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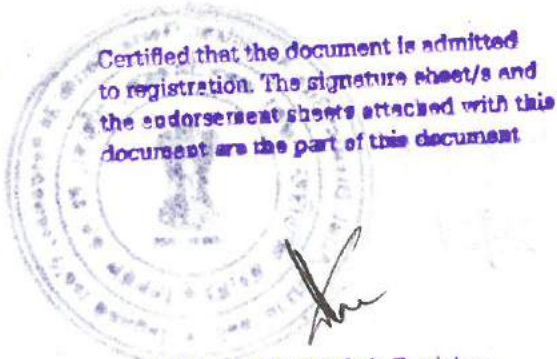
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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL V.C. Case No. - 98 for 2020. AC 949025

7.2.20
6.55

1/22/20



Additional District Sub-Registrar,
Garia South 24 Parganas

10 FEB 2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS DILIP NATH MUKHOPADHYAY, (PAN: ABKPN3518R), son of Late Atal Behari Nath Mukhopadhyay, by occupation - Retired, by Nationality - Indian, residing at - 7/8, Brajamohan Mondal Road (Purba Rajpur),

3664

06-02-2020

Date: 06-02-2020
Book to: S-14 Khatia Per
of: High court
Rupees: 1000

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pps., KOL.

THIKANA REALTY

[Signature]
Proprietor



V.E.T.I-292-296

[Signature]



V.E.T.I-293

Sandhya Mukherjee 297



Additional District Sub-Registrar,
Garha South 24 Parganas

07 FEB 2020

V.E.T.I-298

Sandhya Mukherjee

10/0 Dilip Nath Mukhopadhyay

7/8 B.M. Mondal Rd

Kolkata - 75

Retired

P.O. – Santoshpur, P.S. – Survey Park, Kolkata - 700075, being the owner of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **M/S. THIKANA REALITY**, having its office at - Sreenagar Main Road, Post Office - Panchasayar, Police Station – Sonarpur, Kolkata – 700 094, a proprietorship firm represented by its proprietor **SRI GOPAL DAS (PAN : AIFPD6346P)** son of Late Madhusudan Das, by faith – Hindu, by Occupation – Business, by nationality Indian, residing at- B-1, Srinagar, Dhalua Road, P.O. – Panchpota, P.S. – Sonarpur at present Narendrapur, District : South 24 Parganas, Kolkata - 700152, to be the true and lawful constituted Attorney for me in my name and on behalf of me to do all or any of the following acts, deeds and things.

WHEREAS Landowner hereto absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring an area of **3 Cottahs** Bastu land along with 100 sq.ft. Tiles Shed, lying and situate at - Mouza – Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, **Holding No. 994, Ward No.01** and more particularly described in the **Schedule “A”** written hereunder.



Additional District Sub-Registrar,
Garia South 24 Parganas

07 FEB 2020

The Landowner of the said premises is now desirous of developing the said land measuring more or less **3 Cottahs** Bastu land along with 100 sq.ft. Tiles Shed, lying and situate at - Mouza - Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, **Holding No. 994, Ward No.01** by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority. But due to lack of sufficient time as well as due to unsound financial condition, the Landowner hereof was unable to develop his said premises by constructing thereupon the proposed multi-storied building.

The Landowner of the said premises is now desirous of developing the said plot of land, measuring more or less **3 Cottahs** Bastu land along with 100 sq.ft. Tiles Shed, lying and situate at - Mouza - Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur

Municipality, **Holding No. 994, Ward No.01**, by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority. But due to lack of sufficient time as well as due to unsound financial condition, the Landowner hereof was unable to develop his said premises by constructing thereupon the proposed multi-storied building.

The Land Owner of the said premises are now desirous of developing the said land more fully described in the Schedule "A" hereunder written by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority i.e. Rajpur Sonarpur Municipality.

AND WHEREAS the Land Owner herein being desirous of construction of a new multi-storied building on the said Scheduled land have approached to **M/S. THIKANA REALITY**, having its office at - Sreenagar Main Road, Post Office - Panchasayar, Police Station - Sonarpur, Kolkata - 700 094, a proprietorship firm represented by its proprietor **SRI GOPAL DAS (PAN : AIFPD6346P)** son of Late Madhusudan Das, by faith - Hindu, by Occupation - Business, by nationality Indian, residing at- B-1, Srinagar, Dhalua Road, P.O. - Panchpota, P.S. - Sonarpur at present Narendrapur, District : South 24 Parganas, Kolkata -

700152 (the Developer) and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowner and the said Developer under certain terms and conditions stated in that said registered Development Agreement which has been duly registered on 05.02.2020 before ADSR Garia. The said Deed was recorded being Book No. 1, Volume No. 1629-2020, Pages from 24486 to 24523 being Deed No.162900568 for the year 2020 at ADSR Garia.

AND WHEREAS in order to develop the said premises as per the registered Development Agreement dated 05.02.2020 the Landowner herein has decided to execute this Development Power of Attorney in favour of **M/S. THIKANA REALITY**, having its office at - Sreenagar Main Road, Post Office - Panchasayar, Police Station - Sonarpur, Kolkata - 700 094, a proprietorship firm represented by its proprietor **SRI GOPAL DAS (PAN : AIFPD6346P)** son of Late Madhusudan Das, by faith - Hindu, by Occupation - Business, by nationality Indian, residing at- B-1, Srinagar, Dhalua Road, P.O. - Panchpota, P.S. - Sonarpur at present Narendrapur, District : South 24 Parganas, Kolkata - 700152 As per following rights -




1. To look after, manage, supervise and submit or sanctioned building plan or plans for renewal/revised plan before the

Rajpur Sonarpur Municipality or any other authority having jurisdiction in that behalf.


2. To sign, amalgamate the said plot of land with another plot of land and execute all necessary papers and documents that may be required for the revised building plan or plans from the said Rajpur Sonarpur Municipality or any other appropriate authority as my said attorney thinks fit and proper.
3. To negotiate on terms for and to agree to sell and enter into any sale agreement or any agreement of sale with any intending Purchaser or Purchasers of the developer's allocation and **Developer's Allocation** shall mean **ALL THAT** piece and parcel G+4 storied building **i.e. All construction area of the said building except the Owner's allocation as per sanction building plan** together proportionate share in the land and all common facilities and amenities of the said premises and of the said proposed building to be constructed at the said premises of the Owner has mentioned in the Schedule "A".

4. To receive money from any intending purchaser or purchasers of earnest money and/or advance or advances and also the balance of the purchase money and my attorney holder to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
5. Upon such receipt as aforesaid in my name and as my act and deed to sign, execute and deliver any conveyance or conveyances of the developer's allocation in favour of the said Purchaser or Purchasers or his nominee or assignee.
6. To sign and execute all other deeds, instruments and assurances which will consider necessary and to enter into any agreement to such covenants and conditions as mentioned aforesaid as I could do myself, if personally present.
7. To present any such conveyance or conveyances for registration, rectification, to admit execution and receipt of consideration as mentioned aforesaid before the any Sub-Registrar or registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things (developer's allocation) which may be said attorney shall consider necessary or purchaser as fully and effectually in respect as I could do the same myself.

8. To sign mutation application document (application etc.) and amalgamation deeds or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Rajpur Sonarpur Municipality and to sign all mutation applications, amalgamation and objections relating thereto on behalf of me.
9. To appear for and represent to me before the Judge, competent authority, Urban Land Ceiling, BL & LRO, Office, Municipality Office, Magistrate, Munsif and all Government Offices, Rajpur Sonarpur Municipality or any other authority in all matter and things relating to the said property or its affairs ancillary thereof.
10. To appear for and represent me in all Courts, Civil or Criminal as also original Revisional or Appellate Court, within the jurisdiction and to sign execute verify and file plaints, written statements, petition and also to prefer appeals to any Court and to accept service of all summons, notices and other process of law relating to the concerning with the said premises.
11. To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, Gas, power as also to apply for and obtain permanent drainage and sewerage connection at the said property for and on my behalf as my authorized agent.

12. To appoint, engage on my behalf pleaders, advocates, Supervisor Counsel or solicitors wherever my said attorney shall think fit and proper to do so and to discharge and/or terminate its appointment. 
13. To withdraw and receive documents or money from courts or registration office of the developer's allocation. 
14. Be it noted that this Power of Attorney is being granted in favour of the said attorneys to develop the said land and to sell the developer's allocation as per the sanctioned building plan. 

AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matters or things as mentioned aforesaid of the Power of Attorney which is in the opinion of my said Attorney ought to be done, execute and performed in relation to the said matter or incidental thereto as fully and effectually as I could do the same by myself if personally be present.

AND I hereby agree to ratify and confirm all and whatsoever other Act or acts my said attorney shall lawful do, execute or perform or cause to be done, executed or performed in connection with the sale of the developer's allocation as per the **Development Agreement registered on 05.02.2020 being Deed No.162900568 for the year 2020 at ADSR Garia.** 

THE FIRST SCHEDULE ABOVE REFERRED TO

(LAND)

ALL THAT piece and parcel of **3 Cottahs Bastu land along with 100 sq.ft. tiles shed lying and situate at** Mouza – Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, **Holding No. 994, Ward No.01**, butted and bounded by :

ON THE NORTH : 12ft. wide common passage
ON THE SOUTH : Land of Sufal Majumder & Sanat De
ON THE EAST : Plot of R.S. Dag No. 49
ON THE WEST : Land of Ajay Chanda

THE SECOND SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION

ALL THAT piece and parcel G+4 storied building i.e. All construction area of the said building except the Owner's allocation as per sanction building plan.

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 7th day of February, 2020 (Two Thousand and Twenty).

SIGNED. SEALED & DELIVERED by the parties in presence of:-

Witnesses

1. *Savitish Bhoosick*
46, Sakapwe Main Road,
Kolkata - 700038

2. *Samin Deb Nath*
Garia Tatulbaria Kol-94

Delip Nath Mukhopadhyay
Signature of the Land Owner/

Executant
THIKANA REALITY

[Signature]
Proprietor

Signature of the Developer/
Attorney

Drafted by:

Subhendu Kumar Hota
Subhendu Kumar Hota

Advocate

High Court, Calcutta.

Enroll No. F-1077/921 of 1999

Typed by:

D. Kumar.

D. Kumar

Kol - 94



সরকারের
GOVERNMENT OF INDIA



Government

Gopal Das
Date of Birth/DOB: 20/09/1967
Male/ MALE



4825 4566 5081

আমার আধার, আমার পরিচয়



সরকারের
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Madhusudan Das, B1, Sree NAGAR
DHALUA ROAD, DHALUA WEST, RAJPUR
SONARPUR, South 24 Parganas,
West Bengal - 700152



1947
1000 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Gangakhora-509 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL DAS
MADHUSUDAN DAS

20/09/1967

Permanent Account Number

AIFPD6346P

Gopal Das

Signature

664

KOLET42



आयकर विभाग, भारत सरकार, दिल्ली

Income Tax & AY Services Unit, G-11 (SI)

Plot No. 3, Sector 12, G.P.O. Bazar,

New Delhi - 110 014.

आयकर विभाग, भारत सरकार, दिल्ली

Income Tax & AY Services Unit, G-11 (SI)

Plot No. 3, Sector 12, G.P.O. Bazar,

New Delhi - 110 014.

[Handwritten signature]

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DILIP NATH MUKHOPADHYAY

ATAL BEHARI NATH

10/11/1942

Permanent Account Number

ABKPN3518R

Dilip Nath Mukhopadhyay

Signature



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

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाए :
आयकर पैन सेवा यूनिट, यू टी आई आई टी एस एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Dilip Nath Mukhopadhyay



भारत सरकार
GOVERNMENT OF INDIA



দিলীপ নাথ মুখার্জী
Dilip Nath Mukherjee
পিতা : অটল নাথ মুখার্জী
Father : ATAL NATH MUKHERJEE
কন্যাসহ : Yes or No : No
পুংসব : Male



8665 3471 8782

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
কেন্দ্র : বি.এম. মন্ডাল রোড,
সন্তোষপুর, কলকাতা পশ্চিমবঙ্গ
৭০০০৭৫

Address
7/8 B M MONDAL ROAD
Santoshpur S.O
Santoshpur Kolkata West
Bengal 700075



www

Dilip Nath Mukherjee



भारत सरकार
GOVERNMENT OF INDIA



সন্ধ্যা মুখার্জী
Sandhya Mukherjee
পিতা : খাগেন্দ্র পন্ডিট
Father : KHAGENDRA PANDIT
জন্ম তারিখ : Year of Birth : 1992
মহিলা / Female



4276 5077 6868

অধিকার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA







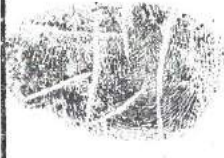






ঠিকানা:
১৮, বি এম মন্ডল রোড,
সন্তোষপুর, কোলকাতা পশ্চিমবঙ্গ,
৭০০০৭৫












Address
7/8 B M MONDAL ROAD
Santoshpur S.O.
Santoshpur, Kolkata West
Bengal 700075





Sandhya Mukherjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name _____
 Signature Deeip Nalk Mukhopadhyay

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name GOPAL DAS
 Signature Gopal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANDHYA MUKHERJEE
 Signature (S Mukherjee) Sandhya Mukherjee

Major Information of the Deed

Deed No :	I-1629-00657/2020	Date of Registration	10/02/2020
Query No / Year	1629-1000221100/2020	Office where deed is registered	
Query Date	06/02/2020 2:16:30 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota Srinagar Main Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 8017220092, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,10,000/-	Rs. 40,80,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162900568/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:994 Pin Code : 700084

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-54	LR-1446	Bastu	Bastu	3 Katha	1,00,000/-	40,50,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.95Dec	1,00,000 /-	40,50,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Dilip Nath Mukhopadhyay Son of Late Atal Behari Nath Mukhopadhyay 7/8, Brajamohan Mondal Road, Purba Rajpur, Survey P, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABKPN3518R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2020 , Admitted by: Self, Date of Admission: 07/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2020 , Admitted by: Self, Date of Admission: 07/02/2020 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Thikana Reality Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 , PAN No.:: AIFPD6346P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Gopal Das (Presentant) Son of Mr Madhusudan Das B1, Sreenagar, Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIFPD6346P,Aadhaar No Not Provided Status : Representative, Representative of : Thikana Reality (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Sandhya Mukherjee Wife of Mr Dilip Nath Mukhopadhyay 7/8, B. M. Mondal Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075			
Identifier Of Mr Dilip Nath Mukhopadhyay, Mr Gopal Das			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Dilip Nath Mukhopadhyay	Thikana Reality-4.95 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Dilip Nath Mukhopadhyay	Thikana Reality-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:994 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 54, LR Khatian No:- 1446	Owner:মঞ্জুরী দেবী ., Gurdian:অটল বিহার দা, Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Owner Name not selected by applicant.

On 06-02-2020

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 40,80,001/-



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

On 07-02-2020

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

Presented for registration at 18:55 hrs on 07-02-2020, at the Private residence by Mr Gopal Das ,.

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

Execution is admitted on 07/02/2020 by Mr Dilip Nath Mukhopadhyay, Son of Late Atal Behari Nath Mukhopadhyay, 7/8, Brajamohan Mondal Road, Purba Rajpur, Survey P, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mrs Sandhya Mukherjee, , Wife of Mr Dilip Nath Mukhopadhyay, 7/8, B. M. Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person

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

Execution is admitted on 07-02-2020 by Mr Gopal Das, proprietor, Thikana Reality, Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Indetified by Mrs Sandhya Mukherjee, , Wife of Mr Dilip Nath Mukhopadhyay, 7/8, B. M. Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person



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

On 10-02-2020

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.

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3664, Amount: Rs.100/-, Date of Purchase: 06/02/2020, Vendor name: Samiran Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 25513 to 25536
being No 162900657 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.02.10 14:53:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/02/10 02:53:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1629-01177/2020	Date of Registration	04/03/2020
Query No / Year	1629-1000221100/2020	Office where deed is registered	
Query Date	06/02/2020 2:16:30 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota Srinagar Main Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 8017220092, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,10,000/-	Rs. 40,80,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162900568/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:994 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-54	LR-1446	Bastu	Bastu	3 Katha	1,00,000/-	40,50,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.95Dec	1,00,000 /-	40,50,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Dilip Nath Mukhopadhyay Son of Late Atal Behari Nath Mukhopadhyay 7/8, Brajamohan Mondal Road, Purba Rajpur, Survey P, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABKPN3518R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2020 , Admitted by: Self, Date of Admission: 07/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2020 , Admitted by: Self, Date of Admission: 07/02/2020 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Thikana Reality Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 , PAN No.:: AIFPD6346P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Gopal Das (Presentant) Son of Mr Madhusudan Das B1, Sreenagar, Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIFPD6346P,Aadhaar No Not Provided Status : Representative, Representative of : Thikana Reality (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Sandhya Mukherjee Wife of Mr Dilip Nath Mukhopadhyay 7/8, B. M. Mondal Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075			

Identifier Of Mr Dilip Nath Mukhopadhyay, Mr Gopal Das

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Nath Mukhopadhyay	Thikana Reality-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Nath Mukhopadhyay	Thikana Reality-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:994 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 54, LR Khatian No:- 1446	Owner:মঞ্জুরী দেবী ., Gurdian:অটল বিহার দা, Address:নিজ , Classification:বাস্তু, Area:0.08000000 Acre,	Owner Name not selected by applicant.

On 06-02-2020

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 40,80,001/-



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

On 07-02-2020

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

Presented for registration at 18:55 hrs on 07-02-2020, at the Private residence by Mr Gopal Das ,

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

Execution is admitted on 07/02/2020 by Mr Dilip Nath Mukhopadhyay, Son of Late Atal Behari Nath Mukhopadhyay, 7/8, Brajamohan Mondal Road, Purba Rajpur, Survey P, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mrs Sandhya Mukherjee, , Wife of Mr Dilip Nath Mukhopadhyay, 7/8, B. M. Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person

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

Execution is admitted on 07-02-2020 by Mr Gopal Das, proprietor, Thikana Reality, Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094

Indetified by Mrs Sandhya Mukherjee, , Wife of Mr Dilip Nath Mukhopadhyay, 7/8, B. M. Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person



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

On 10-02-2020

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3664, Amount: Rs.100/-, Date of Purchase: 06/02/2020, Vendor name: Samiran Das



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

On 04-03-2020

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.



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