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T 563/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 139760

303576/2021

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

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

10 FEB 2021

10 FEB 2021

DEVELOPMENT POWER OF ATTORNEY AFTER THE REGISTRATION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the
10th. day of February, 2021 (Two Thousand twenty One) A. D.

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SMT RAMYANI MITRA (PAN – AUQPM5226L),(Adhar No. 904882493115) D/O Lt. Rabindra Nath Mitra, by faith – Hindu, by Nationality – Indian, by Occupation – House wife, residing at 77 Vivekananda Road, P. O. – Beedon Street, P. S. – Girishpark, Kolkata - 700006, hereinafter called and referred to as the “LAND OWNER”, hereinafter called and referred to as the LAND OWNER/ APPOINTER/ EXECUTANT send greetings:-

WHEREAS Sri Rabindra Nath Mitra purchased a plot of land measuring 19.25 decimals or 11 Cottah 11 Chhataks more or less under the jurisdiction of Mouja- Ganganagar, JL No 49, RE Su No-1, Touji no 1562, RS Khatian No. 155, RS Dag No 234 under P.S.-Airport, ADSR – Bidhannagar, under Madhyamgram Municipality, Ward No. 26, Holding No 7 of Old Jessore Road from Santosh Kumar Ghosh S/O Lt. Hajer Chandra Ghosh by a deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 37, Pages from 168-171 being Deed No 2564 for the year 1970.

AND WHEREAS Sri Rabindra Nath Mitra purchased another plot of land measuring 8.25 decimals or 5 Cottah 00 Chhataks more or less under the jurisdiction of Mouja- Ganganagar, JL No 49, RE Su No-1, Touji no 1562, RS Khatian No. 155, RS Dag No 234 under P.S.-Airport, ADSR – Bidhannagar, under Madhyamgram Municipality, Ward no. 26 Holding No 7 of Old Jessore Rd from Kanchan Mala Das W/O Lt. Sudhir Kumar Das by a deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 48, Pages from 219-222 being Deed No 4055 for the year 1974.

AND WHEREAS after purchasing the total land measuring 16 Cottah 11 Chhataks or 27.5 decimals more or less, the land owner had mutated the land only 26.65 decimal as per his share before the BL & LRO at Madhyamgram (Barasat-II) in LR Khatian NO 223 and LR Dag 234.

AND WHEREAS the land owner Sri Rabindra Nath Mitra had sold out the land measuring 9 decimals or 5 Cottah 6 Chhatak 41 Sq.ft. out of 27.5 decimals to the Hrishikesh Jana and Smt. Snigdha Jana vide deed no 12864 for the year 2009 registered at ARA-II at Kolkata.

AND WHEREAS SRI RABINDRA NATH MITRA became the owner of 18.5 decimals of land under Mouja- Ganganagar, JL No 49, RE Su No-1, Touji no 1562, RS Khatian No. 155 LR Khatian No 223 RS & LR Dag NO 234 which is free from all encumbrances. The said property is mutated in the LR Operation at the BL & LRO at Barasat -II under LR Khatian No 223 LR Dag 234 mutated area 17 decimal out of 18.5 decimal in the name of Rabindra Nath Mitra.

WHEREAS SMT RAMYANI MITRA became the owner of land measuring 15 decimals which are as follows:

WHEREAS Faim Mulla S/o Lt. Matiulla Mulla became the owner of land measuring 7.5 decimals under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No. 130, L.R. Khatian No. 168, R.S. & L.R. Dag No. 235. He was enjoying the property without any interruption of others.

AND WHEREAS the said Faim Mulla S/o Lt. Matiulla Mulla sold and transferred the said land measuring 7.5 decimals to the Anil Chandra Ghosh S/o Krishna Chandra Ghosh by a deed of sale which was registered at S.R.O.

Barasat recorded in Book No 1, Volume No 142, Pages from 92 to 94, being sale deed no 12749 of the year 1966.

AND WHEREAS Anil Chandra Ghosh S/o Krishna Chandra Ghosh also sold and transferred the said 7.5 decimals of land to the Md. Jalaluddin Mulla S/o Mostaj Ali Mulla by a deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 147, Pages from 74 to 76, being sale deed no 12904 of the year 1966.

AND WHEREAS Md. Mostaj Ali Mulla S/o Lt. Matiulla Mulla became the owner of another land measuring 7.5 decimals under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No 130, R.S. Dag No. 235 and he was enjoying the said property without any interruption of others.

AND WHEREAS Md. Mostaj Ali Mulla S/O Lt. Matiulla Mulla became the owner of land measuring 7.5 decimals under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 and Md. Jalaluddin Mulla S/O Mostaj Ali Mulla became the owner of land measuring 7.5 decimals under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 168, R.S. & L.R. Dag No. 235 . So they jointly became the owners of 15 decimals of land and they jointly sold the entire property i.e. 15 decimals of land to the Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah by a deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 26, Pages from 152 to 154, being sale deed no 1765 of the year 1968.

AND WHEREAS after the death of Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah, his Seven sons namely Md. Akkaj Ali, Md. Abbaj Ali, Md. Asraf Ali, Md. Atabuddin , Md. Matabuddin, Md. Belat Ali , Md Ibrahim Mandal and Four daughters namely Achhiya Khatun , Jobeda Khatun, Rijiya Khatun, Rabiya Khatun and only wife Anjaman Bibi became the legal heirs and successors of the Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah.

AND WHEREAS the said Md. Akkaj Ali and 11 Others jointly sold and transferred the 7.5 decimals out of 15 decimals of land under Mouza- Ganganagar, J.L. No. 49, Touji No 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 to the Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra by deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 94, Pages from 44 to 49, being sale deed no 6179 of the year 1974 and remaining 7.5 decimals out of 15 decimals of land also sold and transferred by another sale deed to the Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 97, Pages from 17 to 21, being sale deed no 6180 of the year 1974.

AND WHEREAS Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra gifted the entire land measuring 15 decimals to his daughter namely **SMT RAMYANI MITRA** by a deed of gift which was registered at DSR-II at Barasat recorded in Book No -1, Volume No 1502-2019 Pages from 105892-105918 vide deed no 150203536 for the year 2019.

AND WHEREAS SMT RAMYANI MITRA become the owner of 15 decimals of land under Mouza- Ganganagar, J.L. No. 49, Touji No 1562, Re. Su. No. 01,

R.S. Khatian No. 130, R.S. Dag No. 235 which is free from all encumbrances. . Presently the said property is mutated in the LR Operation at the BL & LRO at Barasat -II under LR Khatian No 1041 LR Dag 235 mutated area 14.5 decimal out of 15 decimal in the name of Smt. Ramyani Mitra.

AND WHEREAS thus the Land Owners namely **SRI RABINDRA NATH MITRA** son of Late Ratish Chandra Mitra and **SMT RAMYANI MITRA** D/O Sri Rabindra Nath Mitra is absolutely seized and possessed or otherwise well and sufficiently entitled to the said property and the same is free from all encumbrances **ALL THAT** piece and parcel of land measuring about **20 (twenty) Cottah 04 (Six) Chittaks 38 (Thirty eight) sq. ft., or 33.5 decimals** more or less (hereinafter called and referred to as the "SAID PROPERTY") with all easements and appurtenances and enjoying the same with good right, full and absolute power of Ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way free from all encumbrances charges, liens, litigations or action whatsoever, which is more fully described in the First Schedule hereinafter written.

AND WHEREAS thus the Land Owner is absolutely seized and possessed or otherwise well and sufficiently entitled to the said property and the same is free from all encumbrances **ALL THAT** piece and parcel of land measuring about **20 (twenty) Cottah 04 (Six) Chittaks 38 (Thirty eight) sq. ft., or 33.5 decimals** (hereinafter called and referred to as the "SAID PROPERTY") with all easements and appurtenances and enjoying the same with good right, full and absolute power of Ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way free from all

encumbrances charges, liens, litigations or action whatsoever, which is more fully described in the First Schedule hereinafter written.

AND WHEREAS the Appointer was desirous of developing the said premises by constructing a multi-storied building (B+G+4) over the said plot of land as per building plan to be sanctioned by the Madhyamgram Municipality but the Owner due to financial stringency, it will neither be practical nor possible for him to develop the said premises by constructing a Multi Storied building thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owner.

AND WHEREAS with a view to construct a Multi Storied Building (B+G+4) over the said **First schedule Part-A** of property the Appointer hereto entered into a Development Agreement, being No. - 150200204, dated - 22/01/2020, registered at the office of D. S. R. - II, North 24 Parganas, with **TILOTTAMA CONSTRUCTION**, a proprietorship firm, having its office at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH (PAN - AGGPD8448P)**, son of Late Narayan Chandra Debnath, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, under some terms and conditions embodied therein. In respect of the property which is mentioned in the Development Agreement, vide No. - 150200204, dated - 22/01/2020, a development Power of Attorney was executed between the DEVELOPER and the land owners namely **RABINDRA NATH**

MITRA and **SMT. RAMYANI MITRA** which was registered at DSR-II Barasat recorded in Book No-I, Volume No 1502-2020 Pages from 7080 to 7110 vide deed no 150200214 for the year 2020 dt. 22/01/2020.

AND WHEREAS after execution of above mentioned development agreement , vide No. -150200204,dated – 22/01/2020, and also with above mentioned development power of attorney vide deed no 150200214 for the year 2020 dt. 22/01/2020 the developer had started to develop the property along with all necessary proceedings before the concerned office for construction of multistoried building. Suddenly one of the land owner namely **RABINDRA NATH MITRA** son of Late Ratish Chandra Mitra had died on 05/01/2021 leaving behind only daughter as legal heir namely Smt. Ramyani Mitra. The wife of Rabindra Nath Mitra had died earlier.

AND WHEREAS SMT. RAMYANI MITRA, the executer become the absolute owner of the entire property which is clearly mentioned in **FIRST SCHEDULE** where the development agreement vide No. -150200204,dated – 22/01/2020 will be existing with same terms and condition at present but the Power of attorney vide deed no 150200214 for the year 2020 dt. 22/01/2020 had lapsed due to demise of **RABINDRA NATH MITRA**. Now the Developer requires a fresh Power of Attorney with the same power as described the Power of Attorney deed no 150200214 for the year 2020 dt. 22/01/2020 from **Smt Ramyani Mitra** as executer for further progress and development of the project.

AND WHEREAS NOW THESE PRESENTS that I the Appointer do hereby nominate constitute and appoint: **TILOTTAMA CONSTRUCTION**, a

proprietorship firm, having its office at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH (PAN - AGGPD8448P)**, son of Late Narayan Chandra Debnath, by faith – Hindu, by Nationality – Indian, by Occupation - Business, residing at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, to be our true and lawful Attorney in our name and on my behalf and I authorize him to do the acts, deeds, matters and things in our name and on our behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement that I shall appoint the Developer as my Attorney for the purposes herein stated.

- 1) To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
- 2) To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the Madhyamgram Municipality.
- 3) To appear and represent me before the necessary authorities including the Madhyamgram Municipality, Fire Brigade, Police Commisionarate, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Airport Authority, National Highway Authority, Local B. L. & L. R. O., S.D.L.R.O and/or other authorities of Government of West Bengal

and/ or any other authorities in connection with the mutation, sanction, modification and/or alteration of sanctioned Plan.

- 4) To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
- 5) To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
- 6) To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
- 7) To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.

- 8) To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- 9) To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owner's allocation, details of which is in the Second Schedule of this indenture.
- 10) To appear and represent me before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
- 11) To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
- 12) To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

- 13) To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- 14) To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
- 15) To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
- 16) To advertise in the newspaper or anywhere for procuring Purchaser for selling the flats in the proposed lawful building.
- 17) To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
- 18) To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.

- 19) To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
- 20) To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
- 21) To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
- 22) To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office, ARA Office at Kolkata and to admit the Execution thereof and to take back the said document after the registration of the same.
- 23) To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
- 24) To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land

or and to hand over the copies of the relevant documents in regard to my title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by me attorney will not be demanded by us and at the same time We shall not be liable for any such transaction.

- 25) To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging the project / flat / flats /garages/commercial areas from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.
- 26) To apply , Sign, execute and submit any documents in the office at WBHIRA for registration of the project .
- 27) That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing

proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

- 28) For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
- 29) This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner and the developer and shall be limited within the four corners of the agreement.

Validity of the Power of Attorney : The Power of Attorney for development of the premises shall be valid till the subsistence of the agreement and till the entire development process, recovery of the completion of financial transaction involve thereby. This power of attorney is the part of the development agreement and for this the validity of this power of Attorney will be depended upon the fulfillment the terms and conditions of the development agreement from the part of the developer.

The Power of Attorney shall remain terminated in the event of death of any of the parties involve herein. In that event fresh Power of Attorney in the even terms will be executed by their legal Heirs with same terms and conditions.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Land)

ALL THAT piece and parcel of Land measuring an area of 20 (twenty) Cottah 04 (Six) Chittaks 38 (Thirty eight) sq ft., or 33.5 decimals of land be the same a little more or less, under at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, RS Khatian No. 155, LR Khatian No 223, RS & LR Dag No 234 area of land 18.5 decimals and R.S. Khatian No. 130, L.R. Khatian No. 223, corresponding LR Khatian No 1041, RS & LR Dag 235 area of land 15 decimals which are under P.S.- Airport, Presently Narayanpur, A.D.S.R. Bidhannagar under Madhyamgram Municipality, Ward No. 26, Holding No. 7, Old Jessore Road upon which the newly proposed multistoried building (B+G + 4) in the name and style of **TILOTTAMA NATURAL CITY** is to be constructed in accordance with the building plan sanctioned from the Madhyamgram Municipality, which is butted and bounded as follows:-

- On the North : Kanchan Mala Das and Rabindra Nath Mitra.
- On the South : Hrishikesh Jana and Snigdha Jana .
- On the East : Rabindra Nath Mitra.
- On the West : Old Jessore Road(Ganganagar Road)

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation in respect entire land)

LAND OWNERS' ALLOCATION: The Land Owner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

It is agreed by and between the parties to this agreement that the Land Owner shall be entitled to receive the 40% (Forty Percent) of the physical constructed area and the proposed multi storied (B+ G + 4) building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building. Together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation in respect of entire land)

The Developer shall be entitled to get all Parts and portions of the proposed (B+ G+4) multi storied building save and except the Owner's allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES :

1. *Ma. Jahanara*
Barasat, Kd-1/29

2. *Shambhu Kumar*
17, Vivekananda Road
Kol-08

Drafted by :

Partha Pratim Mandal

Partha Pratim Mandal

Advocate

District Judges' Court, Barasat

Enrollment No. - WB/108/2001

Ramyani Mitra

**SIGNATURE OF
THE OWNER/ APPOINTER**

HELOTTAMA CONSTRUCTION









Shriman Debnath

Proprietor

**SIGNATURE OF
THE ATTORNEY**

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name: RAMYANI MITRA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				











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Ramyani Mitra
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: DHIMAN DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Dhiman Debnath
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192020210224354121 Payment Mode: Online Payment
GRN Date: 10/02/2021 11:43:32 Bank/Gateway: State Bank of India
BRN : CKP4762773 BRN Date: 10/02/2021 11:02:13
Payment Status: Successful Payment Ref. No: 2000303576/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: TILOTTAMA CONSTRUCTION
Address: NABABHARATI NABAPALLY
Mobile: 9831103324
Depositor Status: Buyer/Claimants
Query No: 2000303576
On Behalf Of: Mr Partha Pratim Mandal
Identification No: 2000303576/1/2021
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000303576/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	39020
2	2000303576/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	39041

IN WORDS: THIRTY NINE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1502-00563/2021	Date of Registration	10/02/2021
Query No / Year	1502-2000303576/2021	Office where deed is registered	1502-2000303576/2021
Query Date	09/02/2021 4:51:30 PM		
Applicant Name, Address & Other Details	Partha Pratim Mandal Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831103324, Status : Advocate		
Transaction	[0139] Sale, Development Power of Attorney	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value		Market Value	Rs. 2,23,17,712/-
Stamp Duty Paid (SD)		Registration Fee Paid	Rs. 53/- (Article:E, E)
Rs. 40,020/- (Article 48(g))			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, J No. 49, Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-234 (RS :-)	LR-223	Bastu	Shall	18.5 Dec		1,23,24,707/-	Property is on Road
L2	LR-235 (RS :-)	LR-1041	Bastu	Shall	15 Dec		99,93,005/-	Property is on Road
TOTAL :								
Grand Total :								
					33.5Dec	0/-	223,17,712/-	
					33.5Dec	0/-	223,17,712/-	

Principal Details :




Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ramyani Mitra (Presentant) Daughter of Late Rabindra Nath Mitra Executed by: Self, Date of Execution: 10/02/2021 Admitted by: Self, Date of Admission: 10/02/2021, Place : Office			
		10/02/2021	LTI 10/02/2021	10/02/2021

77 Vivekananda Road, P.O:- Beadon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India
 PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.::
 AUxxxxxx6L, Aadhaar No: 90xxxxxxxx3115, Status :Individual, Executed by: Self, Date of
 Execution: 10/02/2021
 , Admitted by: Self, Date of Admission: 10/02/2021 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tilottama Construction Nababharati, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 , PAN No.:: AGxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Dhiman Debnath Son of Late Narayan Chandra Debnath Date of Execution - 10/02/2021, , Admitted by: Self, Date of Admission: 10/02/2021, Place of Admission of Execution: Office			
		Feb 10 2021 1:46PM	L11 10/02/2021	10/02/2021
Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx8P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Tilottama Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Jahir Uddin Son of Md Amzed Ali Bora, P.O:- Chhota Jagulia, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743294			
	10/02/2021	10/02/2021	10/02/2021
Identifier Of Ramyani Mitra, Dhiman Debnath			

Land Details as per Land Record

District: North 24-Parganas, P. S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, JI No: 49, Pin Code : 700051

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 234, LR Khatian No:- 223	Owner:রবীন্দ্রনাথ মিত্র, Gurdian:রবীন্দ্রনাথ মিত্র, Address:মিলা, Classification:খাসি, Area:0.17030000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 235, LR Khatian No:- 1041	Owner:রাম্যনী মিত্র, Gurdian:রবীন্দ্রনাথ মিত্র, Address:মিলা, Classification:খাসি, Area:0.14500000 Acre,	Ramyani Mitra

Endorsement For Deed Number : I - 150200563 / 2021

On 10-02-2021

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 1999.

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

Presented for registration at 13:00 hrs on 10-02-2021, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Ramyani Mitra, Executant.

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 2.23,17,712/-

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

Execution is admitted on 10/02/2021 by Ramyani Mitra, Daughter of Late Rabindra Nath Mitra, 77 Vivekananda Road, P.O: Beeson Street, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Identified by Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Chhota Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

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

Execution is admitted on 10-02-2021 by Dhiman Debnath, Proprietor, Tilottama Construction, Nababharati, P.O:- Nabapally, P S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126

Identified by Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Chhota Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2021 11:45AM with Govt. Ref. No: 192020210224354121 on 10-02-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP4762773 on 10-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 39,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 4055, Amount: Rs.1,000/-, Date of Purchase: 10/02/2021, Vendor name: Haran Ch Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2021 11:45AM with Govt. Ref. No: 192020210224354121 on 10-02-2021, Amount Rs: 39,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP4762773 on 10-02-2021, Head of Account 0030-02-103-003-02



Amitava Dutta

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal