05867/15 T 05410/15

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

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

District Sub-Register-III
Alipore, South 24-parganas
10 AUG 2015

পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

R 989796

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is executed this 10th day of August 2015 by us **(1) SMT INDIRA DAS** (PAN NO.AJJPD9328G) daughter of Late Sukumar Das by faith Hindu, by nationality Indian, by occupation house-wife permanently residing at 1805, Lantana, Nahar's Amrit Shakti, Chandivali, P.O Chandivali, P.S. Bandra, Mumbai-400072 and **(2) SRI RANJIT KUMAR DAS** (VOTER I CARD NO. WB/18/108/228148) son of Late Surendra Nath Das faith Hindu, by occupation-

Contd...Pg/2.

Serial 13882 Date 25/06/15.

Name Tapash Kumar Ghosh.

Address 2081. Chak Garia E-14 Sammilani Park. Kol-75.

Rs. 50/-

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

Shirshendu Dutta
S/o- Sri Shyamal Dutta
150 Payasabazar, P.O - Laskarpur,
P.S - Sonarpur, Kol - 700153
(Service)

District Sub-Registrar-III
Alipore, South 24 Parganas

10 AUG 2015

Retired service residing at 17, Nivedita Sarani, (mailing address 22, Nivedita Sarani, Garfa, Jadavpur, P.S. Garfa, Kolkata-700078, hereinafter referred to as the **PRINCIPALS.**

WHEREAS we the Principals are the Joint Owners and Seized and possessed of and/or sufficiently entitled to the piece and parcel of bastu land measuring about 05K-08Ch-29Sq.ft more or less at present physical survey and measurement the said bastu land measuring land area 05K-05Ch-02 Sft more or less comprising R.S. Dag No. 1188, R.S Khatian No. 699 hal 749, Mouza : Garfa, J.L. No. 19, Re. Su. No. 2, P.O. Haltu, P.S. Garfa, 24-Parganas(S) being its Premises No. 17, Nivedita Sarani (mailing address: 22, Nevedita Sarani), Ward No. 104, Borough No. XII, Assessee No: 31-104-31-0017-1, Kolkata 700 078 hereinafter referred to as the "Said Property" particulars of which is morefully mentioned and described in the schedule written hereunder:

WHEREAS in order to develop of our "Said Property" we have entered into Deed of Development Agreement in respect of our "Said Property" with **SRI TAPASH KUMAR GHOSH** (PAN NO. AGFPG5848M) son of Sri Anil Chandra Ghosh residing at 2081, Chak-Garia, P.S.:- Survey Park, Kolkata-700 075 by faith Hindu, by nationality Indian, by occupation business, carried on under the name and style of **"M/S. RAJ-LAKSHMI ENTERPRISE"** a sole proprietorship concern, having its office at 2081, Chak- Garia (Mailing: E-14, Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, which is executed and registered in the office of the DSR-III Alipore 24-Parganas(S) on 26th day of June 2015, and recorded in Book No. I, Vol. No.1603 -2015 , Pages from 23005 to 23046 being Deed No.160304285 for the year 2015.

District Sub-Registrar-III
Alipore, South 24 Parganas
10 AUG 2015

ANDWHEREAS in terms of the aforesaid registered Development Agreement it has now became necessary for us to appoint a constituted attorney who could be able to look after and manage and/or administer our said Property and accordingly we jointly do hereby appoint nominate and constitute **SRI TAPASH KUMAR GHOSH** Son of Sri Anil Chandra Ghosh, residing at No. 2081, Chak-Garia, P.S. Survey Park, Kolkata – 700075, the Sole Proprietor of "M/S RAJ-LAKSHMI ENTERPRISE" having its office at 208, Chak-Garia (Mailing E-14, Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 to be our lawful **ATTORNEY** in our names and on our behalf to do interalia the acts deeds and things as written hereunder:-

NOW THIS DEED WITNESS ETH AS FOLLOWS:-

1. To hold administer, manage and maintain the said property including the building as may be required from time to time and to manage control and administrate our above noted property.
2. To sign and execute and submit all papers statements, affidavits, declarations, appears, objections and/or plans, drawings, design of the building to The Kolkata Municipal Corporation or to any other relevant authority or authorities and all others act/acts as the attorney shall deem fit and proper.
3. To exercise all powers and authorities in connection with the said land more fully described in the above and to represent us and appear on our behalf before the building department, assessment departments, collection department, revenue department, water and drainage departments of The Kolkata Municipal Corporation and all other authorities having jurisdiction over the said bastu land measuring 05K-08Ch-29Sq.ft more or less at present measuring 5K-05Ch-02Sft more or less comprising R.S. Dag No. 1188, R.S Khatian No. 699 hal 749, Mouza : Garfa, J.L. No. 19,

District Sub-Registrar-III
Alipore, South 24 Parganas
10 AUG 2016

Re. Su. No. 2, P.O. Haltu, P.S. Garfa, 24-Parganas(S) being its Premises No. 17, Nivedita Sarani (mailing address 22, Nivedita Sarani), Ward No. 104, Borough No. XII, Assessee No: 31-104-31-0017-1, Kolkata 700 078 and also particularly mentioned in Schedule –A below, and to sign, verity, affirm, deposit, submit as the case may be any affidavit, letters, declarations, deposit of money, applications, building plans, revised building plan, architectural plan, structural Plan and or all plans for securing consents, certificates, clearance and sanction and or permission in respect of the said premises including sanction and or permission for sewerage, drainage and filtered water connection and all the amenities in respect of the said property.

4. To appear and represent before The CESC , Fire Brigade Authority, K.M.D.A. Police Authority, K.I.T. Authority, competent Authority under the Urban Land and all other concerned Authorities having jurisdiction over the said property and to verify, affirm, submit as case may be, any affidavit, declaration, letter, money application plaints, plans as may be required from time to time for securing consents, license, permits, certificate clearance and sanction in respect of the property and building/buildings proposed to be constructed on the said lands/ premises.

5. To appear on our behalf and represent us before all the tribunals, special officers, assessors, Dy. Assessors commissioner and all other office and or officers of The Kolkata Municipal Corporation for mutation cases, assessment cases and all other cases under the provision of The Kolkata Municipal Corporation act, and effect mutation or separation of the said entire property.

District Sub-Registrar-III
Alipore, South 24 Parganas
10 AUG 2016

6. To develop the said property which is more fully described above and below in Schedule-A by constructing building thereon.
7. For construction the said property/building on the above landed property.
8. To represent us and appear on our behalf in or before all original appellate court, civil, criminal and revenue, income tax officers, land acquisition officers, collect-orate in respect of the said property.
9. To sign on the Building Plan/Revised Building Plan in our names and on our behalf and to submit the same to The Kolkata Municipal Corporation for obtaining said sanction of the Building Plan on the Schedule -A property particularly mentioned in below.
10. To defend or prosecute all suits, cases or other proceedings in any place, to sign and verify plaints and written statements, returns, accounts, and petitions on my behalf and also to appoint advocate, solicitors, for them to withdraw cases, to withdrawn and deposit money in court or revenue office or income tax office relating to the said property.
11. To commence carry on or defend all action and actions and other proceedings concerning the said property or any part thereof.
12. The Attorneys shall be entitled to enter into agreement for sale or registered agreement for sale in respect of the Building, Flat or Flats, Parking Space or Parking Spaces, Shop or shops to be constructed on the aforesaid landed Property or any part or portion thereof together with undivided proportionate share of the land and premises by receiving the booking / part payments / full payment on the ownership basis as per development Agreement dated 26th day of June 2015.

District Sub-Registrar-III
Alipore, South 24 Parganas

10 AUG 2015

13. To sign and execute the Agreement for sale of Builder's/ Developer's /Contractor's allocation or other documents for transfer of Builder's /Developer's /Contractor's / allocation on behalf of the Vendors as per agreement.
14. To enter into Registered Agreement with intending Purchaser(s) as well as raising construction of flats thereon as described in the schedule herein below.
15. To make booking/agreement with the intending purchaser (s) of flats as may require for development of the aforesaid plot DEVELOPER'S ALLOCATION as per agreement.
16. To enter into agreement for registered sale in respect of undivided proportionate share for the said flat or flats, parking/s, shop/s to be constructed thereon on our behalf as per agreement except owners'-allocation.
17. To enter into an agreement for construction of the said flat or flats or unit in favour of the intending purchasers on our behalf as per agreement except owners' allocation.
18. To make payment of all municipal taxes and other out goings in respect of the said property or any building or buildings to be constructed thereon.
19. This power of attorney shall remain restricted only to the said property particularly mentioned in Schedule-A.
20. To gift portion or portions of land/lands partly to the KMC for sanction, of course, with the like consent of the owners thereof, in such manner as the attorney will at his absolute discretion deem fit and proper for more beneficial use of the said property as a whole, and take all such lawful steps and actions required to this effect.

District Sub-Registrar-III
Alipore, South 24 Parganas

10 AUG 2015

21. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and/or consideration money and to give good valid receipts and discharges for the same and upon receipt as aforesaid in our names and as by act and deed, to sign execute and deliver any Agreement for sale, any conveyance and/or conveyances of the said Developer's allocation property in favour of the concerned person or persons as per agreement except owners' allocation.

22. To receive part and/or full money or monies either in advance from time to time or at all times from the intending purchaser or purchasers in respect of the said flat , shop and parking space with proportionate undivided share of land and premises upon developer's allocation except owners' allocation.

23. To execute and register sale deed/deeds or deed of Conveyance / Conveyances in favour of such intending purchaser / purchasers for each flat/flats, shop/s, parking space together with proportionate undivided share of aforesaid land and premises and to admit the said execution and to registered the same before the registering authority (except owners' allocation), by presenting the same for registrations before the appropriate authority for registration of each deed / deeds except owners' allocation.

24. To appoint Lawyers, architects, building contractors, surveyors and or any other persons to make all necessary plan in respect of the said property particularly mentioned in Schedule –A below.

25. In case there be any difficulty on the part of the constituted attorney to exercise any power and/ or to give effect to any of the provisions of the said agreement, we, Smt Indira Das and Sri Ranjit Kumar Das the owners of the said property undertake to give all such powers and facilities as may be necessary from time

District Sub-Registrar-III
Alipore, South 24 Parganas
10 AUG 2015

to time at the cost and expenses of the Builder/Developer /Contractor.

AND GENERALLY to do execute and perform any other acts, deeds, matters and things whatsoever which in opinion of our said Attorney ought to be done, executed and performed in relation to our said property mentioned in Schedule-A, in all respect as we ourselves could do the same if we were personally present.

And we, all the owners do hereby agree to ratify and confirm and give effect to every act deed, matters and things, power and authorities herein given which our said Attorney or his substitute or person or persons under the power in that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of these presents and as per development agreement registered on 26th day of June 2015, and recorded in Book No. I, Vol. No.1603 -2015, Pages from 23005 to 23046 being Deed No.160304285 for the year 2015 at the office of the DSR-III Alipore, 24 PGS (S) this Development Agreement is made up.

SECHEDULE ABOVE REFERRED TO

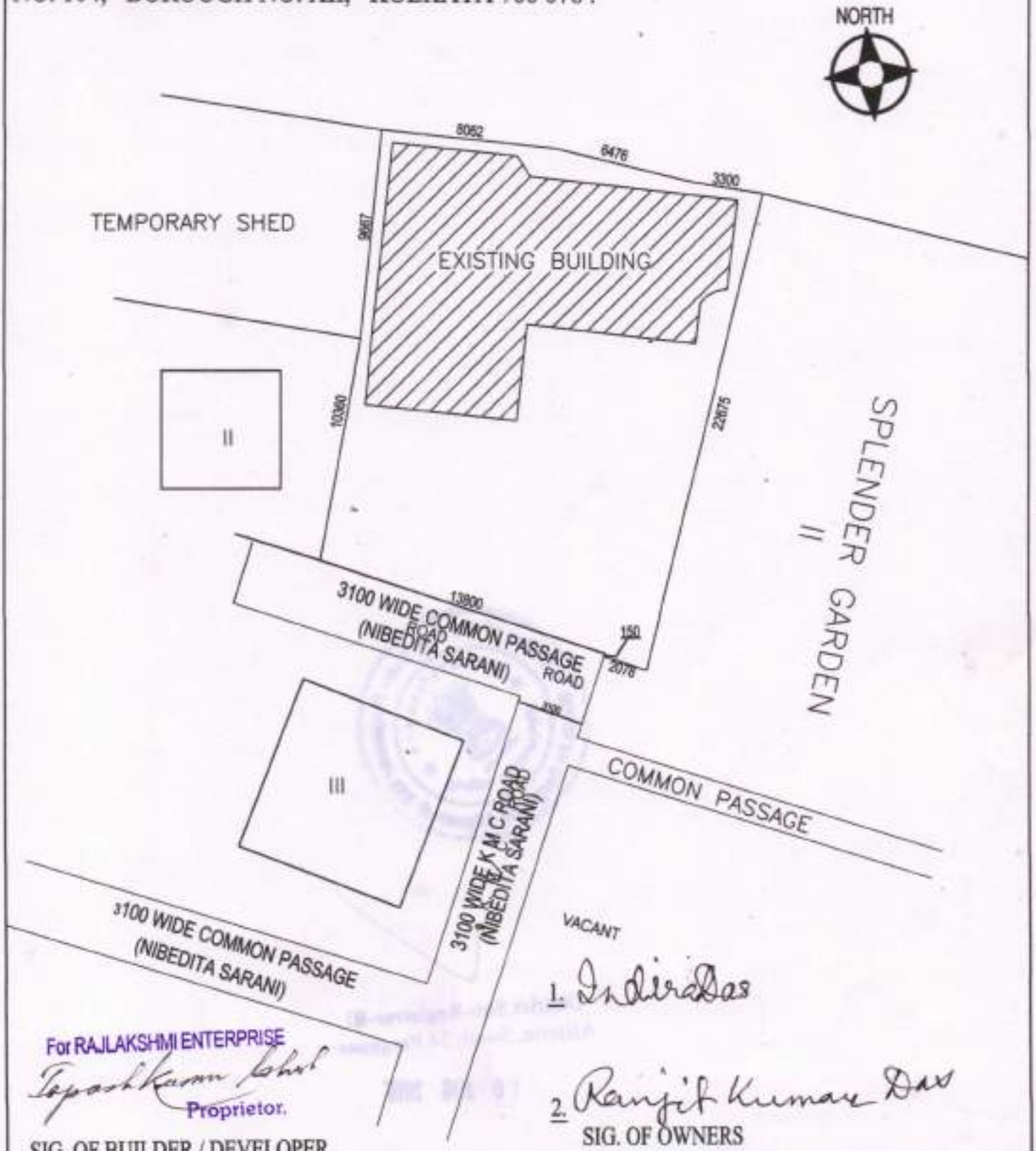
ALL THET the piece and parcel of the bastu land measuring 05K-08Ch-29Sq.ft more or less at present physical survey and measurement the said bastu land is measuring 05K-05Ch-02Sq.ft more or less comprising R.S. Dag No. 1188, R.S Khatian No. 699 hal 749, Mouza : Garfa, J.L. No. 19, Re. Su. No. 2, P.O. Haltu, P.S. Garfa, 24-Parganas(S) being its Premises No. 17, Nevedita Sarani (mailing address: 22, Nivedita Sarani), Ward No. 104, Borough No. XI, Kolkata 700 078 with 1500 sft old dilapidated one storied brick built house with net cement flooring standing thereon. The land is butted and bounded as

On the North :- Land of Sri Satya kar
On the South :- 3100 wide common passage
On the East :- Land of Sri Kartick Chandra Roy.
On the West :- Land Sri Ajit Kr. Bhattarcharjee & other

District Sub-Registrar-II
Alipore, South 24 Parganas

10 AUG 2015

SITE PLAN OF THE BASTU LAND MEASURING 05K-05CH-02SQ.FT MORE OR LESS COMPRISING R.S. DAG NO. 1188, R.S KH. NO. 699 AND HAL 749, MOUZA : GARFA, J.L. No. 19, Re. Su. No. 2, P.O. HALTU, P.S. GARFA, 24-PARGANAS(S) AT PREMISES No. 17, NIVEDITA SARANI (MAILING ADDRESS: 22, NIVEDITA SARANI), WARD NO. 104, BOROUGH NO. XII, KOLKATA 700 078 .



For RAJLAKSHMI ENTERPRISE
Tapash Kumar Ghosh
Proprietor.
SIG. OF BUILDER / DEVELOPER

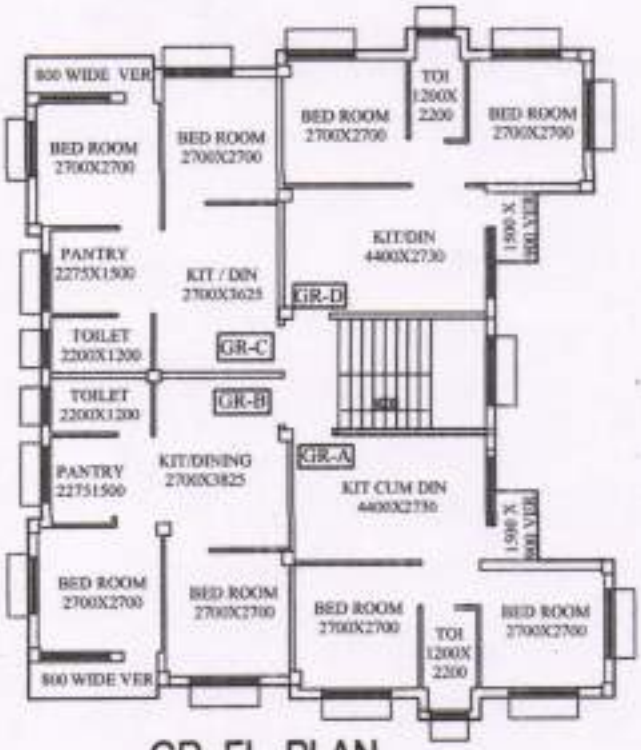
1. Indira Das
2. Ranjit Kumar Das
SIG. OF OWNERS

District Sub-Registrar-II
Alipore, South 24 Parganas

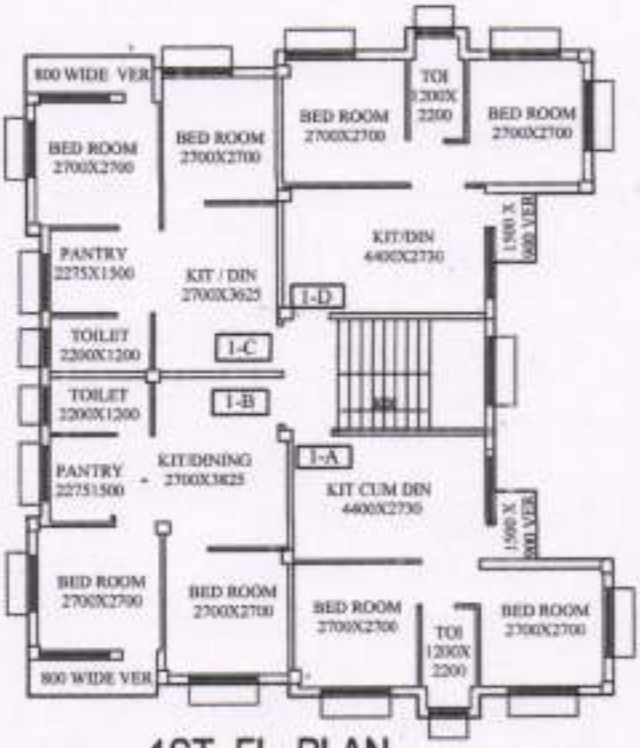
10 AUG 2015

PROPOSED PLAN OF G+II STORIED (SUBJECT TO SANCTION FROM KMC) AT PREMISES No. 17, NIVEDITA SARANI (MAILING ADDRESS: 22, NIVEDITA SARANI), WARD No. 104, BOROUGH NO. XII, KOLKATA 700 078 .

ARTICLE- V :- CONSIDERATION AND SPACE ALLOCATION

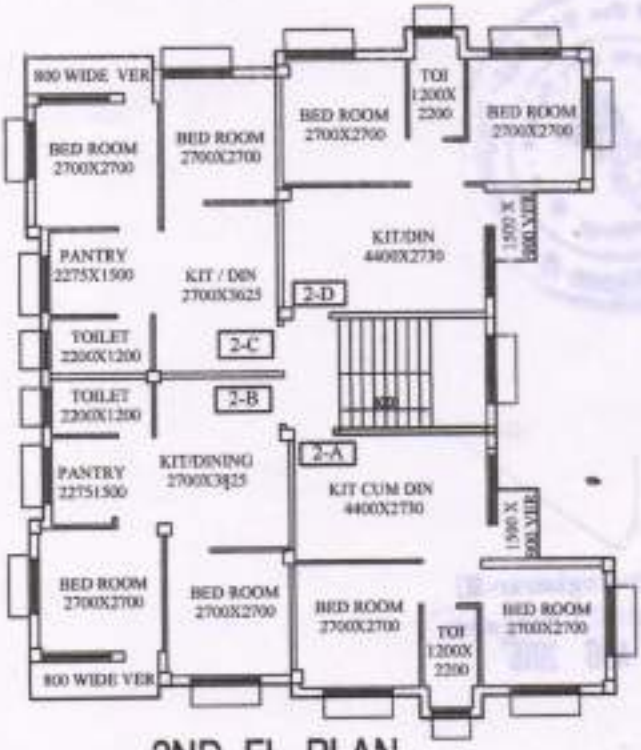


GR. FL. PLAN



1ST. FL. PLAN

NORTH



2ND. FL. PLAN

OWNERS' ALLOCATION

INDIRA DAS:- 1A, 1D & 2C

SRI RANJIT DAS :- GR-B, GR-C & GR-D

DEVELOPER'S ALLOCATION

GR-A, 1B, 1C, 2A, 2B & 2D

1. Indira Das

2. Ranjit Kumar Das

SIG. OF OWNERS

For RAJLAKSHMI ENTERPRISE

Tapash Kumar Ghosh

Proprietor

SIG. OF BUILDER / DEVELOPER

District Sub-Registrar-II
Alipore, South 24 Parganas
10 AUG 2015

IN WITNESS WHEREOF we, the executants hereto have set and subscribed our hands and seals on this the 10th day of August 2015.

Signed, Sealed and Delivered

At Kolkata in Presence of: -

WITNESSES

1. Anil Chandra Das
E. 14 Sarsunai Lanepark
Kolkata 75
P.S. Santoshpur

Indira Das
(1) SMT INDIRA DAS

Ranjit Kumar Das
(2) SRI RANJIT KUMAR DAS

2. Mayukh Ranjan Das
22, Nivedita Sarani, Garia,
Jadavpur, Kolkata-700078
P.S. - Garia

SIG OF THE EXECUTANTS (PRINCIPALS)

For RAJLAKSHMI ENTERPRISE
Tapan Kumar Ghosh
Proprietor.

SIG. OF THE ATTORNEY

Drafted by Niranjan Kaunda WB/178/1978
Niranjan Kaunda (Advocate)
Alipore Police Court, Kolkata-700027

Typed By. Biswajit Banerjee
Biswajit Banerjee
Alipore police court, Kolkata-27

District Sub-Registrar-III
Alipore, South 24 Parganas

10 AUG 2015

Indira

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : **SMT INDIRA DAS.**

Signature Indira Das

Ranjit Kumar Das

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : **SRI RANJIT KUMAR DAS**

Signature Ranjit Kumar Das

Tapas Kumar Ghosh

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name. **SRI TAPASH KUMAR GHOSH**

Signature Tapash Kumar Ghosh

District Sub-Registrar-III
Alipore, South 24 Parganas

10 AUG 2015

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16031000198543/2015	Query Date	29/07/2015 11:10:24 AM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Shirshendu Dutta		
Address	450 , Payarabagan , Laskarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 9831911012		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 98,29,803/-
Stampduty Payable	Rs. 70/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 53/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 10/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Ranjit Kumar Das
Indira Das

Tapal Kumar Sahil

Query No:-16031000198543/2015, 29/07/2015 11:39:44 AM SOUTH 24-PARGANAS (D.S.R. - III)

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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nivedita Sarani, , Premises No. 17, Ward No: 104		5 Katha 8 Chatak 29 Sq Ft	1/-	87,04,803/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	87,04,803/-	Structure Type: Structure
	Floor 0	1500 Sq Ft.		11,25,000/-	Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Principal Details			
Name & Address	Status	Execution And Admission Details	Other Details
Smt Indira Das Daugther of Late Sukumar Das 1805 , Lantana Nahars Amrit Shakti Chandivali, P.O:- Chandivali, P.S:- BANDRA, District:-Mumbai, Maharashtra, India, PIN - 400072	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ajjpd9328g,
Shri Ranjit Kumar Das Son of Late Surendra Nath Das 22 , Nivedita Sarani Garia, P.O:- Garia, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Form 60/61 supplied,

Attorney Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
M /s Raj Lakshmi Enterprise 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Organization	Executed by: Representative,	PAN No. agfpg5848m,

Ranjit Kumar Das,
Indira Das

Tapal Kumar Saha

Query No:-16031000198543/2015, 29/07/2015 11:39:44 AM SOUTH 24-PARGANAS (D.S.R. - III)

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Tapash Kumar Ghosh Son of Shri Anil Chandra Ghosh 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700075	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGGPG5848M,		M /s Raj Lakshmi Enterprise

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr SHIRSHENDU DUTTA Son of Mr SHYAMAL DUTTA 450 PAYARABAGAN, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt Indira Das, Shri Ranjit Kumar Das, Shri Tapash Kumar Ghosh

Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	Smt Indira Das	M /s Raj Lakshmi Enterprise	4.57073 Dec	50
L1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	4.57073 Dec	50

Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
S1	Smt Indira Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50
S1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50

Ranjit Kumar Das,
Indira Das

Tapash Kumar Ghosh

Bank Details
Bank details have not been supplied

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III
SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Ranjit Kumar Das
Indira Das

Tapas Kumar Saha

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3630290

নির্বাচকের নাম	:	শীর্ষেন্দু দত্ত
Elector's Name	:	Sirshendu Dutta
পিতার নাম	:	শ্যামল দত্ত
Father's Name	:	Shyamal Dutta
লিঙ্গ/Sex	:	পুং/ M
জন্ম তারিখ Date of Birth	:	XX/XX/1988

HLG3630290

ঠিকানা:
পেয়ারা বাগান পশ্চিম, দক্ষিণ এবং নূতন পাড়া,রাজপুর সোনারপুর,সোনারপুর,দক্ষিণ 24 পরগনা,700153

Address:
PEYARA BAGAN PASHCHIM, DAKSHIN EBANG NUTAN PARA,RAJPUR SONARPUR,SONARPUR,SOUTH 24 PARGANAS,700153

Date: 06/03/2011

151-সোনারপুর উত্তর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের কার্যালয়ের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার তালিকায় নিজ নাম যোগ ও এবং পুরনো পরিচয় পরিবর্তনের পত্রের জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের সংখ্যাটি উল্লেখ করুন
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number

Shirshendee Dutta

Pages- 17

Seller, Buyer and Property Details

A. Principal & Attorney Details

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Smt Indira Das Daugther of Late Sukumar Das 1805 , Lantana Nahars Amrit Shakti Chandivali, P.O:- Chandivali, P.S:- BANDRA, District:-Mumbai, Maharashtra, India, PIN - 400072 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ajjpd9328g, Status : Self Date of Execution : 10/08/2015 Date of Admission : 10/08/2015 Place of Admission of Execution : Office	 8/10/2015 2:37:27 PM hrs	 LTI 8/10/2015 2:37:38 PM hrs
		Indira Das 8/10/2015 2:37:56 PM hrs	
2	Shri Ranjit Kumar Das Son of Late Surendra Nath Das 22 , Nivedita Sarani Garfa, P.O:- Garfa, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Status : Self Date of Execution : 10/08/2015 Date of Admission : 10/08/2015 Place of Admission of Execution : Office	 8/10/2015 2:35:22 PM hrs	 LTI 8/10/2015 2:35:35 PM hrs
		Ranjit Kumar Das 8/10/2015 2:36:06 PM hrs	

Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M /s Raj Lakshmi Enterprise 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. agfpg5848m, Status : Organization Represented by representative as given below:-		
1(1)	Shri Tapash Kumar Ghosh Son of Shri Anil Chandra Ghosh 2081 , Chak Garia, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGGPG5848M, Status : Representative Date of Execution : 10/08/2015 Date of Admission : 10/08/2015 Place of Admission of Execution : Office	 8/10/2015 2:36:29 PM hrs	 LTI 8/10/2015 2:36:36 PM hrs
		Tapash Kumar Ghosh 8/10/2015 2:36:56 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SHIRSHENDU DUTTA Son of Mr SHYAMAL DUTTA 450 PAYARABAGAN, P.O:- LASKARPUR, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt Indira Das, Shri Ranjit Kumar Das, Shri Tapash Kumar Ghosh	Shirshendu Dutta 8/10/2015 2:38:22 PM hrs

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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nivedita Sarani, , Premises No. 17, Ward No: 104		5 Katha 8 Chatak 29 Sq Ft	1/-	87,04,803/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
F0	Gr. Floor	1500 Sq Ft.	0/-	-	Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	4.57073	50
	Smt Indira Das	M /s Raj Lakshmi Enterprise	4.57073	50

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Shri Ranjit Kumar Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50
	Smt Indira Das	M /s Raj Lakshmi Enterprise	750 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Shirshendu Dutta
Address	450 , Payarabagan , Laskarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153
Applicant's Status	Buyer/Claimant

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160305410 / 2015

Que / No/Year	16031000198543/2015	**Serial no/Year**	1603005667 / 2015
Deed No/Year	I - 160305410 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Shri Tapash Kumar Ghosh	**Presented At**	Office
Date of Execution	10-08-2015	**Date of Presentation**	10-08-2015
Remarks			

On 10/08/2015

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 14:16 hrs on : 10/08/2015, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Tapash Kumar Ghosh ,.

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

Execution is admitted on 10/08/2015 by

Smt Indira Das, Daughter of Late Sukumar Das, 1805 , Lantana Nahars Amrit Shakti Chandivali, P.O: Chandivali, Thana: BANDRA, , Mumbai, MAHARASHTRA, India, PIN - 400072, By caste Hindu, By Profession House wife

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 10/08/2015 by

Shri Ranjit Kumar Das, Son of Late Surendra Nath Das, 22 , Nivedita Sarani Garfa, P.O: Garfa, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Retired Person

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 10/08/2015 by

Shri Tapash Kumar Ghosh, , M /s Raj Lakshmi Enterprise , 2081 , Chak Garia, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Draft Rs 30/-, by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 13882, Purchased on 25/06/2015,Vendor named A K Puirkayastha.

Description of Draft

1. Rs 30/- is paid, by the Draft(8554) No: 000405582101, Date: 10/08/2015, Bank: STATE BANK OF INDIA (SBI), TOLLYGUNGE.

(Utpal Kumar Basu)
District Sub-Registrar- I I I
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 29/07/2015

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 98,29,803/-

(Utpal Kumar Basu)
District Sub-Registrar- I I I
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume Number 1603-2015, Page from 53440 to 53463

being No 160305410 for the year 2015.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by UTPAL KUMAR BASU
Date: 2015.08.11 18:05:31 -07:00
Reason: Digital Signing of Deed.

UKBasu

(Utpal Kumar Basu) 11/08/2015 6:05:31 PM

District Sub-Registrar- I I I

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)