the Developer.*

14. *That my Attorney constructed a G+III storied building over the Schedule landed property at its costs, expenses and efforts in terms of the sanctioned building plan duly sanctioned by the Kolkata Municipal Corporation on behalf of me.*
15. *That Executant herein bound to signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/or in future to the hand over the lawful physical possession of the Owners' allocation when as necessary.*
16. *To make any kind of Declaration to KMC, agreement or agreements with any purchaser or purchasers in respect of the Schedule below property on my behalf and to register the Deed of Conveyance, Deed of Amalgamation on my behalf in favour of such intending purchaser or purchasers, name or names and to receive consideration money under allocation of the Developer's share and the*



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same shall be deposited into Developer's Bank Account.

17. To book the unit/flat in the said proposed building under Developer's Allocation on behalf of me and in that regard the attorney shall have entered into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall have deposited the booking amount in to the Developer's Account in respect of owners' allocation the total consideration money if the owner decides to sale will be deposited in owners' bank account of which the developer does not have any right.
18. That Developer shall at liberty to amalgamate the adjacent plot or property if required which under the same Khatian and Dag for the purpose of better F.A.R. if permit by the KMC as well as Parties of the plot of land.
19. To sign all the receipt or receipts which to be registered by my said Attorney in favour of the intending purchaser or purchasers in respect of my said Schedule below property and also to handed over the same to such intending purchaser or purchaser on my behalf in respect of developer's allocation.

**AND GENERALLY** to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in this absolute discretion signature, which they may deem fit and



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proper, think necessary to do so or perform for property purposes.

AND I do hereby agree and undertake to ratify all such acts, deeds and things which my said lawfully, do execute and caused to be done, perform of this General Power of Attorney.

THE SCHEDULE "A" PROPERTY ABOVE REF.

ALL THAT piece and parcel of Bastu land more or less an area 1 (one) Cottah 12 (twelve) Chitta Sq.ft., TOGETHER WITH brick built kuntcha a structure, having an area more or less 400Sq.ft. standing and situated at Mouza - Purba Barisha, J.L. No. 43, District Collectorate Touzi Nos. 1-6, 8-10, 1 - Magura, comprised in R.S. Khatian No. 221, to R.S. Dag No. 271, under Police Station - 1 now Haridebpur, formerly within the limits of So Municipality at present within the limits of Ward KMC Assessee No. 41-123-18-0747-4 of the Municipal Corporation, being KMC Premises No. Sagar Sarani, P.O. Barisha, P.S. Thakur Haridebpur, Kolkata - 700008, in the Dist



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Parganas, A.D.S.R. at Behala, D.S.R. - II at Altpore **TOGETHER**  
**WITH** right to take electric, tap water, gas, telephone connections over  
the Road/Common passage adjacent to the said plot of land as  
well as said land together with all right of easements thereto and  
the same is butted and bounded as follows :-

**On the North** : Land and Building of Jayanta Majumder.

**On the South** : Land under Dag No. 271.

**On the East** : Land of Bhim Naskar and others.

**On the West** : 14 ft. wide common passage.

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION AND CONSIDERATION)**

The Owner shall get One Flat, having super built-up area  
more or less 800 Sq.ft. on the Top Floor of the proposed G+III storied  
building as per sanction plan to be sanctioned by the Kolkata  
Municipal Corporation.

**THE SCHEDULE "C" ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

The Developer shall mean the remaining flats in the different  
floors together with the Car Parking Space/ Spaces in the ground  
floor of the proposed multi storied building as per sanction plan to  
be sanctioned by the Kolkata Municipal Corporation out side the  
owners' allocation



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IN WITNESS WHEREOF I, the Executant  
my signatures this the ... 30<sup>th</sup> ... day of Noveml  
and Sixteen (2016).

SIGNED, SEALED AND DELIVERED

In the Presence of:-

1. Soumenendu Biswas  
Late. Ranpalu Biswas  
Srividyabagar, Kalyani  
K-18.

Pandhara Das  
SIGNATURE OF

2. Indir Sen  
1/15 Vidyaran Ray Road.  
Arest Barisha.  
Kalyani, K-18.

Drafted by me.

GANPATI  
Chatterjee  
SIGNATURE C

Uttam Halder  
NB 937/07






Advocate  
Alipore Police Court  
Kolkata - 700027.  
Computerised Printed by :  
Kuntal Mukherjee



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small F
PHOTO	left hand		/			
	right hand					


Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small F
	left hand					
	right hand					

Name .....

Signature *P. Chandra Prasad*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small
	left hand					
	right hand					

Name SHYAM D. KUMAR GUPTA

Signature *Shyam D. Gupta*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small
PHOTO	left hand		/			
	right hand					

Name .....

Signature .....



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2. 594/17

Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-1000007611/2017	Office where deed will be registered
Query Date	09/01/2017 1:19:20 PM	D.S.R. -11 SOUTH 24-PARGANAS, District. South 24-Parganas
Applicant Name, Address & Other Details	UTTAM ROY Thana Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. 9433497640, Status Advocate	
Transaction	Additional Transaction	
(0136) Sale, Development Power of Attorney after Registered Development Agreement		
Rs. 2/-	Market Value	Rs. 15,44,443/-
Rs. 50/- (Article 48(g))	Total Registration Fee Payable	Rs. 35/- (Article E, M&O H)
Stamp Duty Payable	Stamp Duty	Rs. 15,44,443/- (Only to be paid by Non-Judicial Stamp)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160200152/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) - ) , Premises No. 206C, Ward No: 123

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Dec RGR	Area of Land	Setform Value (in Rs.)	Market Value (in Rs.)	Other Details
L1			Bastu		1 Katha 12 Chatak 40 Sq Ft	1/-	14,44,443/-	Width of Approach Road: 14 Ft.
<b>Grand Total :</b>					2.9792Dec	1/-	14,44,443/-	

Structure Details :

Sch. No.	Structure Details	Area of Structure	Setform Value (in Rs.)	Market value (in Rs.)	Other Details
S1	On Land L1	400 Sq Ft	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure : 0 Year, Roof Type : Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		400 sq ft	1/-	1,20,000/-	

*Panchanan Banerjee*







## Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri PANCHANAN BANERJEE Son of Late ANANDA KETHRA BANERJEE VIDYASAGAR SARANI, 41/A/14, Block/Sector: MICHEL MADHUSUDAN, P.O.-BARISHA, P.S.-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. CNGPB9436G, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

## Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M/S GANAPATI CONSTRUCTION 18, VIDYA SAGAR SARANI, NATUN PALLY, P.O.-BARISHA, P.S.-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Status: Organization, Executed by: Representative	Organization	Executed by: Representative

## Representative Details :

Sl No	Name & Address	Representative of
1	Shri GOVIND KUMAR GUPTA Son of Shri HUKUM CHAND GUPTA 24/0/4, BANAMALI BANERJEE 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. ADZPG7353A,	M/S GANAPATI CONSTRUCTION

## Identifier Details :

Sl No	Name & address	Identifier of
	BARUN DAS Son of Late MAN MOHAN DAS 51, NUTAN PALLY, P.O.-BARISHA, P.S.-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008. Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. Identifier Of Shri PANCHANAN BANERJEE, Shri GOVIND KUMAR GUPTA	14

## Transfer of property (of L1)

Sl.No	From	To, with area (Name-Area)
1	Shri PANCHANAN BANERJEE	M/S GANAPATI CONSTRUCTION-2.97917 Dec

## Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Shri PANCHANAN BANERJEE	M/S GANAPATI CONSTRUCTION-400 Sq Ft





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 08/02/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 22/02/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 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 50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016
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 these are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO office.







### Major Information of the Deed

Deed No :	I-1602-00594/2017	Date of Registration	30/01/2017
Query No / Year	1602-1000007611/2017	Office where deed is registered	
Query Date	09/01/2017 1:19:20 PM	D.S.R. - 4   SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	UTTAM ROY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. 9433497640, Status Advocate		
Transaction		Additional transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth Value		Market Value	
Rs. 2/-		Rs. 15,64,443/-	
Stamp Duty Paid (SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160200152/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :




District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) - ) , Premises No. 206C, Ward No: 123

Sch No	Plot Number	Khallan Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Basti		1 Katha 12 Chatak 40 Sq Ft	1/-	14,44,443/-	Width of Approach Road: 14 Ft.,
<b>Grand Total :</b>					2.9792Dec	1/-	14,44,443 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		400 sq ft	1/-	1,20,000 /-	

#### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri PANCHANAN BANERJEE</b> Son of Late ANANDA KETHRA BANERJEE Executed by: Self, Date of Execution: 09/01/2017 , Admitted by: Self, Date of Admisson: 09/01/2017 ,Place : Office	 09/01/2017	 09/01/2017	 09/01/2017





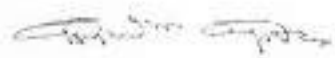


VIDYASAGAR SARANI, 41/A/14, Block/Sector: MICHEL MADHUSUDAN, P.O:- BARISHA, P.S:-  
Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste:  
Hindu, Occupation: Others, Citizen of: India, PAN No. CNGPB9436G, Status :Individual

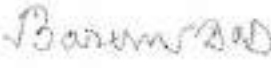
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S GANAPATI CONSTRUCTION</b> 18, VIDYA SAGAR SARANI, NATUN PALLY, P.O:- BARISHA, P.S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Shri GOVIND KUMAR GUPTA</b> Son of Shri HUKUM CHAND GUPTA Date of Execution - 09/01/2017, , Admitted by: Self, Date of Admission: 09/01/2017, Place of Admission of Execution: Office</p>    <p>Jan 9 2017 1:41PM L1 09/01/2017 09/01/2017</p> <p>24/6/4, BANAMALI BANERJEE 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. ADZPG7353A, Status :Representative, Representative of : M/S GANAPATI CONSTRUCTION</p>

**Identifier Details :**

Name & address	
<p>BARUN DAS Son of Late MAN MOHAN DAS 51, NUTAN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Shri PANCHANAN BANERJEE, Shri GOVIND KUMAR GUPTA</p> 	09/01/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri PANCHANAN BANERJEE	M/S GANAPATI CONSTRUCTION-2 87917 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri PANCHANAN BANERJEE	M/S GANAPATI CONSTRUCTION-20 60





Endorsement For Deed Number : I - 160200594 / 2017

On 09-01-2017

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

Presented for registration at 13:25 hrs on 09-01-2017, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Shri PANCHANAN BANERJEE, Executant.

Certificate of Market Value (WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,64,443/-

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

Execution is admitted on 09/01/2017 by Shri PANCHANAN BANERJEE, Son of Late ANANDA KETHRA BANERJEE, VIDYASAGAR SARANI, 41/A/14, Sector: MICHEL MADHUSUDAN, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others

Identified by BARUN DAS, , Son of Late MAN MOHAN DAS, 51, NUTAN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

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

Execution is admitted on 09-01-2017 by Shri GOVIND KUMAR GUPTA,

Identified by BARUN DAS, , Son of Late MAN MOHAN DAS, 51, NUTAN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17922, Amount: Rs.100/-, Date of Purchase: 27/12/2016, Vendor name: Subhankar Das

*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 30-01-2017

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 : 4 (g) of Indian Stamp Act 1899.



*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal









Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 16232 to 16257

being No 160200594 for the year 2017.



Digitally signed by RINA CHAUDHURY  
Date: 2017.01.30 19:11:11 +05:30  
Reason: Digital Signing of Deed

*Rina Chaudhury*

(Rina Chaudhury) 30/01/2017 19:11:11  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

