

29 JAN 2018

2087

NO. DATE R?

NAME S. Adhikary

ADDRESS

ALIPORA JUDGES COURT
A. K. SAMAJPATI

100/-
Adv
Judge Court

J. Kundu

SIGNATURE



765

For SUN RAY DEVCON PRIVATE LIMITED

J. Kundu
Director



766

Sunil Bala



767

Shanta Kesh.



768

Nila Bala



769

Chirag Bala



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Alipore, South 24 Parganas

7 FEB 2018

of Late Anil Batra, having PAN : AHOPB0811D, (4a) SRI CHIRAG BATRA, son of Late Anil Batra, having PAN : BBXPB1462J and (4b) SRI DEEP BATRA, son of Late Anil Batra, having PAN : BGKPB4407P, all are by creed : Hindu, Indian by National, all are residing at 61, Santosh Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South), hereinafter called and referred to as "the PRINCIPALS".

-:: SEND GREETINGS ::-

WHEREAS we, the Principals herein are the joint Owners of ALL THAT piece and parcel of land measuring an area of 19 (Nineteen) Cottahs 12 (Twelve) Chittacks 10 (Ten) Square Feet more or less together with structure standing thereon, situate and lying at Mouza : Purba Barisha, Pargana : Khaspur, J.L. No.23, R.S. No.43, under Khatian Nos.219, appertaining to Dag No.129, Touzi Nos.1-6, 8-10 & 12-16, being the then known and numbered Municipal Premises No.99, Santosh Roy Road (mailing address 61, Santosh Roy Road), Police Station : Haridevpur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation, under Ward No.123, District : 24



770

- *Pragya K. Chatterjee*



771

- Bela Bhatia



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Alibore, South 24 Parganas

7 FEB 2018

Partha Saha
S/O Late R.M. Saha
A.P.C. 1501-24
Occupation - *Student/Writer*

Parganas (South), hereinafter collectively referred to as "the SAID PROPERTY" and have entered into a registered Development Agreement in respect thereof with SUN RAY DEVCON PRIVATE LIMITED, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Deshpriyo Park, Police Station : Lake P.S., Kolkata : 700029, being represented by its Authorised Signatory MR. JAY S. KAMDAR, son of Late Sharad H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 to act and perform on behalf of the company for development of our aforesaid property, after demolishing the present existing structure standing thereon, morefully and particularly described in the SCHEDULE hereunder written, which was duly registered on 5.2.2018 in the Office of the ...D...S...R...II...A...P...A..., Being No. 1465. for the year 2018 as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished, habitable and complete condition from the proposed Building to be



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constructed as per sanctioned plan of Kolkata Municipal Corporation.

AND WHEREAS in pursuance of the Development Agreement entered between ourselves and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for us to appoint to look after all our aforesaid property affairs during our absence.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder jointly or severally nominate, constitute and appoint **MR. JAY S. KAMDAR**, having PAN : AKWPK2270L, son of Late Sharad H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road; Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, being the Authorised Signatory of **SUN RAY DEVCON PRIVATE LIMITED**, as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things in furtherance of the aforesaid Development Agreement :-

1. To retain and defend possession of the said property/properties and every part thereof and receive and/or



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South 24 Parganas

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deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof for the purpose of performing and/or discharging Development at the Schedule premises by virtue of their presence.

2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said property or any portion thereof or any undivided share or shares therein and to insure any Building thereon against loss or damages by fire and/or other risk including natural calamities and/or as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
3. To enforce declaration Deed or any other Rectification document relating to the said property or any part thereof and to enforce every Development rights to that effect towards due to implementation of the Development Agreement dated 5.3.2018 any covenant/any Agreement, Lease Deed, Declaration Deed or any other document



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relating to the said property or any part thereof and to enforce every rights to that effect.

4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s, and to sign and submit the demolition as well as also the Building Plan/s and to submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said property or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required as our constituted Attorney.
5. To build upon and exploit commercially the said property by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by him or his own discretion as if we do the same personally.



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7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed in respect of said property in terms of the Agreement or other documents concerning the said property and also to appear before and sign and submit all papers and documents of transfer concerning the said property and make representations to the concern authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority, or any other requirements for the said Building to be constructed including installation for lift and to enter into any Agreement or Agreements with any Party or Parties for the same besides Owners' Allocation.

9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire



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consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s from the **DEVELOPER'S ALLOCATION** only as specifically mentioned in the Development Agreement.

10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said property. To sign and execute all other deeds and document required to get the said connection from the concerned authorities, which he shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property.
11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.



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12. To sign and execute all other deeds and documents required to get the water connection from the Kolkata Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deeds, contract, Agreement, applications, consent and other documents as may in any way be required before the competent Authority to be or any of the powers herein contained including sale, of Developer's Allocation only but on due intimation to the Principal permission of the said property and every or any part thereof and the termination of all contracts; rights of occupancy/user and/or enjoyment by any person or persons whatsoever, the SCHEDULE mentioned property



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and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which we now or may hereinafter be interested or connected and also if our Attorney thinks fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, print, written statements, petitions, Affidavit, Vokatnamia, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said property or connected with any of the



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matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices.

16. To appear and represent us before all Authorities, make commitments and give undertaking as be required for the interest and benefit contained all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.
18. That the said Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of us except Owner's Allocation. Be it mentioned that the said Attorney, shall in all occasions be able to receive any amount of consideration in part or in full



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and/or as being paid by the Party or Parties and/or Purchaser/s thereof and the intending Purchaser/s of the proposed construction can take loan from any Financial Institution for the purpose of purchasing the Flat/s, Car Parking Space/s, other space/s etc. from the Developer's allocation only as per said Development Agreement dated 5.2.2018. as referred to above.

19. To negotiate terms and to sell the Flats and Car Parking/s and other Space/s from Developers allocation with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in his absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Flat/s, Car Parking Space/s and other Space or Spaces with super structure or Flats from the **DEVELOPER'S ALLOCATION** only along with proportionate share of land and/or cancel and the same with the intending Purchaser/s without effecting any portion or portions or part of the Owner's Allocation as per said Development Agreement.



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21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s.

22. That the said Attorney shall or may sign and to execute any Agreement, Deed of Conveyance and to deliver any Conveyance or Conveyances for the selling Flat(s)/Car Parking Space(s)/Space(s) from the **DEVELOPER'S ALLOCATION** only without effecting any part or portion of Owners Allocation in the proposed Building with easements rights of the common areas of the proposed selling of Flat(s)/Car Parking Space(s)/Space(s) along with proportionate share of land in favour of the intending Purchaser/s or his nominee/s and in the Agreement/s, Deed of Conveyances of the proposed sale, from Developer Allocation the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in our names and the same shall be treated as receipt of us personally and respectively from the intending Purchaser/s.



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23. To hand over and deliver the Owner's Allocation after completion of new Building as per sanctioned Building Plan to the Principal/Owners hereto before selling any portion or portions of Developers' Allocation.

24. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the SCHEDULE mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s Car Parking Space/s and other Space/s together with the easements right of the common passage from Developer Allocation of the property. in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

25. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorney.



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THIS POWER is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This Power will subsist so long the Development Agreement shall not be cancelled and/or rescinded as per law upon violation of breach of contract on the part of the said Attorney. This Power of Attorney being collateral documents of the Development Agreement and whatsoever acts, deeds and things concerning the said property to be done by the said Attorney shall be deemed to be done on behalf of us and our said Attorney be bound by such acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded and/or completed upon violation or the lawful conclusion of breach of contract on the part of the Developer/ Attorney. The "Principles", reserves their rights of Revocation of this Power of Attorney if and when will be required.

AND GENERALLY to do all acts, deeds and things concerning the said property or in any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.



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4 floor, South 24 Parganas

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THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 19 (Nineteen) Cottahs 12 (Twelve) Chittacks 10 (Ten) Square Feet more or less together with structure standing thereon, situate and lying at Mouza : Purba Barisha, Pargana : Khaspur, J.L. No.23, R.S. No.43, under Khatian Nos.219, appertaining to Dag No.129, Touzi Nos.1-6, 8-10 & 12-16, being the then known and numbered Municipal Premises No.99, Santosh Roy Road (mailing address 61, Santosh Roy Road), Police Station : Haridevpur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation, under Ward No.123, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the entire property is butted & bound as follows :-

ON THE NORTH	:	56/1D, Santosh Roy Road ;
ON THE SOUTH	:	33' wide Santosh Roy Road ;
ON THE EAST	:	101/A, Santosh Roy Road ;
ON THE WEST	:	Premises No.59/A, Santosh Roy Road.



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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 7th day of February, 2018 (Two Thousand Eighteen).


SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

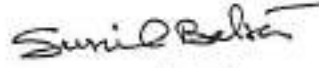
1. Subhasis Basu
1/26 Netaji Rajay
Kolkata-92

2. 
ATISH RAJANI
D/O, Sahapuri Colony (B)
New Alipore,
Kolkata-700053

Drafted by us :-

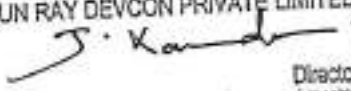
Santanu Adhikary
WB-489/83.
SANTANU ADHIKARY
Advocate

Alipore Judges' Court, Kol: 27.


Shanta Kesh.
Nila Bhatia
Bela Bhatia




Signature of the EXECUTANTS

For SUN RAY DEVCON PRIVATE LIMITED

Director

Accepted by the said Attorney

Computer Typed by :-


DEBASIS NASKAR
Alipore Judges' Court, Kol: 27.



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Right Hand					

NAME JAY S. KAMDAR
SIGNATURE J. Kamdar



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Left Hand					
Right Hand					

NAME SUNIL BATRA
SIGNATURE Sunil Batra



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Right Hand					

NAME SHANIA KESH
SIGNATURE Shania Kesh



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NAME NITA BATRA
SIGNATURE Nita Batra



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Allpore, South 24 Parganas

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NAME BELA BATRA
SIGNATURE Bela Batra



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Left Hand					
Right Hand					

NAME CHIRAG BATRA
SIGNATURE Chirag Batra



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Right Hand					

NAME DEEP BATRA
SIGNATURE Deep Batra



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Left Hand					
Right Hand					

NAME
SIGNATURE



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Klipan, South 24 Parakan

↳ 7 FEB 2018



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No./Year	1602-1000040149/2018	Office where deed will be registered
Query Date	07/02/2018 11:24:52 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set forth value	Market value	
Rs. 2/-	Rs. 5,37,23,396/-	
Total Stamp Duty payable on Sale	Total registration Fees/Dawate	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation fees payable	Expected date of presentation of Deed	Amount of Stamp Duty to be paid by Applicant via Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160201465/2018 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: Santosh Roy Road, Road Zone : (D,H, Rd – J.L.Sarani (Premise located on Santosh Roy Road)) , , Ward No: 123

Sch. No.	Plot Number	Khatian Number	Proposed Land Use	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	19 Katha 12 Chatak 10 Sq Ft	1/-	4,99,73,396/-	Property is on Road
Grand Total :				32.6104Dec	1/-	499,73,396 /-	

Structure Details :

Sch. No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1/-	37,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	1/-	37,50,000 /-	

Principal Details :

Sl. No.	Name & address	Status	Execution Admission Details:
-1	Shri SUNIL BATRA Son of Late KAILASH CHANDRA BATRA ⁶¹ , SANTOSH ROY ROAD,, 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.:: AEGPB1696B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Smt SHANTA KESH Daughter of Late KAILASH CHANDRA BATRA ⁶¹ , SANTOSH ROY ROAD,, 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, PAN No.:: AHKPK8736A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Smt NITA BATRA Daughter of Late KAILASH BATRA ⁶¹ , SANTOSH ROY ROAD,, 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, PAN No.:: AKVPB6044L, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Smt BELA BATRA Wife of Late ANIL BATRA ⁶¹ , SANTOSH ROY ROAD,, 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, PAN No.:: AHOPB0811D, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Shri CHIRAG BATRA Son of Late ANIL BATRA ⁶¹ , SANTOSH ROY ROAD,, 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.:: BBXPB1462J, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
6	Shri DEEP BATRA Son of Late ANIL BATRA ⁶¹ , SANTOSH ROY ROAD,, 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.:: BGKPB4407P, 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	SUN RAY DEVCON PRIVATE LIMITED 21/4, ASWINI DUTTA ROAD 2ND FLOOR., P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No.:: AAPCS0973G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr JAY S KAMDAR Son of Late SHARAD H KAMDAR38A/26, JYOTISH ROY ROAD., P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L	SUN RAY DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
Mr PARTHA SANA Son of Late S N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of Shri SUNIL BATRA, Smt SHANTA KESH, Smt NITA BATRA, Smt BELA BATRA, Shri CHIRAG BATRA, Shri DEEP BATRA, Mr JAY S KAMDAR	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 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 09/03/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 23/03/2018) 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.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 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-1602-01567/2018	Date of Registration	09/02/2018
Query No./Year	1602-1000040149/2018	Office where deeds are stored	
Query Date	07/02/2018 11:24:52 AM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA Thana : Alipora, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9830737513, Status :Deed Writer		
Transaction Type	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set forth value	Rs. 2/-		
Market Value	Rs. 5,37,23,396/-		
Stamp Duty (Flat)	Rs. 100/- (Article:48(g))		
Registration Fee (Flat)	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160201465/2018 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: Santosh Roy Road, Road Zone : (D,H, Rd – J.L.Sarani (Premise located on Santosh Roy Road)) , , Ward No: 123

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1			Bastu	19 Katha 12 Chatak 10 Sq Ft	1/-	4,99,73,396/-	Property is on Road
Grand Total :				32.6104Dec	1/-	499,73,396 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	5000 Sq Ft.	1/-	37,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	1/-	37,50,000 /-	



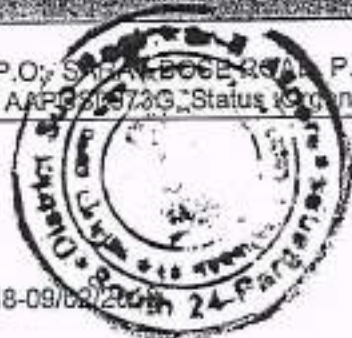
Major Information of the Deed :- I-1602-01567/2018-09/02/2018

Principal Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Shri SUNIL BATRA Son of Late KAILASH CHANDRA BATRA 61, SANTOSH ROY ROAD,, 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.:: AEGPB1696B, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence
2	Smt SHANTA KESH Daughter of Late KAILASH CHANDRA BATRA 61, SANTOSH ROY ROAD,, 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, PAN No.:: AHKPK8736A, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence
3	Smt NITA BATRA Daughter of Late KAILASH BATRA 61, SANTOSH ROY ROAD,, 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, PAN No.:: AKVPB6044L, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence
4	Smt BELA BATRA Wife of Late ANIL BATRA 61, SANTOSH ROY ROAD,, 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, PAN No.:: AHOPB0811D, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence
5	Shri CHIRAG BATRA Son of Late ANIL BATRA 61, SANTOSH ROY ROAD,, 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.:: BBXPB1462J, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence
6	Shri DEEP BATRA Son of Late ANIL BATRA 61, SANTOSH ROY ROAD,, 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.:: BGKPB4407P, Status :Individual, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2018 , Admitted by: Self, Date of Admission: 07/02/2018 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	SUN RAY DEVCON PRIVATE LIMITED 21/4, ASWINI DUTTA ROAD 2ND FLOOR,, P.O:- SHYAM BOSE ROAD, P.S:- Lake, District:-South 24-Parganas West Bengal, India, PIN - 700029 , PAN No.:: AAFPS1973G, Status :Organization, Executed by: Representative



Major Information of the Deed :- I-1602-01567/2018-09/02/2018

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Mr JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR 38A/26, JYOTISH ROY ROAD,, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L Status : Representative, Representative of : SUN RAY DEVCON PRIVATE LIMITED (as.AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Mr PARTHA SANA Son of Late S N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of Shri SUNIL BATRA, Smt SHANTA KESH, Smt NITA BATRA, Smt BELA BATRA, Shri CHIRAG BATRA, Shri DEEP BATRA, Mr JAY S KAMDAR

Transfer of property for 1:

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec

Transfer of property for S:

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft



Major Information of the Deed :- I-1602-01567/2018-09/02/2018

On 07-02-2018

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

Presented for registration at 19:15 hrs on 07-02-2018, at the Private residence by Mr. JAY S KAMDAR ..

Certificate of Market Value W.B.PUV rules of 2011

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,37,23,396/-

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

Execution is admitted on 07/02/2018 by 1. Shri SUNIL BATRA, Son of Late KAILASH CHANDRA BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 2. Smt SHANTA KESH, Daughter of Late KAILASH CHANDRA BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 3. Smt NITA BATRA, Daughter of Late KAILASH BATR, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN 700008, by caste Hindu, by Profession Others, 4. Smt BELA BATRA, Wife of Late ANIL BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 5. Shri CHIRAG BATRA, Son of Late ANIL BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 6. Shri DEEP BATRA, Son of Late ANIL BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others

Identified by Mr PARTHA SANA, , Son of Late S N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 07-02-2018 by Mr JAY S KAMDAR, AUTHORISED SIGNATORY, SUN RAY DEVCON PRIVATE LIMITED, 21/4, ASWINI DUTTA ROAD 2ND FLOOR,, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr PARTHA SANA, , Son of Late S N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Rina Chaudhury

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

On 09-02-2018

Certificate of Admissibility Rule 48 W.B. Registration Rules 1962

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

Payment of Fees

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



Major Information of the Deed :- I-1602-01567/2018-09/02/18

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 2087, Amount: Rs.100/-, Date of Purchase: 29/01/2018, Vendor name: A K Samajpatl

Rina Chaudhury

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



Major Information of the Deed :- I-1602-01567/2018-1602