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V 868473

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

*[Signature]*  
 Adnl. Dist. Sub-Registrar  
 Clitore, South 24 Parganas

18 APR 2016

**DEVELOPMENT POWER OF ATTORNEY**

**THIS DEVELOPMENT POWER OF ATTORNEY** is made on this 18<sup>th</sup> day of April, Two Thousand Sixteen (2016) A.D.

**BETWEEN**

vs 5269

Sudhakar K. Dhara Adv

NAME..... City Civil  
 ADD.....  
 Rs. 100/-  
 14 MAR 2016  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

14 MAR 2016

~~Handwritten mark~~

14 MAR 2016



Signature.....  
 18 APR 2016  
 ADDL. DIST. SUB-REGISTRAR  
 ALIPORE SOUTH 24 P.O.

*Sudhakar K. Dhara*  
 SUDHAKAR KUMAR  
 DHARA  
 Advocate  
 City Civil Court  
 Calcutta

**SRI SHYAMAL BOSE , (PAN AECPB4708A)**, son of Late Surendra Nath Bose, by religion - Hindu, by occupation Business, by Nationality - Indian, residing at 115, Selimpur Road, Post Office - Dhakuria, Police Station - Lake, Kolkata 700031, District - South 24 Parganas, hereinafter called and referred to as the **PRINCIPAL**.

**AND**

**B.P. BUILDER & DEVELOPER**, a Proprietorship Firm having its Registered office at 24, Anjuman Ara Begum Row, P.O. Indrani Park, Police Station - Jadavpur, Kolkata - 700033, District South 24-Parganas, represented by its sole proprietor **SRI PROSENJIT PAITH**, (PAN - AKYPP3748A) son of Sri Sudhir Kumar Paith, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 62/64, Haripada Dutta lane, P.O. Indrani Park, P.S. Jadavpur, Kolkata - 700033, District South 24-Parganas, hereinafter called and referred to as the **ATTORNEY**.

**WHEREAS** by virtue of a registered Deed of Conveyance dated 03.03.1952 one Surendra Nath Bose, since deceased, the father of the party of the First part, herein purchased the land measuring about 3 (three) Cottahs 14 (fourteen)



Signature.....

**18 APR 2015**

ADDL. DIST. SUB-REGISTRAR  
ALLORE, SOUTH 24 P.S.

Chittacks and 11 (eleven) square feet be the same a little more or less lying and situates under police Station the Then Tollygunge at present Jadavpur, J.L. No.41, Touzi No.56 Pargana - Khaspur, Mouza Chandpur, Khatian Nos. 57 and 58, C.s. Plot No.944 & 764 at present within the ambit of Kolkata Municipal Corporation in its Ward No. 94, being Kolkata Municipal Corporation premises No.62/64, Haripada Dutta Lane, Police Station Jadavpur, Kolkata 700033, District sub - Registry office at Alipore District South 24 Parganas from the then owner namely Union Company Limited with the then proper valuable consideration mentioned therein and enjoying the same after constructed a dwelling house therein after mutated his name with the Assessment Record of the said Municipal Corporation and by paying taxes therein, hereinafter referred to as the "**Said Property**".

**AND WHEREAS** while said Suendra Nath Bose seized and possessed the aforesaid property as an absolute owner thereof during his lifetime he executed a registered will in respect of his property stated above and bequeath his property according to his desire stated therein. Subsequently



Signature.....

**18 APR 2016**

**ADDE. DIST. SUB-REGISTRAR**  
**& DEPT. SOUTH 24 PGS.**

said Surendra Nath Bose died testate on 26.05.1971 and accordingly after his demise the Executor of the said will Sri Amalendu Basu and others applied before the Learned District Delegate, at Alipore for granting the probate of the Will executed by the aforesaid deceased Surendra Nath Bose being Act 39 Probate Case no.316 of 1987.

**AND WHEREAS** subsequently the Learned District Delegate Judge at Alipore granted the probate of the said Will on 09.04.1991 and accordingly in accordance with the provision of the said will, the said Sri Shyamal Bose became the owner of the said property and seized and possessed the same by paying taxes therein which is mentioned in the schedule below.

**AND WHEREAS** the present owner, Sri Shyamal Bose has clear marketable title over the said 3 Cottahs 14 Chittacks 11 Square feet land with structure at KMC premises No.62/64, Haripada Dutta Lane, Police Station Jadavpur, Kolkata 700033, morefully and more particularly described in the Schedule hereunder and the said property is free from all encumbrances, and free from all sorts of



18 APR 1956

NATIONAL DIST. SUB-REGISTRY  
SOUTH 24 PWS



encumbrances, charges, liabilities liens, lispens and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable.

**AND WHEREAS** the Owner is desirous of promoting and developing the said premises No.62/64, Haripada Dutta Lane, Police Station Jadavpur, Kolkata 700033 by construction of multi-storied G + 3 storied building having self-sufficient units/flats/car parking spaces according to permissible law of the Kolkata Municipal Corporation together with modern test, design and architecture in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation and for that intention and purpose, the party of the first part/owner has approached the Developer herein.

**AND WHEREAS** on the aforesaid representation of the owner and upon verification of title of the owner concerning the said premises as mentioned in the Schedule hereunder, the Developer being satisfied has agreed to promote and develop the said Premises in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal



18 APR 2016  
AD. DIST. SUB-REGISTRAR  
SOUTH 22 PGS.

Corporation on the terms and conditions hereinafter appearing:

**AND WHEREAS** I, the Principal herein, has entered into a Development Agreement with one Developer, **B.P. BUILDER & DEVELOPER**, having its office at 24, Anjuman Ara Begum Row, P.O. : Indrani Park, P.S. Jadavpur, Kolkata-700033, District: South 24 Parganas, represented by its Sole Proprietor **SRI PROSENJIT PAITH**, son of Sri Sudhir Kumar Paith, by faith-Hindu, by Occupation-Business, residing at 62/64, Haripada Dutta Lane, P.O. Indrani Park, P.S. Jadavpur, Kolkata-700033, for construction of a building on the land described in schedule below as per terms and conditions contained in the said Development Agreement dated *18<sup>th</sup>* March, 2016 executed between me as Owner of the One Part and **B.P. BUILDER & DEVELOPER**, as Developer of the Other Part and said Development Agreement duly registered on *18<sup>th</sup>* April, 2016 in the office of the Additional District Sub-Registrar, Alipore and registered in Book No. I, Being No. *160502673* for the year 2016.

**AND WHEREAS** as per the said Development Agreement

*Anjuman Ara Begum Row*  
*Sri Prosenjit Paith*



Signature.....  
**18 APR 2016**  
APOL DIST. SUB-REGISTRAR  
SOUTH 24 PGS.

dated 18.03.2016 the Owner's allocation and Developer's Allocation are as follows:-

**(Owner's Allocation)**

**Owner's Allocation** shall mean that the owner will be entitled to get only one flat measuring about 800 square feet built up area on the first floor, South -West together with one car parking space on the ground floor measuring about 120 square feet together with undivided proportionate share of the land with common right, facilities, utilities, passage and roof of the building at premises No.62/64, Haripada Dutta Lane, Police Station Jadavpur, Kolkata 700033 and a ~~cash~~ amount amounting to Rs.3,00,000/- (rupees Three lac) only in lieu of his land.

**(Developer' Allocation)**

**Developer' Allocation** shall mean the remaining portion of the G + 3 storied building except the owner's allocation and shall have right to sell the same and the owner shall have no right to sell the same and the owner shall have no right to raise any objection and/or claim any right, title and interest whatsoever in respect of Developer's share to be constructed at the property/premises together with the proportionate share of the ground land and common rights, facilities,

Amarendra Bose

Prasanna Kumar

Amarendra Bose

Prasanna Kumar



*[Handwritten signature]*

DR. R. R.

SECRETARIA DE SALUD  
MINISTERIO DE SALUD

utilities, passage and/or roofs of the building at premises No.62/64, Haripada Dutta Lane, Police Station Jadavpur, Kolkata 700033.

**NOW KNOWN ALL MEN BY THESE PRESENTS, I, Sri SHYAMAL BOSE the PRINCIPAL** herein do hereby nominate , constitute and appoint **B.P. BUILDER & DEVELOPER** , having its office at 24, Anjuman Ara Begum Row, P.O. : Indrani Park, P.S. Jadavpur, Kolkata-700033, District: South 24 Parganas, represented by its Sole Proprietor **SRI PROSENJIT PAITH**, son of Sri Sudhir Kumar Paith, by faith-Hindu, by Occupation-Business, residing at 62/66, Haripada Dutta Lane, P.O. Indrani Park, P.S. Jadavpur, Kolkata-700033, District: South 24 Parganas as my true and lawful Attorney for me to act in my name to perform and execute all or any of the several acts, deeds, powers , authorities , matters and things , mentioned hereinafter in respect of the Schedule property below.

1. To look after and manage the said Premises in all respects as my said Attorney shall deem fit and proper.



Signature.....

18 APR 2011

ADIL DIST. SUB-REGISTRAR  
ALLAHABAD DIST. REGS.



2. To defend possession, manage and maintain the said Premises.
3. To sign, execute and submit all building plans, documents, statements, papers, undertakings and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by the Kolkata Municipal Corporation.
4. To appear and represent me before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, C.E.S.C. Ltd. Urban land Ceiling Authorities, Fire Brigade and/or West Bengal Police (if required) and other authorities in connection with the maintenance of the said premises and also in connection with the sanction modification and/or alteration of any building plans, and/or sanctioned drainage connection, if required.
5. To appoint engineers, architects, surveyors and other agents and contractors, sub-contractors, labours and other personnel on such terms and conditions and to



Signature.....

18 APR 2018

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

enter into agreement/contracts for the purpose of looking after and supervision the work of construction as the said Attorney shall deem fit and such appointment at pleasure to revoke and other orders to re-appoint in my place and stead as occasion shall arise.

6. To pay fees and to obtain sanction and such other orders and/or permissions from the necessary authorities as may be expedient for modification and/or alteration of the sanctioned plans concerning the said premises and also to sign and execute other papers and documents as may be required by the necessary authorities on my behalf in connection with the said property.
7. To receive back and release excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the building plans to and from any authority or authorities.
8. To apply such permission or permissions and/or



*[Handwritten Signature]*

03 APR 2010

Subansiri District Sub-Registrar  
Assam

- orders and/or approvals as may be necessary for obtaining standard building materials from the concerned authorities or construction of the new building at the said premises.
9. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part or portion thereof to the extent of owner's divided share on my behalf and similarly to receive all incoming receivable to the extent of the owner's undivided share for and on account of the said premises.
  10. To have the said premises surveyed and the soil of the said premises tested and for the aforesaid purpose to enter into all correspondences and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.
  11. To apply for and obtain the Occupancy Certificate from the Kolkata Municipal Corporation and/or the Authority or Authorities concerning the said premises.



Signature 

18 APR 1955

ADRE DIST. SUB-REGISTRAR  
MYSORE, SOUTH 24 PGS.

12. To supervise the development and/or renovation and/or rebuilding of the said premises by making construction of such type of new building or buildings permissible under the existing building rules and in conformity with the building plans to be sanctioned by the Kolkata Municipal Corporation and for that purpose to supervise and to take down, demolish and/or remove any house, building and/or structure of whatsoever nature at the said premises if it contrivance any Rules and Bye laws of the K.M.C. as the said Attorney may deem fit and proper.
  
13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone and/or other connections of any other utility to the said premises from the concerned authorities and/or to make alteration therein and to close down and/or have disconnected and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by the Attorney.



Signature.....

1<sup>st</sup> 8 APR 2022

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.



12. To supervise the development and/or renovation and/or rebuilding of the said premises by making construction of such type of new building or buildings permissible under the existing building rules and in conformity with the building plans to be sanctioned by the Kolkata Municipal Corporation and for that purpose to supervise and to take down, demolish and/or remove any house, building and/or structure of whatsoever nature at the said premises if it contrivance any Rules and Bye laws of the K.M.C. as the said Attorney may deem fit and proper.
  
13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone and/or other connections of any other utility to the said premises from the concerned authorities and/or to make alteration therein and to close down and/or have disconnected and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by the Attorney.



Signature.....

1<sup>st</sup> 8 APR 2011

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

14. To appear and represent the Owner before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises including the proposed construction and for the aforesaid purposes to sign, execute and submit all the necessary papers and documents and to do all such other acts, deeds and things as the Attorney may , deem fit and proper.
  
15. To sell and transfer any part or portion and/or any flat/ unit/constructed spaces of the new building from Developer's allocation except the owner's allocation to be constructed at the said premises together with other rights, appurtenant thereto to the persons desirous and owing the same on such terms and conditions as the said Attorney shall think fit and proper and for the said purpose to enter into Agreement for Sale, contract, conveyances, assignments, gift, tenancy, transfer, lease deeds and/or other documents and/or instruments



Signature 

18 APR 2016

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PARG.

whatsoever in respect of the developer's allocation only and the amounts and/or consideration receivable in respect thereof by the developer only.

16. To receive consideration and/or other money in connection with any such sale and transfer of any flats/units/constructed spaces from developer's allocation only and save and except the owner's allocation of the new building and to give and grant effectual receipts and discharges thereof and to appropriate the same as it may deem fit and proper.
17. To sign and execute all agreements, contracts, conveyances, re-conveyances and other documents and transfer with regards in respect of the said premises or any part or portion thereof and/or any flat/ unit/constructed spaces to be constructed there except the owner's allocation at for and on Owner's behalf and in Owner's name and to present the same before the appropriate registration authority having jurisdiction.



Signature.....

18 APR 2010

ADDL. DIST. SUB-REGISTRAR  
ALIJORE, SOUTH DISTRICT

18. To appear and represent me before Nationalized, Scheduled or Non-Schedule Bank/Banks or any financial organization and to grant all consents regarding equitable mortgage in respect of any flat/flats in the property mentioned in the Schedule hereunder for purchase loan by the intending purchaser/purchasers in respect of Developer's allocation without crating any obligation upon me.
19. To sign on my behalf as my attorney in respect of the property mentioned in the Schedule hereunder to any papers and documents towards *Nationalized, Scheduled or Non-Scheduled Bank/Banks* or any financial organization and to receive the money or cheque directly in the name of my Constituted Attorney from developer's allocation only.
20. To appear and represent me before any Notary Public, Additional Registrar of Assurances - I, Kolkata, District Sub-Registrar-I, South 24 Parganas, Alipore, Additional District Sub - Registrar, Alipore, Metropolitan Magistrate and other officer of officers or authority or authorities having jurisdiction and



Signature

18 APR 2011

ADIL DIST. SUB-REGISTRAR  
ADIL DIST. SOUTH 249 15



present for registration and to acknowledge and register or have registered and perfected all deeds, boubndary declaration, gift deed (Municipality) instruments and writings executed and signed by the Attorney in any manner concerning the said premises in respect of the Developer's allocation only.

*Anyan a Ukon.*  
*Reo Sengit Pahn*

21. To put the intending purchasers in possession of any flat/unit in the new building to be constructed at the said premises from developer's allocation and save and except the owner's allocation until the De<sup>veloper</sup> hand over the possession of the ow's allocation to the ow<sup>ner</sup> i.e. me.
22. To warn off prohibit and if necessary proceed against due form of law against all trespassers of the said premises or any part or portion thereof and to take appropriate legal steps whether by action or otherwise and to abate nuisance thereof.
23. To file and submit all declarations, applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained and pertaining to



Signature.....

**18 APR 2010**

ADOL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

the said premises.

24. To commence, prosecute, enforce, defend, answer and oppose all actions, suits and other legal proceedings and demands touching any of the matters concerning to the extent of owner's undivided share into or upon the said premises or any part thereof including and/or relating to the acquisition and/or requisition in respect of the said premises or any part thereof and if deemed fit.
25. To sign, declare and/or affirm any plaint, written statement, petition, affidavits verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other papers or any other papers or documents in any proceedings or in any way connected therewith with regard to the said premises and construction to be made thereon.
26. For all or any of the purposes not specified herein and mentioned herein to appear and represent the Owner before all authorities having jurisdiction and to



Signature \_\_\_\_\_

**18 APR 2014**

ADJ. DIST. SUB REG. STRAL.  
ALACHUE SOUTH WING

sign, execute and submit papers and documents as required.

**AND GENERALLY,** to do all such acts, deeds and things in the name of mine and as I could have done lawfully and I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney under the Power in that behalf herein before mentioned and also not specifically mentioned and required, shall lawfully do or cause to be done in or about the said premises as aforesaid, the Attorney prejudice to any of my rights and contention as the Owner of the said premises.

**SCHEDULE ABOVE REFERRED TO**

(Description of the property)

**ALL THAT** piece and parcel of land measuring about 3 (three) Cottahs 14 (fourteen) Chittacks and 11 (eleven) square feet be the same a little more or less together with 60 years old three storied house thereon containing covered area 650 sq. ft. (cemented finished) on the ground floor covered area 650 sq.



Signature.....

18 APR 2015

ADDL. DIST. SUB-REGISTRAR  
ALPINE SOUTH 24 PGI

ft. ( cemented finished) on the first floor and covered area 650 sq. ft. ( cemented finished) on the second floor, i.e. total covered area 1950 sq. ft. more or less lying and situates under police Station the Then Tollygunge at present Jadavpur, J.L. No.41, Touzi No.56 Pargana - Khaspur, Mouza Chandpur, Khatian Nos. 57 and 58, C.s. Plot No.944 & 764 at present within the ambit of Kolkata Municipal Corporation in its Ward No. 94, being Kolkata Municipal Corporation premises No.62/64, Haripada Dutta Lane, Police Station Jadavpur, Kolkata 700033, Post office - Indrani Park, Addl. District sub - Registry office at Alipore District South 24 Parganas which is butted and bounded as follows :

**ON THE NORTH** : By 18'ft, Haripada Dutta Lane ;

**ON THE SOUTH** : By 62/8, Haripada Dutta Lane ;

**ON THE EAST** : By 62/29, Haripada Dutta Lane ;

**ON THE WEST** : by 18' K.M.C. Road



Signature.....

**18 APR 2011**

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.



**IN WITNESS WHEREOF** the parties hereto have set and subscribed their signature on the this Power of Attorney at Kolkata this 18<sup>th</sup> day of April, 2016 (Two Thousand Sixteen) only.

**SIGNED, SEALED AND DELIVERED** by the parties at Kolkata in the presence of :

**WITNESSES:**

1. Indrajit Bose.  
115, Salimpur Road  
Kolkata - 700 031.

Shyamal Bose.

**SIGNATURE OF THE EXECUTORS**

2. Tanay Dutta Proprietor  
22, Teliahasana  
Kolkata - 12.

**B. P. BUILDER & DEVELOPER**

**Proprietor**

**Accepted by Attorney**

Drafted & prepared by me:

Swapan Kumar Dhar

(SWAPAN KUMAR/DHAR)

Advocate























City Civil Court, Calcutta

Enrol no. W.B. 158/1981.



Signature.....  
**18 APR 2010**  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

# SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Ayana B...</i>	<i>Ayana B...</i>							
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>		
		<b>(Left Hand)</b>						
								
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>		
<b>(Right Hand)</b>								
 <i>Robert P...</i>	<i>Robert P...</i>							
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>		
		<b>(Left Hand)</b>						
								
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>		
<b>(Right Hand)</b>								
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>		
		<b>(Left Hand)</b>						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>		
		<b>(Right Hand)</b>						



*[Handwritten signature]*



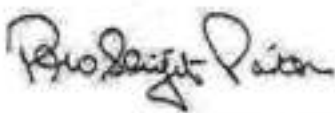
Signature.....



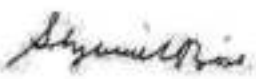
**18 APR 2010**

ADDL. DIST. SUB-REGISTRAR  
ALIPORE SOUTH 24 PGS.



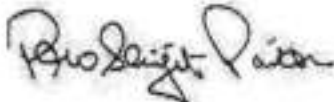
## Seller, Buyer and Property Details

### A. Principal & Attorney Details

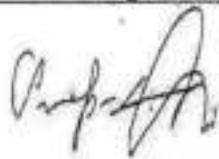
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr PROSENJIT PAITH 62/64 HARI PADA DUTTA LANE, P.O:- INDRANI PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033	 18/04/2016 1:14:33 PM	 LTI 18/04/2016 1:14:46 PM
		 18/04/2016 1:15:02 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr SHYAMAL BOSE Son of Late SURENDRA NATH BOSE 115 SELIMPUR ROAD, P.O:- DHAKURIA, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AECPB4708A,; Status : Individual; Date of Execution : 18/04/2016; Date of Admission : 18/04/2016; Place of Admission of Execution : Office	 18/04/2016 1:15:14 PM	 LTI 18/04/2016 1:15:37 PM
		 18/04/2016 1:15:45 PM	

**Attorney Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	B P BUILDER AND DEVELOPER 24 ANJUMAN ARA BEGUM ROW, P.O:- TOLLYGUNGE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033; Status : Organization; Represented by representative as given below:-		
1(1)	Mr PROSENJIT PAITH 62/64 HARI PADA DUTTA LANE, P.O:- INDRANI PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKYPP3748A,; Status : Representative; Date of Execution : 18/04/2016; Date of Admission : 18/04/2016; Place of Admission of Execution : Office	 18/04/2016 1:14:33 PM	 LTI 18/04/2016 1:14:46 PM
		 18/04/2016 1:15:02 PM	

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SWAPAN KUMAR DHAR Son of Late UDDHARAN DHAR CITY CIVIL COURT, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr SHYAMAL BOSE, Mr PROSENJIT PAITH	 18/04/2016 1:16:00 PM

**C. Transacted Property Details**

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

**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
L1	District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haripada Datta Lane, Premises No. 62/64, Ward No: 94		3 Katha 14 Chatak 11 Sq Ft	1/-	58,35,417/-	Proposed Use: B.I.U. Width: 15 Feet Approach Road: 5 Feet

**Structure Details**

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	650 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	650 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	650 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	1950 Sq Ft.	1/-	8,77,500/-	Structure Type: Structure

**D. Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	SWAPAN KUMAR DHAR
Address	CITY CIVIL COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

**Office of the A.D.S.R. ALIPORE, District: South 24-Parganas**

**Endorsement For Deed Number : I - 160502686 / 2016**

Query No/Year	16051000152298/2016	Serial no/Year	1605003088 / 2016
Deed No/Year	I - 160502686 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr PROSENJIT PAITH	Presented At	Office
Date of Execution	18-04-2016	Date of Presentation	18-04-2016

**Remarks**

On 18/04/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

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

Presented for registration at 12:33 hrs on : 18/04/2016, at the Office of the A.D.S.R. ALIPORE by Mr PROSENJIT PAITH ..

**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 87,12,917/-

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

Execution is admitted on 18/04/2016 by

Mr SHYAMAL BOSE, Son of Late SURENDRA NATH BOSE, 115 SELIMPUR ROAD, P.O: DHAKURIA, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, By caste Hindu, By Profession Business

Indetified by Mr SWAPAN KUMAR DHAR, Son of Late UDDHARAN DHAR, CITY CIVIL COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 18/04/2016 by

Mr PROSENJIT PAITH PROPRIETOR, B P BUILDER AND DEVELOPER, 24 ANJUMAN ARA BEGUM ROW, P.O:- TOLLYGUNGE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Mr PROSENJIT PAITH, Son of , 62/64 HARI PADA DUTTA LANE, P.O: INDRANI PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, By caste Hindu, By profession Business

Indetified by Mr SWAPAN KUMAR DHAR, Son of Late UDDHARAN DHAR, CITY CIVIL COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

**Payment of Fees**



Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**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. Rs 100/- is paid on Impressed type of Stamp, Serial no 255269, Purchased on 14/03/2016, Vendor named S Chatterjee.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 71998 to 72023

being No 160502686 for the year 2016.



Digitally signed by AMITAVA CHANDA  
Date: 2016.04.19 17:20:04 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 19/04/2016 17:20:04  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)