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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

W 177256

R. Ghosh
District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2016

- 9 JAN 2017

- :: DEVELOPMENT POWER OF ATTORNEY :: -

AFTER REGISTERED JOINT-VENTURE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL

POWER OF ATTORNEY THAT We, 1. SRI BACHHU DEY, son of Late Nani Gopal Dey, residing at 13/C, Barobagan Road, P.O. Thakurpukur, P.S. Thakurpukur now Haridebpur, Kolkata - 700063, 2. SMT. KRISHNA DEY, 3. SMT. TUKU DEY, both are daughters of Late Nani Gopal Dey, both are residing at 5, Natun Pally, P.O. Barisha, Police Station - Thakurpukur now Haridebpur, Kolkata - 700008, and 4. SMT. BABLI GHOSH, wife of Sri Debesh Ghosh and daughter of Late Nani Gopal Dey, residing at

13-5c

D
26/12/16

Q.No. 433673/16

11 NOV 2016

5004

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

Name:

Address:

Vendor:

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



Ganapati construction.
18, vidya segar sarani.
Nakunpally. KOT-8.



Barun Das
S/o Late Man Mohan Das
51, Nakun Pally
Seal para, Kol-8
PO: Barisha
OOP-Business.

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38/31, Bhuban Mohan Roy Road, P.O. Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, all by Faith - Hindu, by Nationality - Indian, by Occupation - Business, Household duties and Housewife respectively, hereinafter jointly called the **PRINCIPALS** do hereby **SEND GREETINGS** :-

WHEREAS One Saila Sardar, Motilal Sardar and Krishna Sardar, jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less an area of 1 Acres 03 Decimals, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, by way of inheritance from their demise father, with the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after demise of the their father the said Saila Sardar, Motilal Sardar and Krishna Sardar while jointly seized and possessed of the said landed property to avoid future



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disturbances, annoyances and hindrances they jointly metes and bounds their said landed property by way of Partition and in the basis of the said Partition the said Saila Sardar and his younger brother namely Sri Krishna Sardar jointly entitled a part portion of the said landed property without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Saila Sardar and his younger brother namely Sri Krishna Sardar while jointly seized and possessed of the part portion of the said landed property sold, transferred, conveyed, assigned and assured unto and in favour of Sri Dhananjoy Naskar of Purba Barisha, by virtue of a registered Deed of Sale, executed on 02/07/1952 at a valuable consideration, mentioned therein and on the same date the said Sri Dhananjoy Naskar entered into an agreement with Saila Sardar, under certain terms and conditions, mentioned therein, in respect of the said landed property at or for a sum of Rs.125 and to that effect some times later the said Saila Sardar further return back the entire costs of land amount of Rs.125/- unto and in favour of Sri Dhananjoy Naskar and the said Saila Sardar after got the physical possession of the aforesaid landed property and seized and possessed of the aforesaid landed property without any lets or hindrances free from all encumbrances.



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AND WHEREAS the said Saila Sardar while seized and possessed of the aforesaid 1 Acres 03 Decimals of land physically sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of land measuring more or less an area of 19 Decimals out of 1 Acres 03 Decimals, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, unto and in favour of Gour Chandra Kar, by virtue of a registered Deed of Sale, duly registered in the office of Sub-Registrar Behala, recorded in Book No.I, Volume No. 25, Pages from 66 to 68, Being No. 1647 for the year 1955.

AND WHEREAS after purchasing the said landed property the said Gour Chandra Kar while seized and possessed of the said landed property along with other landed properties which was owned by him, duly recorded his name in the records of the Revisional Settlement and finally, fully and absolutely published



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his name in the records of rights under Revisional Settlement as a recorded owner.

AND WHEREAS thereafter the said Gour Chandra Kar while seized and possessed of the said landed property died intestate leaving behind him, Sri Bhim Chandra Kar, Madan Mohan Kar, Smt. Koushallya Kar and Smt. Deb Rani Samanta, as his only surviving legal heirs or heiress to inherit the said landed property with the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after demise of the said Gour Chandra Kar his surviving legal heirs or heiress namely Sri Bhim Chandra Kar, Madan Mohan Kar, Smt. Koushallya Kar and Smt. Deb Rani Samanta while jointly seized and possessed of the said landed property they jointly metes and bounds their said landed property by virtue of a registered Deed of Partition, duly registered in the office of Sub-Registrar at Behala, recorded in Book No.I, Volume No. 29, Pages from 15 to 22, Being No. 1370 for the year 1976 and in the basis of the said Deed of Partition the said Bhim Chandra Kar, son of Late Gour Chandra Kar of Gopal Colony, Purba Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, in the District South 24 Parganas being allotted **ALL**



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THAT piece and parcel of land measuring more or less an area of 12 Cottahs 02 Chittaks 22 Sq.ft. corresponding to 20 Decimals, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore.

AND WHEREAS the said Bhim Chandra Kar, son of Late Gour Chandra Kar of Gopal Colony, Purba Barisha, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, in the District South 24 Parganas while seized and possessed of the said landed property sold, transferred, conveyed, assigned and assured **ALL** **THAT** piece and parcel of land measuring more or less an area of 2 Cottah 00 Chittak 00 Sq.ft. out of 12 Cottahs 02 Chittaks 22 Sq.ft. corresponding to 20 Decimals, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 of the Kolkata



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Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, unto and in favour of 1. Monmatha Dey, since deceased, 2. Bacchu Dey, both sons of Late Nani Gopal Dey, both of 5, Natun Pally, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, District South 24 Parganas, by virtue of a registered Bengali Deed of Sale, duly registered in the office of District Sub-Registrar - II at Alipore, recorded in Book No.I, Volume No. 108, Pages from 243 to 255, Being No. 3933 for the year 1997.

AND WHEREAS *since after purchasing the said 1. Monmatha Dey, since deceased, 2. Bacchu Dey, both sons of Late Nani Gopal Dey, both of 5, Natun Pally, P.S. Thakurpukur now Haridebpur, Kolkata - 700008, District South 24 Parganas while jointly seized and possessed of the said landed property duly mutated their names in the records of the Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 295, Vidya Sagar Sarani, P.S. Haridebpur, Kolkata - 700008** and they have/had been paying corporation taxes in their names in the records of **KMC Assessee No. 41-123-18-0292-0** under KMC Ward No. 123.*

AND WHEREAS *thereafter the said Monmatha Dey died intestate on 01.06.2006 as a bachelor leaving behind him,*



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1. SRI BACHHU DEY, 2. SMT. KRISHNA DEY, 3. SMT. TUKU DEY, and 4. SMT. BABLI GHOSH, as his only surviving legal heirs or heiress to inherit the said landed property with the provision of the Hindu Succession Act., 1956, then in force. Be it mentioned that parents of the present owners are predeceased before died aforesaid Monmatha Dey.

AND WHEREAS after demise of the said Monmatha Dey his surviving legal heirs or heiress namely **1. SMT. KRISHNA DEY, 2. SMT. TUKU DEY, and 3. SMT. BABLI GHOSH,** along with **4. SRI BACHHU DEY,** being the Present Principals herein, became the absolute lawful joint owners of **ALL THAT** piece and parcel of bastu land measuring more or less an area of **2 Cottah 00 Chittak 00 Sq.ft.,** lying and situated at **Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 vide KMC Assessee No. 41-123-18-0292-0, of the Kolkata Municipal Corporation, being KMC Premises No. 295, Vidya Sagar Sarani, P.S. Haridebpur, Kolkata - 700008** in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore, and



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accordingly the Present Owners herein duly constructed brick built tile shed structure having an area more or less 200 Sq.ft. over the said landed property at their own costs, expenses and effort free from all encumbrances.

AND WHEREAS the Executants entered into Joint-Venture Agreement dated 26/12/2016 with **M/S. GANAPA CONSTRUCTION**, a Proprietorship Firm, having its office at Vidya Sagar Sarani (Natun Pally), P.O. Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008, represented by its sole Proprietor namely **SRI GOVIND KUMAR GUPTA** son of Sri Huk Chand Gupta, by Faith - Hindu, by Occupation - Business, 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.1, Volume No. 1602-2016, Being No. 12031 for the year 2016 and the Executants hereto thus became entitled to the absolute sixteenth annas owners of the schedule property and the Executants have been enjoying all rights, title and interest free from all sort of encumbrances.



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

NOW ALL MEN BY THESE PRESENTS THAT We, the above named Principals 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 (Natun Pally), P.O. Barisha, P.S. Thakurpukur now Haridevpur, Kolkata - 700008 as our true and lawful attorney to do the following acts, deeds, things and matter on our behalf in connection with the Schedule below property that is to say :-



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1. *To lookafter, manage and control the aforesaid schedule below property as mentioned hereunder and hereinafter referred to as the said property on our behalf.*
2. *To represent us before all the office/offices concerned and also like such K.M.C. authority and to sign all papers, documents on our behalf for mutation of our names 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, raising objections and/or appeals on our behalf against the excess valuation assessed by the K.M.C. and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalf and also to sign building plans thereof.*
3. *To prepare and submit proposed building plan on our behalf by the said Attorney for residential purposes and to sign on the building plan for sanction building plan from KMC on behalf of us.*
4. *To prepare and/or submit the proposed building plan or any revision plan by the said Attorney on our behalf.*
5. *To apply and to sign on building plan regarding sanction from the Kolkata Municipal Corporation by the said Attorney on our behalf.*



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6. *To appear for and represent us before any competent authority tribunal authority arbitrator or revenue, administrative Civil Criminal, Jurisdiction relating to the any matters concerning the said property as per mentioned and written in the Schedule below on our behalf.*
7. *To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on our 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 our behalf.*
9. *To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.*
10. *To visit and represent our 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*



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concerned smooth management of our said property as per stated and written in the Schedule hereunder on our behalf.

11. *To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. 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 our 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 our 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 our said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned like as such*



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registrar of Assurance, Kolkata, District Registrar Alipore, Additional District Sub-Registrar Alipore or like any such other registering office or offices concerned and also put his signature as and when require in the said Indentures on our behalf, in our names only in respect of allocation allotted to the Developer.

14. *That our 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 us.*
15. *That Principals 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 agreement or agreements with any purchaser or purchasers in respect of the Schedule below property on our behalf and to register the Deed of Conveyance on our behalf in favour of such intending purchaser or purchasers, name or names and to receive consideration*



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money under allocation of the Developer's share and the 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 us and in that regard the attorney shall have entered into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall have deposited the booking amount in to the Developer's Account 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 our said Attorney in favour of the intending purchaser or purchasers in respect of our said Schedule below property and also to handed over the same to such intending purchaser or purchaser on our 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 our said Attorney*



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in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

AND *We do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully, do execute and caused to be done, performed by virtue of this General Power of Attorney.*

THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO

ALL THAT *piece and parcel of Bastu land measuring more or less an area 2 Cottah 00 Chittak 00 Sq.ft., TOGETHER WITH brick built kuntcha tile shed structure, having an area more or less 200Sq.ft. standing thereon, lying and situated at Mouza - Purba Barisha, J.L. No.23, R.S. No. 43, Paragana - Khaspur, District Collectorate Touzi Nos. 1-6, 8-10, 12-16, comprised in R.S.Khatian No. 506, appertaining to R.S. Dag No. 967, under Police Station - Behala thereafter Thakurpukur at present Haridebpur, within the limits of Ward No. 123 vide KMC Assessee No. 41-123-18-0292-0, of the Kolkata Municipal Corporation, being KMC Premises No. 295, Vidya Sagar Sarani, P.S. Haridebpur, Kolkata - 700008 in the District South 24 Parganas, A.D.S.R. Office at Behala, D.S.R. - II at Alipore TOGETHER WITH right to take*



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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 in the manner follows :-

- On the North** : Land of Sri Jayanta Majumdar.
On the South : Land of Bhaskar Dey.
On the East : 10'ft. wide common passage.
On the West : Land and House of Smt. Gita Chatterjee.

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

The Owners shall get Two Flats out of which One Flat on
the Second Floor, having an area more or less 700 Sq.ft. super
built-up (25%) area and another one Flat on the Ground Floor,
having an area more or less 400 Sq.ft. super built-up (25%) area
of the proposed multi 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 We, the Principals hereby subscribed our signatures this the 26th day of December Two Thousand and Sixteen (2016).

SIGNED, SEALED AND DELIVERED

In the Presence of :-

1. Mamata Dey
w/o Baehhu Dey
c/12 VIDASAGAR
SARANI
KOL - 63.

2. Shevlin Ghosh

S/o Debesh Ghosh
38/31 Bhoban Mahan
Roy Road.
Kol - 700008.

Baehhu Dey

KRISHNA DEY

Shevlin Dey

Baburaj Ghosh

SIGNATURE OF THE EXECUTANTS

GANPATI CONSTRUCTION

Ganpati Proprietor

Drafted by me,

Uttam Halder
W.B 937/07

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

Kuntal Mukherjee
Kuntal Mukherjee

SIGNATURE OF THE ATTORNEY



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





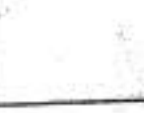






Name

Signature

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Name

Signature *Bodhi M*

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	right hand					

Name

Signature *K.RISHAB D.E.Y.*

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	right hand					

Name

Signature *ayukha dey*



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right hand					

Name

Signature *Balaji Mohan*



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left hand					
right hand					

Name GOVIND KUMAR GUPTA

Signature *Govind K. Gupta*



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left hand					
right hand					

Name

Signature



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Name

Signature



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2-159/13

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No./Year	1602-1000433673/2016	Office where deed will be registered
Query Date	26/12/2016 1:58:10 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	UTTAM HALDER 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		
Setforth value	Market Value	
Rs. 2/-	Rs. 16,59,998/-	
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
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) -) , Premises No. 295, Ward No: 123

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha	1/-	15,99,998/-	Width of Approach Road: 10 Ft.,
Grand Total :					3.3Dec	1/-	15,99,998/-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000/-	

Babu ay
KRISHNA DEY
Baburosh
yellu DEY



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Principal Details :

Sl No	Name & address	Status	Execution Admission Details
1	Shri BACHHU DEY Son of Late NANI GOPAL DEY13/C, BAROBAGAN, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016
2	Smt KRISHNA DEY Daughter of Late NANI GOPAL DEY5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016
3	Smt TUKU DEY Daughter of Late NANI GOPAL DEY5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016
4	Smt BABLI GHOSH Wife of Shri DEBESH GHOSH38/31, BHUBAN MOHAN ROY ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 26/12/2016

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 GUPTA24/6/4, 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,	M/S GANAPATI CONSTRUCTION

Identifier Details :

Name & address
BARUN DAS Son of MON MOHAN DAS 51, NATUN PALLY, SEALPARA, 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, , Identifier Of Shri BACHHU DEY, Smt KRISHNA DEY, Smt TUKU DEY, Smt BABLI GHOSH, Shri GOVIND KUMAR GUPTA



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-50 Sq Ft

Note:

1. If the given information are found 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 08/02/2017 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 those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1602-00159/2017	Date of Registration	09/01/2017
Query No / Year	1602-1000433673/2016	Office where deed is registered	
Query Date	26/12/2016 1:58:10 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	UTTAM HALDER 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. 16,59,998/-		
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]:- 160212031/2016 Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



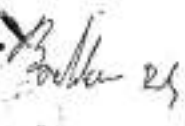
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) --) , , Premises No. 295, Ward No: 123

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha	1/-	15,99,998/-	Width of Approach Road: 10 Ft.,
Grand Total :					3.3Dec	1 /-	15,99,998 /-	



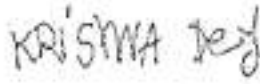
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	



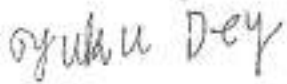
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri BACHHU DEY Son of Late NANI GOPAL DEY Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office	 26/12/2016	 26/12/2016	 26/12/2016



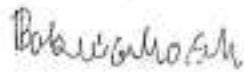
13/C, BAROBAGAN, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual

2	Name	Photo	Fingerprint	Signature
	Smt KRISHNA DEY Daughter of Late NANI GOPAL DEY Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office			
		26/12/2016	LTI 26/12/2016	26/12/2016

5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual

3	Name	Photo	Fingerprint	Signature
	Smt TUKU DEY Daughter of Late NANI GOPAL DEY Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office			
		26/12/2016	LTI 26/12/2016	26/12/2016

5, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual

4	Name	Photo	Fingerprint	Signature
	Smt BABLI GHOSH Wife of Shri DEBESH GHOSH Executed by: Self, Date of Execution: 26/12/2016 , Admitted by: Self, Date of Admission: 26/12/2016 ,Place : Office			
		26/12/2016	LTI 26/12/2016	26/12/2016



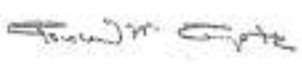
38/31, BHUBAN MOHAN ROY ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual

Attorney Details :

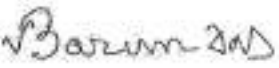
Sl No	Name,Address,Photo,Finger print and Signature
1	M/S GANAPATI CONSTRUCTION 18, VIDYA SAGAR SARANI, NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Status :Organization



Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GOVIND KUMAR GUPTA Son of Shri HUKUM CHAND GUPTA Date of Execution - 26/12/2016, , Admitted by: Self, Date of Admission: 26/12/2016, Place of Admission of Execution: Office	 26/12/2016	 L1 26/12/2016	 26/12/2016
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				

Identifier Details :

Name & address	
BARUN DAS Son of MON MOHAN DAS 51, NATUN PALLY, SEALPARA, 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, Identifier Of Shri BACHHU DEY, Smt KRISHNA DEY, Smt TUKU DEY, Smt BABLI GHOSH, Shri GOVIND KUMAR GUPTA	26/12/2016
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-0.825 Dec
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BACHHU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
2	Smt KRISHNA DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
3	Smt TUKU DEY	M/S GANAPATI CONSTRUCTION-50 Sq Ft
4	Smt BABLI GHOSH	M/S GANAPATI CONSTRUCTION-50 Sq Ft



Endorsement For Deed Number : I - 160200159 / 2017

On 26-12-2016

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

Presented for registration at 14:13 hrs on 26-12-2016, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Shri BACHHU DEY , one of the Executants.

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 16,59,998/-

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

Execution is admitted on 26/12/2016 by 1. Shri BACHHU DEY, Son of Late NANI GOPAL DEY, 13/C, BAROBAGAN, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business, 2. Smt KRISHNA DEY, Daughter of Late NANI GOPAL DEY, 5, NATUN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 3. Smt TUKU DEY, Daughter of Late NANI GOPAL DEY, 5, NATUN PALLY, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 4. Smt BABLI GHOSH, Wife of Shri DEBESH GHOSH, 38/31, BHUBAN MOHAN ROY ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by BARUN DAS, , Son of MON MOHAN DAS, 51, NATUN PALLY, SEALPARA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

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

Execution is admitted on 26-12-2016 by Shri GOVIND KUMAR GUPTA,

Indetified by BARUN DAS, , Son of MON MOHAN DAS, 51, NATUN PALLY, SEALPARA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

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 5004, Amount: Rs.100/-, Date of Purchase: 11/11/2016, Vendor name: Subhankar Das

Rina Chaudhury

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

On 09-01-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IV, Article number : 48 (g) of Indian Stamp Act 1899.



Rina Chaudhury
Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II 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 4779 to 4806

being No 160200159 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.01.09 18:38:18 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 09/01/2017 18:38:17
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

