

3308/18

1-3070/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 520520

Certified that the document is ~~submitted~~ to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dum Dum, 24-Pgs. (North)

06 APR 2018

15089/201997/18

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

27 FEB 2018

27 FEB 2018

NAME, KOUSIK SAHA
 ADD. District Judge, Barasat
 Rs. North 24 Parganas
 27 FEB 2018
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

20557



Kousik Saha
 Advocate
 S/o Mr. B. C. Saha
 Barasat Judge's Court
 P.O + P.S - Barasat
 Kallakata - 700124
 Dist - 24 Pgs (N)

Add. District Sub- Registrar
 Cossipore Dum-Dum 24 Pgs (N)

06 APR 2018

KNOWN ALL MEN BY THESE PRESENTS I, SHANKAR LAL YADAV(PAN-AGOPY7683H), son of Late Chunilal Yadav, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 262, R.N. Guha Road, P.O.- Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District- North 24-Parganas, hereinafter referred to as the **EXECUTANT**.

WHEREAS I, the Executant, is the sole and absolute owner in respect **ALL THAT** piece and parcel of **BASTU** land measuring about 2(Two) Cotthas 8(Eight) Chittacks (as per Physical measurement and as per Deed) **and** 3.68 Decimals (as per L.R. Record) of land more or less, together with 800 sq. ft. R.T. Shed, lying and situated at Mouza- Satgachi, Pargana- Kalikata, J.L. No.- 20, Re Su No.- 154, Touzi No.- 120, comprising in C.S. Dag No.-7, R.S. Dag No.-55 & 56, L.R. Dag No.- 63 (2.50 Decimals out of 3.85 Decimals) & 64 (1.18 Decimals), under C.S. Khatian No.-35, R.S. Khatian No.- 834 & 35, having Municipal Holding No.-114/4 then 514 at present 21, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, Kolkata-700 074, under Ward No.-09, within the South Dum Dum Municipality, under A.D.S.R.O. Cossipore Dum Dum, Under P.S.-Dum Dum, District-North 24-Parganas. **AND ALL THAT** piece and parcel of PUKUR land measuring about 08(Eight) Chittacks of land more or less (which is used as Bastu at present and will be used for leaving statutory space and other works like construction of Septic Tank etc.), lying and situated at Mouza- Satgachi, Pargana- Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-120, comprising in C.S. Dag No.-08, R.S. Dag No.-41, L.R. Dag No.-46, under C.S. Khatian No.- 33, R.S. Khatian No.-2295, 35, L.R. Khatian No.-6927, having Municipal Holding No.- 514 then 514/A, at present 22, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, Kolkata-700 074, under Ward No.-9, within South Dum Dum Municipality, under A.D.S.R.O. Cossipore Dum Dum, under P.S.-Dum Dum, District- North 24-Parganas, more fully and particularly described in the "A" Schedule herein below, which I got by way of inheritance from my predecessor-in-interest as well as gift, and thus I, the Executant seized possessed and enjoying the same as sole and absolute owner without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, I, could not construct building on the said plot.

AND WHEREAS I have entered into an agreement dated 06 / 04 / 2018 with **MITRA BUILDERS (PAN-AZWPM4021G)**, a Proprietorship Firm, having its office at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas represented by its Proprietor, **SRI ASHIM MITRA(PAN-AZWPM4021G)**, son of Late Badal Chandra Mitra, residing at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, which was duly registered on 06 / 04 / 2018, in the office of the A.D.S.R. Cossipore-Dum Dum and recorded as **Deed No.-1506- 3065** for the year 2018, for development of the said land by constructing G + Upper-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the conditions contained in the said agreement is that I shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. I, therefore appoint the **ASHIM MITRA(PAN-AZWPM4021G)**, son of Late Badal Chandra Mitra, residing at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, being the Proprietor of **MITRA BUILDERS"** having its place of business at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, as my true and lawful Attorney for the purpose hereinafter mentioned and vesting him with the power and authorities to act and to perform as herein contained.

NOW KNOW ALL MEN BY THESE PRESENTS WITNESS that I, said **SHANKAR LAL YADAV**, son of Late Chunilal Yadav, residing at 262, R.N. Guha Road, P.O.- Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District- North 24-Parganas, and my legal heirs and representatives etc. do hereby nominate and appoint the said **ASHIM MITRA**, son of Late Badal Chandra Mitra, residing at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, being the Proprietor of **MITRA BUILDERS"** having its place of business at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, as my true and lawful Attorney for me in my name and on my behalf to do execute and perform all or any of the following Acts, deeds, matter and things jointly or severally that is to say:-

Handwritten signature/initials on the right margin.

1. To look after, manage, control, supervise and protect the said property in such manner as my said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, Floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of Multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the South Dum Dum Municipal Authority concern for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the South Dum Dum Municipality upon giving proper acknowledgement and/or receipts for the same.
3. To appear before and represent me at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the **aforsaid Development Agreement** and also fully described in the Schedule "C" herein below and also for development work in respect of entire "A" Schedule property, which includes the Owners' Allocation, fully described in the Schedule "B" herein below and Developer's Allocation, fully described in the Schedule "C" herein below and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such

terms and condition as my said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as my said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as my said Attorney shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multi-storied building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as my said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as my said Attorney shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .

justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to me in respect of said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the Union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding my property building or documents, which may arise hereafter between me and any other person, firm or company on such terms as my said Attorney may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on my behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in said property as per Development Agreement stated above and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of **aforsaid Development Agreement** and other things, which my said Attorney shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as I, could do the same by me personally.

17. Generally to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I, myself could do personally.
18. I do hereby ratify and confirm and agree and covenant with my said Attorney shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by my said Attorney.

- **THE SCHEDULE "A" ABOVE REFERRED TO**
(DESCRIPTION OF THE ENTIRE PROPERTY)

PART-I

ALL THAT piece and parcel of **BASTU** land measuring about 2(Two) Cotthas 8(Eight) Chittacks (as per Physical measurement and as per Deed) **AND** 3.68 Decimals (as per L.R. Record) of land more or less, together with 800 sq. ft. R.T. Shed, lying and situated at Mouza- Satgachi, Pargana- Kalikata, J.L. No.- 20, Re Su No.- 154, Touzi No.- 120, comprising in C.S. Dag No.-7, R.S. Dag No.-55 & 56, L.R. Dag No.- 63 (2.50 Decimals out of 3.85 Decimals) & 64 (1.18 Decimals), under C.S. Khatian No.-35, R.S. Khatian No.- 834 & 35, having Municipal Holding No.-114/4 then 514 at present 21, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, Kolkata-700 074, under Ward No.-09, within the South Dum Dum Municipality, under A.D.S.R.O. Cossipore Dum Dum, Under P.S.-Dum Dum, District-North 24-Parganas, which is butted and bounded by:-

ON THE NORTH: - Property of Sobha Chowdhury

ON THE SOUTH: - 10 feet wide Common Passage leads to R.N. Guha Road

ON THE EAST: - Property of Ashim Mitra

ON THE WEST: - Property of Shankar Yadav

PART-II

ALL THAT piece and parcel of **PUKUR** land measuring about 08(Eight) Chittacks of land more or less (which is used as Bastu at present and will be used for leaving statutory space and other works like construction of Septic Tank etc.), lying and

situated at Mouza- Satgachi, Pargana- Kalikata, J.L. No. - 20, Re Su No.- 154, Touzi No.- 120, comprising in C.S. Dag No.- 08, R.S. Dag No.- 41, L.R. Dag No.-46, under C.S. Khatian No.- 33, R.S. Khatian No.-2295, 35, L.R. Khatian No.-6927, having Municipal Holding No.- 514 then 514/A, at present 22, R.N. Guha Road, having Premises No.-262, R.N. Guha Road, Kolkata-700 074, under Ward No.- 9, within South Dum Dum Municipality, under A.D.S.R.O. Cossipore Dum Dum. Under P.S.- Dum Dum, District- North 24-Parganas, which is butted and bounded by: -

ON THE NORTH: - Property of others

ON THE SOUTH: - 10 feet wide Common Passage leads to R.N. Guha Road

ON THE EAST: - Property of Shankar Yadav

ON THE WEST: - 10 feet wide Common Passage then Pond

THE SCHEDULE 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)

OWNERS' ALLOCATION shall mean: The Land Owner will get her fixed Allocation in the proposed Building is as follows: -

(A) 01(One) Flat having measurement of 700 sq. ft. Covered area (including stair, Lobby & Lift), on the First Floor, and 1(One) Shop, on the Ground Floor, having measurement of 100 sq. ft. Super built up area, within the Building to be constructed on the amalgamated land (B) In addition to that the Land Owner will Cash consideration as stated in the Development Agreement.

THE SCHEDULE "C" ABOVE REFERRED TO -
(DEVELOPER'S ALLOCATION)

DEVELOPERS/PROMOTERS ALLOCATION shall mean the remaining constructed area after providing for Owner's Allocation in the proposed building to be constructed on the said premises on the land of the owners or on the amalgamated land including proportionate share of the common facilities and amenities.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 06th day of April, - - , 2018 A.D.

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES: -

1. Sujita Yadav.

83 Gula Mahal Sadak

Bazar Barnock Pore

Pin - 700120

Shankar Lal Yadav

SIGNATURE OF THE EXECUTANT

Accepted by me: -

2. Raju Biswas.

21, Nager Bazar Road.

Dum Dum Kal-74

MITRA BUILDERS

Ashim Mitra,

Proprietor

SIGNATURE OF THE ATTORNEY












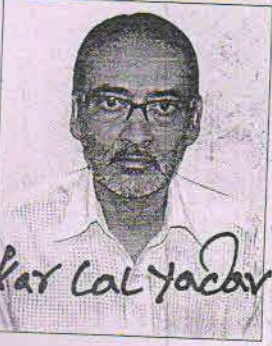










Drafted by me as per instructions of the Parties hereto Read over and Explained in Hindi & Bengali by me and Prepared in my office: -

Kousik Saha
Advocate

(KOUSIK SAHA)
Advocate

WB - 1699 / 2001

District Judges' Court, Barasat
North 24-Parganas

SL. No.	Signature of the Executants / Presentants					
	 Ashim Mitra.	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Shankar Lal Yadav	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

आयकर विभाग

INCOME TAX DEPARTMENT

SHANKAR LAL YADAV
CHUNNI LAL YADAV

04/12/1960

Permanent Account Number

AGOPY7683H

Shankar Lal Yadav

Signature



भारत सरकार
GOVT. OF INDIA



Shankar Lal Yadav

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIM MITRA

BADAL MITRA

01/01/1949

Permanent Account Number

AZWPM4021G

Ashim Mitra
Signature



USA/CEW CODE: 2WBAL29 G. 801304710685

शुद्ध करदाता प्रमाण

In case this card is lost / found, kindly inform / return to

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

आयकर पैन सेवा यूनिट,
प्लॉट नं. 3, सेक्टर 11,
सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

MITRA-BUILDERS
Ashim Mitra
Proprietor

Major Information of the Deed

Deed No :	I-1506-03070/2018	Date of Registration	06/04/2018
Query No / Year	1506-1000101997/2018	Office where deed is registered	
Query Date	06/04/2018 12:30:01 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kousik Saha Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830448242, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 53,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150603065/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Satgachi




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-63	LR-6927	Bastu	Bastu	1 Katha 12 Chatak		29,75,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
L2	LR-64	LR-6927	Bastu	Bastu	12 Chatak		12,75,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-46	LR-6927	Bastu	Pukur	8 Chatak		8,50,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
		TOTAL :			4.95Dec	0 /-	51,00,000 /-	
		Grand Total :			4.95Dec	0 /-	51,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	800 Sq Ft.	0/-	2,40,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	800 sq ft	0 /-	2,40,000 /-	

Major Information of the Deed :- I-1506-03070/2018-06/04/2018



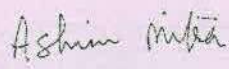
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr SHANKAR LAL YADAV Son of Late Chunilal Yadav Executed by: Self, Date of Execution: 06/04/2018 , Admitted by: Self, Date of Admission: 06/04/2018 ,Place : Office	 06/04/2018	 LTI 06/04/2018	 06/04/2018
262, R.N. Guha Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGOPY7683H, Status :Individual, Executed by: Self, Date of Execution: 06/04/2018 , Admitted by: Self, Date of Admission: 06/04/2018 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	MITRA BUILDERS 22, Nagerbazar Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 , PAN No.:: AZWPM4021G, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHIM MITRA (Presentant) Son of Late Badal Chandra Mitra Date of Execution - 06/04/2018, , Admitted by: Self, Date of Admission: 06/04/2018, Place of Admission of Execution: Office	 Apr 6 2018 1:04PM	 LTI 06/04/2018	 06/04/2018
22, Nagerbazar Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZWPM4021G Status : Representative, Representative of : MITRA BUILDERS (as Proprietor)				

Identifier Details :

Name & address
Kousik Saha Son of B C Saha Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SHANKAR LAL YADAV, Mr ASHIM MITRA

Major Information of the Deed :- I-1506-03070/2018-06/04/2018

Koosih Saha

06/04/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHANKAR LAL YADAV	MITRA BUILDERS-2.8875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SHANKAR LAL YADAV	MITRA BUILDERS-1.2375 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SHANKAR LAL YADAV	MITRA BUILDERS-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SHANKAR LAL YADAV	MITRA BUILDERS-800.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Satgachi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 63(Corresponding RS Plot No:- 55), LR Khatian No:- 6927	Owner:শঙ্কর লাল ইয়াদব, Gurdian:চুনিলাল, Address:নিজ, Classification:বাস্ত, Area:0.02500000 Acre,
L2	LR Plot No:- 64(Corresponding RS Plot No:- 56), LR Khatian No:- 6927	Owner:শঙ্কর লাল ইয়াদব, Gurdian:চুনিলাল, Address:নিজ, Classification:বাস্ত, Area:0.01180000 Acre,
L3	LR Plot No:- 46(Corresponding RS Plot No:- 41), LR Khatian No:- 6927	Owner:শঙ্কর লাল ইয়াদব, Gurdian:চুনিলাল, Address:নিজ, Classification:পুকুর, Area:0.05000000 Acre,

Endorsement For Deed Number : I - 150603070 / 2018

On 06-04-2018

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

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

Major Information of the Deed :- I-1506-03070/2018-06/04/2018

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

Presented for registration at 12:41 hrs on 06-04-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr ASHIM MITRA ,

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 53,40,000/-

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

Execution is admitted on 06/04/2018 by Mr SHANKAR LAL YADAV, Son of Late Chunilal Yadav, 262, R.N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Kousik Saha, , , Son of B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-04-2018 by Mr ASHIM MITRA, Proprietor, MITRA BUILDERS, 22, Nagerbazar Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Kousik Saha, , , Son of B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

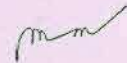
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 205573, Amount: Rs.100/-, Date of Purchase: 27/02/2018, Vendor name: S Chatterjee



Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-03070/2018-06/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 143283 to 143301
being No 150603070 for the year 2018.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.04.09 11:54:59 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09/04/2018 11:53:39
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)