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गण्डक पश्चिम बंगाल WEST BENGAL

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

[Handwritten Signature]

District Sub-Registrar-II
Alipore, South 24 Parganas

13 OCT 2017

15 SEP 2017

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GENERAL POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS shall come We1. **SMT. PRATIBHA KUMARI**, (PAN : AGQPK8354H) wife of Sri Rajesh Kumar, by faith Hindu, by Nationality Indian, by occupation Service, 2. **SRI RAJESH KUMAR**, (PAN : AFEPK2730A) son of Late Bundela Ravi Das, by faith Hindu,

10482

13 SEP 2017

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Sahajit Kumar Mondal
Advocate
Alipur Judges Court
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



Shri Suresh Palit.

O Sri Noreesh Palit

Maheshwari Dalgher

Moudal para

Lot-141 (Alipore Police Court, Kol-27)

Service.

District Sub-Register-II
Alipore, South 24 Parganas

15 SEP 2017

by Nationality Indian, by occupation Service, both residing at 235/1, Upen Banerjee Road, Flat No. 2A, Second Floor, P. O. Parnasree, P. S. Behala, presently P. S. Parnasree, Kolkata : 700060, District South 24 Parganas, hereinafter called and referred to as the **PRINCIPALS** of this Power of Attorney **SEND GREETINGS**

WHEREAS We, the above named Principals are the absolute sixteen annas joint owners and possessor of the property i.e. **ALL THAT** piece and parcel of Sali land measuring **04 Cottahs 03 Chittacks** more or less being Plot No. A-2, comprising of R. S. and L. R. Dag No. 34, appertaining to R. S. Khatian No. 365, and L. R. Khatian Nos. 2131 and 2132, of **Mouza Ganipur**, J. L. No. 13, R. S. No. 382, Pargana Magura, Touzi No. 64, under Maheshtala Municipality, ward No. 17, being Holding No. F3-72/1/New Sreemaa Properties Road, within P. S. Maheshtala, Kolkata : 700141, District : South 24 Parganas, more fully described in the Schedule below and hereinafter called as the 'said property'.

AND WHEREAS with a view to develop the said property by making construction of a multi storied building We had entered into a registered Agreement for Development of the said Premises with **GOURAB BUILDERS AND SUPPLIERS**, (PAN NO. ABSPN2343L) a Proprietorship Firm having its office at Mahadebpur, Puratan Dakghar, P. O. & P. S. Maheshtala, Kolkata : 700 141, represented by its Proprietor **SRI SHYAMAL KUMAR NASKAR**, (PAN NO. ABSPN2343L) son of Late Subal Chandra Naskar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Puratan Dakghar, P. O. & P. S. Maheshtala, Kolkata : 700141, District South 24 Parganas, carrying on business (therein referred to as the Developer) on 15 th day of September 2017 under the terms and conditions as contained therein, since registered in Book No.1, Volume No. Pages from to being

Deed No. 160208597 for the year 2017 registered at the Office of the District Sub Registrar – II, at Alipore, South 24 Parganas.

AND WHEREAS it was expressly agreed by and between the Parties to the said Agreement that the said Developer will construct the proposed building into and over the said property at **ALL THAT** piece and parcel of Sali land measuring **04 Cottahs 03 Chittacks** more or less being Plot No. A-2, comprising of R. S. and L. R. Dag No. 34, appertaining to R. S. Khatian No. 365, and L. R. Khatian Nos. 2131 and 2132, of **Mouza Ganipur**, J. L. No. 13, R. S. No. 382, Pargana Magura, Touzi No. 64, under Maheshtala Municipality, ward No. 17, being Holding No. F3-72/1/New Sreemaa Properties Road, within P. S. Maheshtala, Kolkata : 700141, District : South 24 Parganas, at its own cost and expenses in accordance with the sanctioned Building Plan to be had and obtained from the Maheshtala Municipality and on completion of the said Building the owner will get total three self contained Flats out of which Two Flats at First floor, being Flat No. A-1, having its carpet area 468 Sft. built up area 637 Sft. super built up area 764 Sft. And being Flat No. C-1, having its carpet area 470 Sft. built up area 637 Sft. super built up area 764 Sft. approx with accommodation according to the sanctioned Building Plan, AND one flat at Ground floor, being Flat No. A, having its carpet area 552 Sft. built up area 693 Sft. super built up area 832 Sft. And Two Car parking space in the ground Floor having its carpet area 126 Sft. (each) built up area 126 Sft. (each) super built up area 151 Sft. (each) approx with accommodation according to the sanctioned Building Plan, And the aforesaid flats and car parking spaces are to be completed in all respect together with proportionate undivided impartible share in the land and in the common areas by the Developer which are to be treated as part of consideration of proportionate share of land attributed to the Second Party's allocated portion of the said project including common amenities and facilities attached thereto

will be in the exclusive share of the Owners and the Owners will be entitled to deal with her allocation as she like to which the Developer shall have no right title interest or claim in any way whatsoever and the balance of the project including undivided share in the land will be devolved upon the Developer's allocation.

AND WHEREAS We being remain busy with our own avocations, so it is not possible for us to attend the respective offices or to take necessary steps for obtaining sanction Building Plan, Completion Certificate, Occupancy Certificate, Drainage electric, water etc., for the new building.

AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developer to do all acts, deeds, matters and things for smooth running the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that we, 1. **SMT. PRATIBHA KUMARI**, wife of Sri Rajesh Kumar, by faith Hindu, by Nationality Indian, by occupation Service, 2. **SRI RAJESH KUMAR**, son of Late Bundela Ravi Das, by faith Hindu, by Nationality Indian, by occupation Service, both residing at 235/1, Upen Banerjee Road, Flat No. 2A, Second Floor, P. O. Parnasree, P. S. Behala, presently P. S. Parnasree, Kolkata : 700060, District South 24 Parganas, do hereby nominate, constitute and appoint **SRI SHYAMAL KUMAR NASKAR**, son of Late Subal Chandra Naskar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Puratan Dakghar, P. O. & P. S. Maheshtala, Kolkata : 700141, District South 24 Parganas, being the sole Proprietor of **GOURAB BUILDERS AND SUPPLIERS**, a Proprietorship Firm having its office at Mahadebpur, Puratan Dakghar, P. O. & P. S. Maheshtala, Kolkata : 700 141, as our true and lawful

constituted **ATTORNEY** in our names and on our behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in our names and on our behalf relating to the said property fully mentioned in the Schedule hereunder written.

1. To hold the possession of the said property as our Attorney and to maintain and manage the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.
2. To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.
3. To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/Premises.
5. To present any Deed of Amalgamation or Deed of Declaration (if required) for registration to admit execution before the Sub-registrar or Registrar having authority or and to have the said Deed of Amalgamation or Deed of Declaration registered and to do all acts, deals and things which my said attorney shall deem fit and proper for the benefit of the said property as fully and effectually in all respects as we could do the same by ourselves.

6. To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.

7. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project at the said Premises.

8. To appear and represent us before the Maheshtala Municipality, Calcutta Electric Supply Corporation or West Bengal State Electricity Distribution Company, B. L. & L. R. O., Collector, Land Acquisition & Requisition Department, K. M. D. A. (Kolkata Metropolitan Development Authority), K. I. T. (Kolkata Improvement Trust), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc., and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.

9. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required

from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said Premises.

10. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises and to take necessary steps' which our said Attorney at his own discretion shall think fit and proper.

11. To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation (save and except Owner's allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) in terms of the said Development Agreement dated 15/09/2017 and to execute and register any Gift Deed in favour of the Maheshtala Municipality, Boundary Declaration or any other Deed/s in favour of the Maheshtala Municipality that may be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

12. To enter into Agreement/Instrument for negotiations or to finalise all sale pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said Premises on such terms and conditions considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in installments and the manner of full and final

payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.

13. To deliver possession and/or make over the constructed Flats/ Office/Car Parking Space pertaining to the Developer's allocation in (Terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Promoter hand over the Flat to the Owners in terms of the Agreement for Development.

14. To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.

15. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said Attorney.

16. To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vokatnama, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of their fees.

17. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and 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 and grant receipts confirmations and acknowledgements.

18. *To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof.*

19. *To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space/Flat/Shop/Unit/Godown etc., save and except Owners' allocation.*

20. *To obtain Completion Certificate, Drainage Connection, Water Connection, Occupancy Certificate from the Maheshtala Municipality and Electricity Connection from the CESC Limited and to bring utility services on our behalf.*

21. *To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof AND we the Principals hereto do confirm accept and agree that all such shall be always binding on us and we do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.*

22. *To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority*

relating to our said Premises and to receive valid receipt in our names and on our behalf.

23. To sell, transfer, convey and assign or otherwise dispose of the several Flats, Car Parking Space/Shop/Godown, etc., from the Developer's allocation in the Schedule below property (save and except Owners' allocation as mentioned in the Development Agreement) or any part thereof to any person, firm etc., and to sign execute and register all deeds, agreements, instruments and to do all acts and things as our said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

24. To receive the consideration from the intending Buyer(s) in respect of the said Developer's allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority in our names and on our behalf.

25. For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said Premises which my said Attorney at his own discretion shall think, fit and proper.

26. To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

AND IT IS HEREBY declared and confirmed that Powers and authorities hereby granted and conferred shall remain in free during the continuance of the said Development Agreement **PROVIDED HOWEVER** that the Attorney shall not relate any financial liability on the Principals

herein and shall always keep the Owners fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which we may be interested and on my behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as I myself could do the same, if personally present.

AND I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said Premises notwithstanding no express power in that behalf is herein provided.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring **04 Cottahs 03 Chittacks** more or less being Plot No. A-2, comprising of R. S. and L. R. Dag No. 34, appertaining to R. S. Khatian No. 365, and L. R. Khatian Nos. 2131 and 2132, of **Mouza Ganipur**, J. L. No. 13, R. S. No. 382, Pargana Magura, Touzi No. 64, under Maheshtala Municipality, ward No. 17, being Holding No. F3-72/1/New Sreemaa Properties Road, within P. S. Maheshtala, Kolkata : 700141, District : South 24 Parganas, and the said property is being butted and bounded as follows :-

- On the North** : Plot No. A3, Dag No. 34.
- On the South** : Plot No. A-1/1, Dag No. 34.
- On the East** : 14'-00'' Wide Common Passage.
- On the West** : R. S. Dag No. 31 & 33.

IN WITNESS WHEREOF We, the principals named herein, have set our hands to this Power of Attorney on this 15th day of September 2017.

In presence of **WITNESSES** :

1. Gitesree Palit

Maheshwala Dakghar Pratibha Kumari
No. 141.

2. Sandip Kumar Mondal
Adv.

Alipore Jgudes' Court
No. 27

Rajesh Kumar

SIGNATURE OF THE EXECUTANTS

URAB BUILDERS & SUPPLIERS

Shyamal Kumar Mukherjee

Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by :

Sandip Kumar Mondal

Sandip Kumar Mondal

F- 208/2004.

Advocate

Alipore Jgudes' Court

Alipore, Kolkata-27.

Typed By :

Gitesree Palit

Maheshwala, Dakghar, Kolkata : 700141.



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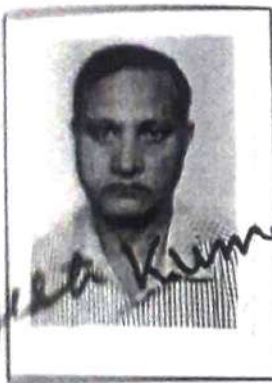
	Thumb	First	Middle	Ring	Little
Left hand					
Right Hand					

Signature:

Pratikha Kumari

Name :

SMT. PRATIBHA KUMARI



Left hand

Left hand					
Right Hand					

Signature:

Rajesh Kumar

Name :

SRI RAJESH KUMAR



Left hand

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Right Hand					

Signature

Shyamal Kumar Naskar

Name :

SRI SHYAMAL KUMAR NASKAR



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

e-Assessment Slip

Query No / Year	1602-1000320770/2017	Office where deed will be registered
Query Date	15/09/2017 12:12:31 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SANDIP KUMAR MONDAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. 9830321828, Status : Advocate	
Transaction	Additional Transaction	
111 118) Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs 1/-	Rs. 14,65,624/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs 50/- (Article 48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs 410/-		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160208597/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

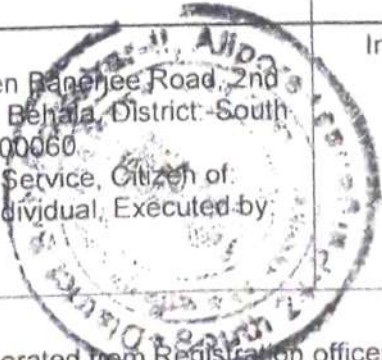
Land Details :

District South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Sreema Properties Road, Mouza: Haripur Ward No 17, Holding No:F3 72 1 NEW

Srh No	Plot Number	Khatlan Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
11	HR-34	LR-2131	Bastu	Shali	4 Katha 3 Chatak	1/-	14,65,624/-	Width of Approach Road: 14 Ft.
Grand Total :					6.9094Dec	1 /-	14,65,624 /-	

Principal Details :

Sr No	Name & address	Status	Execution Admission Details :
1	Smt Pratibha Kumari Wife of Shri Rajesh Kumar 235/1, Upen Banerjee Road, 2nd Floor Flat No 2A, P.O:- Parnasree, P.S:- Behala, District:-South 24 Parganas, West Bengal, India, PIN - 700060 Sex Female, By Caste: Hindu, Occupation: Service, Citizen of: India PAN No : AGQPK8354H, Status :Individual, Executed by: Self To be Admitted by Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Rajesh Kumar Son of Late Bundela Ravi Das 235/1, Upen Banerjee Road, 2nd Floor Flat No 2A, P.O:- Parnasree, P.S:- Behala, District:-South 24 Parganas, West Bengal, India, PIN - 700060 Sex Male, By Caste: Hindu, Occupation: Service, Citizen of: India PAN No : AFEPK2730A, Status :Individual, Executed by: Self To be Admitted by Self	Individual	Executed by: Self To be Admitted by: Self



Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Gourab Builders And Suppliers Mahadevpur Puratan Dakghar, P.O - Maheshtala, P.S.- Maheshtala District -South 24-Parganas, West Bengal, India, PIN 700141 PAN No ABSPN2343L, Status Organization, Executed by Representative	Organization	Executed by Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Shyamal Kumar Naskar Son of Late Subal Chandra Naskar Puratan Dakghar, P.O - Maheshtala, P.S - Maheshtala, District -South 24-Parganas, West Bengal, India, PIN - 700141 Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No.: ABSPN2343L	Gourab Builders And Suppliers (as Proprietor)

Identifier Details :

Name & address

Miss GITOSREE PALIT
Daughter of Mr. NARESH PALIT
ALIPORE POLICE COURT, P.O - ALIPORE, P.S.- Alipore, District:-South 24-Parganas, West Bengal, India, PIN -
700027 Sex Female, By Caste Hindu, Occupation: Service, Citizen of India, Identifier Of Smt Pratibha Kumari, Shri
Rajesh Kumar, Shri Shyamal Kumar Naskar

N

Transfer of property for L1

Sl No	From	To, with area (Name-Area)
1	Smt Pratibha Kumari	Gourab Builders And Suppliers-3.45469 Dec
2	Shri Rajesh Kumar	Gourab Builders And Suppliers-3.45469 Dec

Land Details as per Land Record

District South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Sreema Properties Road, Mouza
Champur Ward No 17, Holding No:F3 72 1 NEW

Sl No	Plot & Khatian Number	Details Of Land
11	LR Plot No - 34(Corresponding RR Plot No - 34), LR Khatian No 2131	Owner: রাজেশ কুমার, Guardian: বুদ্ধেলা রবিদাস, Address 85, ডায়মন্ড হারবার রোড, কলকাতা - 38, Classification: শালি, Area: 0.03000000 Acre.



Note

If the given information are found incorrect, then the assessment made stands invalid
Query is valid for 30 days (i.e. upto 15/10/2017) for e-Payment Assessed market value & Query is valid for 44 days (i.e. upto 29/10/2017) for registration

Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-

e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961) If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO office.



Major Information of the Deed

Deed No
 Deed No / Year
 Deed Date
 Applicant Name, Address & Other Details
 Registration
 (a) (b) Rate, Development Power of Attorney after Registered
 Development Agreement
 Set Forth value
 Rs. 1
 Amount Paid (Rs.)
 Rs. 100/- (Article 4B(g))
 Remarks

I-1602-09257/2017	Date of Registration	13/10/2017
1602-1000320770/2017	Office where deed is registered	D.S.R. - II SOUTH 24-PARGANAS, District South 24-Parganas
15/09/2017 12:12:31 PM	SANDIP KUMAR MONDAL Thana: Alipore, District: South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile: 9830321828, Status: Advocate	



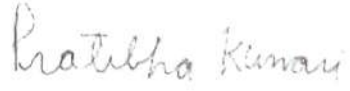
Additional Transaction	
Market Value	Rs. 14,65,624/-
Registration Fee Paid	Rs. 39/- (Article: E, M(b), H)
Development Power of Attorney after Registered Development Agreement of [Deed No/Year] 160208597/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24 Parganas, P.S: Maheshtala, Municipality: MAHESHTALA, Road: Sreema Properties Road, Mouza: Group: Ward No: 17 Holding No: 13/2/1 NEW

Sl. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	10/14	1R/2131	Bastu	Shali	4 Katha 3 Chatak	1/-	14,65,624/-	Width of Approach Road: 14 Ft.
Grand Total					6.9094Dec	1/-	14,65,624/-	

Principal Details

Name, Address, Photo, Finger print and Signature			
Name	Photo	Fingerprint	Signature
Smt Pratibha Kumari Wife of Smt. Rajesh Kumar Executed by: Self, Date of Execution: 15/09/2017 Admitted by: Self, Date of Admission: 15/09/2017, Place: Office			
15/09/2017		LTI 15/09/2017	15/09/2017

2/F/1, Open Banerjee Road, 2nd Floor, Flat No: 2A, P.O:- Parnasree, P.S:- Behala, District:-South 24 Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Service Citizen of India, PAN No.:: AGQPK8354H, Status :Individual, Executed by: Self, Date of Execution: 15/09/2017
 Admitted by: Self, Date of Admission: 15/09/2017, Place : Office






Name	Photo	Fingerprint	Signature
Shri Rajesh Kumar Son of Late Bundela Ravi (Deceased) Executed by Self, Date of Execution: 15/09/2017 Admitted by Self, Date of Admission: 15/09/2017, Place Office			

833/1, Upen Banerjee Road, 2nd Floor, Flat No. 2A, P.O. - Parnasree, P.S. - Behala, District -South
 24 Parganas, West Bengal, India, PIN - 700060 Sex Male, By Caste: Hindu, Occupation: Service,
 Citizen of India, PAN No. AFEPK2730A, Status: Individual, Executed by Self, Date of Execution
 15/09/2017
 Admitted by: Self, Date of Admission: 15/09/2017, Place: Office

Attorney Details :

Name, Address, Photo, Finger print and Signature
Gourab Builders And Suppliers Mahadevpur, Puratan Dakghar P.O. - Maheshtala P.S. - Maheshtala District -South 24-Parganas, West Bengal India PIN - 700141 PAN No. ABSPN2343L Status Organization, Executed by Representative

Representative Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Shyamal Kumar Naskar (Presentant) Son of Late Subal Chandra Naskar Date of Execution 15/09/2017, Admitted by Self, Date of Admission 15/09/2017, Place of Admission of Execution: Office			

Puratan Dakghar, P.O. - Maheshtala P.S. - Maheshtala District -South 24-Parganas West Bengal, India,
 PIN 700141 Sex Male By Caste Hindu Occupation Business Citizen of India PAN No
 ABSPN2343L Status Representative Representative of Gourab Builders And Suppliers (as
 Proprietor)

Officer Details :

Name & address
SHRIMATI NARESH PAJJI 1341, 133, ICE COURT, P.O. - ALIPORE P.S. - Alipore District -South 24-Parganas West Bengal India PIN 741 001 Sex Female By Caste Hindu Occupation Service Citizen of India Identifier Of Smt Pratibha Kumari, Shri Shri Kumar: Shri. Shyamal Kumar Naskar



15/09/2017

and Details as per Land Record

West No. 17, Heading No. 13/2/1 NE-W Maheshtala Municipality MAHESHTALA Road Sreema Properties Road Mouza

Plot & Khatian Number	Details Of Land
Plot No. 14 (Corresponding) Khatian No. 14/1/1 Khatian No. 2111	Owner রাজেশ কুমার, Gurdian বুদ্ধেশ্বর রবিদাস, Address 85 ডাফমন্ড হারবার রোড, কলকাতা - 38, Classification শাপি, Area 0.03000000 Acre.

Indorsement For Deed Number : I - 160209257 / 2017

On 15-09-2017

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

Presented for registration at 12:00 hrs. on 15-09-2017 at the Office of the D S R - II SOUTH 24-PARGANAS by Sri Gourab Builders And Suppliers

Statement of Market Value (WB PUVI rules of 2001)

Whereas that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,00,000/-

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

Execution is admitted on 15/09/2017 by 1. Smt Pratibha Kuman, Wife of Shri Rajesh Kumar, 235/1, Upen Banerjee Road, 2nd Floor, Flat No. 2A P.O. Parnasree Thana Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service.

2. Shri Rajesh Kumar, Son of Late Bundela Ravi Das, 235/1, Upen Banerjee Road, 2nd Floor, Flat No. 2A P.O. Parnasree, Thana Behala, South 24-Parganas WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service.

3. Daughter of Mr NARESH PALIT, ALIPORE POLICE COURT, P.O. ALIPOR, South 24 Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service.

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

Execution is admitted on 15-09-2017 by Shri Shyamal Kumar Naskar, Proprietor, Gourab Builders And Suppliers, Parnasree, Parnasree Dakghar P.O. - Maheshtala, P.S. - Maheshtala, District -South 24-Parganas, West Bengal, India, PIN - 700027.

3. Daughter of Mr NARESH PALIT, ALIPORE POLICE COURT, P.O. ALIPOR, South 24 Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service.

Payment of Fees

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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2017, Page from 273064 to 273086
Deed No 160209257 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.10.16 13:16:44 +05.30
Reason: Digital Signing of Deed

Rina Chaudhury

Rina Chaudhury) 16/10/2017 13:16:34
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)