

07035/16

5. 7271/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 172662

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

*Rhoully*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

18 JUL 2016

GENERAL POWER OF ATTORNEY FOR DEVELOPMENT

NOW KNOW ALL MEN BY THIS PRESENTS I, CHANDAN  
GHOSH, son of <sup>SRI</sup> Late Sachindra Ghosh, by Nationality - Indian, by religion - Hindu, by Occupation - Service, resident of 347 Becharam Chatterjee Road, Post office Behala, Police Station Behala now Parnasree, Kolkata - 700034, District South 24 Parganas, hereinafter called and referred to as the PRINCIPAL/EXECUTANT.

*Chandan Ghosh*

473 27.08.16  
100/-  
Mena Duffa d  
11/2/18 B.C. Road  
Km. 34

*[Signature]*



Identified by me.  
Niladris Sekhar Talukdar  
Advocate  
s/o. S. K. Talukdar  
18, Judges Court Road,  
Alipore  
Kolkata - 700027.

District Sub-Registrar-II  
Alipore, South 24 Parganas

12 JUL 2016



## SEND GREETINGS

WHEREAS one Lakshman Singh son of Late Brinda Prasad Singh of 347, Becharam Chatterjee Road, Police Station Behala, Kolkata - 700034 was the sole owner of a piece of homestead land containing an area of 2 (two) Cottahs 8 (eight) Chittaks be the same little bit more or less togetherwith brick built pan tiles shed structure by virtue of a registered sale deed executed by its earstwhile owner Sailendra Nath Roy. The said registered instrument for sale was executed on 08.11.1974 registered at the office of the joint sub registrar at Behala recorded in Book No. 1, Volume No. 78, Pages 126 to 128, Being No. 4592 for the year 1974.

AND WHEREAS above named Lakshman Singh having acquired exclusive right, title and interest over the said pieces of land with structure lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana Balia, Dag No. 6902, Khatian No. 449, P.S. Behala, District 24 Parganas South began to seize, possess and enjoy the same without any interruption by way of making payment of seces and taxes as assessed by the BL & LRO and the South Subarban Municipality respectively since the date of incorporation of his name in the mutation registered of ownership.

AND WHEREAS during such peaceful enjoyment of the said property his name was incorporated in the assessment registered of ownership in the Kolkata Municipal Corporation ( S.S. Unit) and thus the above mentioned property has been marked, known and identified by the Municipal Premises No. 347, Becharam Chatterjee Road, Ward No. 130, K.M.C.

AND WHEREAS the above named owner, i.e Lakshman Singh afterwards transfer his right of ownership in respect of the said property in favour of the Principal/Executant herein by virtue of ratification and registration of a Deed of Gift and the said instrument for gift was registered at the office of the Additional Register of Assurances - I, Calcutta recorded in Book No. 1, C.D.



District Sub-Registrar-II  
Alipurah, Assam

12 JUL 2016

Volume No. 1, Pages 6307 to 6319, Being No. 00279 for the year 2010.

AND WHEREAS the CHANDAN GHOSH, herein having acquired exclusive right, title and interest over the said land with structure by dint of aforementioned Registered Deed of Gift containing an area of 2 (Two) Cottahs 8 (Eight) Chittaks started to seize, possess and enjoy the same by paying taxes to the K.M.C in regular way for the said property, the details of which is categorically mentioned in the **FIRST SCHEDULE** below:

AND WHEREAS the present owner/Principal/Executant namely CHANDAN GHOSH is desirous of developing the said property by constructing a residential building thereon through a Developer / Contractor in accordance with the sanctioned building plan to be prepared by the Developer / Contractor with the consent of the owner and sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the said Executants entered into an Agreement for Development with (1) SMT. HENA DUTTA, Wife of Sri Subhasish Dutta, resident of 11/2/1B, Becharam Chatterjee Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas, (2) SMT. MOUMITA CHATTERJEE, Wife of Sri Snehasish Chatterjee, resident of 78, Brahma Samaj Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas and (3) SRI BAPI PAL, Son of Late Bijoy Krishna Paul, resident of 7, Pally Mangal Colony, Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, all being partners carries on partnership business under the name and style "HENA DUTTA - BAPI PAL - MOUMITA CHATTERJEE" having its office at 78, Brahma Samaj Road, P.S. Behala now Parnasree, Kolkata - 700034, District South 24 Parganas, on 12/07/2016 with the terms and conditions incorporated in the said Agreement for Development and the said Agreement for





District Sub-Register-II  
Alipore, South 24 Parganas

12 JUL 2016

Development has been registered in the Office of the D.S.R-II, Alipore, South 24 Parganas on 12/07/2016 being Deed no. I-7084 for the year 2016.

**AND WHEREAS** as per the terms and conditions of the said Agreement for Development dated 12/07/2016 being the owner of the said property i.e. the Principal/Executant herein decided to appoint (1) SMT. HENA DUTTA, Wife of Sri Subhasish Dutta, resident of 11/2/1B, Becharam Chatterjee Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas, (2) SMT. MOUMITA CHATTERJEE, Wife of Sri Snehasish Chatterjee, resident of 78, Brahma Samaj Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas and (3) SRI BAPI PAL, Son of Late Bijoy Krishna Paul, resident of 7, Pally Mangal Colony, Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, all being partners carries on partnership business under the name and style "HENA DUTTA - BAPI PAL - MOUMITA CHATTERJEE" having its office at 78, Brahma Samaj Road, P.S. Behala now Parnasree, Kolkata - 700034, District South 24 Parganas, as my Constituted Attorney empowering, authorizing, entrusting and appointing to perform, do, execute, acts, deeds and things in respect of the development of the said property in pursuance of the said Agreement for Development, for and on behalf of me, the executant's herein.

**NOW KNOW ALL MEN BY THIS PRESENTS I CHANDAN GHOSH**, being the owner of property being Premises No. 347, Becharam Chatterjee Road, within the area of Ward No. 130 and Assessee No. 411300203429, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Post Office Behala, Police Station Behala now Parnasree, Kolkata - 700034, District South 24 Parganas do hereby nominate, constitute and appoint (1) SMT. HENA DUTTA, Wife of Sri Subhasish Dutta, resident of 11/2/1B, Becharam Chatterjee Road, Police Station previously Behala at present Parnasree, Kolkata - 700034, District South 24 Parganas, (2) SMT. MOUMITA CHATTERJEE, Wife of Sri Snehasish Chatterjee, resident of 78, Brahma Samaj Road, Police Station previously Behala



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Alipore, South 24 Parganas

12 JUL 2016



at present Parnasree, Kolkata - 700034, District South 24 Parganas and (3) SRI BAPI PAL, Son of Late Bijoy Krishna Paul, resident of 7, Pally Mangal Colony, Police Station - Thakurpukur, Kolkata - 700063, District South 24 Parganas all by Nationality - Indian, all by faith - Hindu, all by Occupation - Business, all being partners carries on partnership business under the name and style "HENA DUTTA - BAPI PAL - MOUMITA CHATTERJEE" having its office at 78, Brahma Samaj Road, P.S. Behala now Parnasree, Kolkata - 700034, District South 24 Parganas as my true and lawful attorney for me in my name and on my behalf to do execute and perform, inter alia, the following acts, deeds matters and things in respect of the property as described in the Schedule hereunder written.

- 1) To represent me before the authorities of the Kolkata Municipal Corporation, B.L & L.R.O, CESC Ltd. and any other Government and Semi-Government offices, civic authority, courts and to sign on all applications, petitions, plans, documents, affidavits, declarations etc. in respect of the said property for and on behalf of me.
- 2) To prepare, to make design plan, work, manage, control and supervise the construction of the building to be erected in aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and in order to proceed with such work of construction of building my true and lawful constituted attorneys shall have ample right to purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage L.B.S, designers, architects, engineers, artisans and masons and workmen for the said purpose.
- 3) To appear for and on my behalf before the appropriate authorities of The Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, the CESC Ltd. and any other local or statutory authorities and all Govt./Semi Govt./Quasi Govt./Private Offices and Police Authorities and to sign on my behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary

documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building with habitable condition.

- 4) To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and also occupancy certificate or any other certificate and to sign all such applications/forms and documents as shall be required for the said purpose.
- 5) To institute, commence, prosecute, carry on or defend all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning to my said property or concerning to special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitions, inventories to accept service of all summons, notices and other judicial process, to execute any judgment, decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama / Power or any other authority to act and plead.
- 6) To file and defend any or all suits, cases, appeals, complainants and applications, Revisions, Writ Petition, Motion/s of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner whatsoever relating to the said property as described in the Schedule hereunder written in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority or Quasi Judicial Authority in respect of the below mentioned Schedule property.
- 7) To sign and verify all plaints, written statements, petitions,



objections, cross objections, claims, counter claims, application for execution, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of Appeal and generally to do all other acts, deeds and things relating to the above matter/proceedings for and on my behalf as the said Attorney in its absolute discretion may think fit and proper in respect of the below mentioned Schedule property.

- 8) To sign and receive all letters and articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper and effectual receipt or receipts there for.
- 9) To negotiate and enter into any conclusive Agreement for sale and to sell the Developers' allocation in the building to be erected in my said property (keeping fully secured of the owner's allocation mentioned in the said Agreement for Development) as fully mentioned and described in the SECOND Schedule above to any intending purchaser or purchasers.
- 10) To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, or other spaces, if any, to any intending Purchaser or Purchasers of the Developers' Allocation.
- 11) To enter into an agreement or agreements with the intending purchaser or purchasers for the sale of flat/s and other spaces of the building within the Developer's Allocation as mentioned in the SECOND Schedule of the said Agreement for Development dated 12/07/2016 which was duly registered in the Office of the D.S.R-II, Alipore, South 24 Parganas pertaining to the construction of the said premises and to receive all earnest money and/or advance or advances and also the balance consideration amount on completion of such sale or sales in the said building from the intending purchaser or purchasers and give valid receipt and discharge for the same after handing over Owner's Allocation as per SECOND Schedule above.



- 12) That the Developer shall have no right to deal with Owner's Allocation and / or SECOND SCHEDULE property any manner whatsoever and we being the executant of this General Power of Attorney authorized and entrust the Developer to deal with the Developers' Allocation and or THIRD SCHEDULE property in all respects.
- 13) To present any conveyance or conveyances for registration, to admit into execution and issue valid receipt on acceptance of consideration before the Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said Attorney may consider as necessary for conveying the said property out of the Developers' allocation as mentioned in the Third Schedule in the said Agreement for Development or any portion thereof to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by myself.
- 14) To issue No Objection certificate to any intending purchaser/s for obtaining home loan from any bank, company/firm, Non Banking Financial Institution or person in respect of sale of the said property or any portion thereof without creating any financial liability to the owner for the same.
- 15) The executant's of this instrument for General Power of Attorney entrust and authorized to his constituted attorneys to prepare, execute and register the instrument for amalgamation of the property of the executant's herein with the property / properties lying adjacent to the property of the executant's herein. If the owner/s of the said premises/s so desire to erect building in his/their property / properties after amalgamation of his/their land with my premises.

That the Developers shall have every right to put their respective hands to execute deeds of conveyance and to present the same for accomplishment of registration of the Developers' allocation and to receive and to enjoy entire consideration

amount of the sale proceed of the said developers' allocation in the said building.

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid Developers' Allocation property or any part thereof and for better exercise of the Authorities herein shall be construed done by me under my own hand and seal, as the Acts, Deeds and things done by my personally.

**AND** we do hereby ratify and confirm all or whatsoever other act or acts my said Attorney shall lawfully do, execute or perform or caused to be done and executed or performed in connection with the sale of the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney **NOTWITHSTANDING** no express power in that behalf hereunder is provided.

#### FIRST SCHEDULE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks togetherwith brick built tiles shed structure containing an area of 200 Sq.ft standing thereon, lying and situate at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana Balia, Dag No. 6902, Khatian No. 449, P.S. Behala within the limit of South Subarban Municipality now under Kolkata Municipal Corporation being Premises No. 347, Becharam Chatterjee Road, Assessee No. 411300203429, Ward No. 130, corresponding to postal address 3/1/2/1, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasreee, Kolkata - 700034, District South 24 Parganas, District South 24 Parganas and the said property is butted and bounded in the following manner :-

**ON THE NORTH:** Land and building of Sri Bijan Banerjee.

**ON THE EAST** : Property of the Smt. Hena Dutta & Others.



ON THE SOUTH: By 16'-5" ft wide common passage;

ON THE WEST : By Property of Lalit Chakraborty.

IN WITNESSES WHEREOF I, CHANDAN GHOSH have signed this  
General Power of Attorney on this the      day of July, 2016.

WITNESSES :-

1. Ankanish Chatterjee  
S/O Late A.N. Chatterjee  
297C B.S. Road, Behala.  
KOL - 34.

2. Subhish Ghose.  
S/o Late Subhish Ghose.  
11/24/13, B.C. Road, Behala.  
KOL - 34.

Chandan Ghosh

EXECUTANT  
(PRINCIPAL)

We accept this Power of Attorney

1. Chandra Ghose
2. Moumita Chatterjee
3. Binoy Paul

Signature of the ATTORNEY

Drafted by me as per information  
and documents supplied to me:-

Alipore Subhish Ghose

(WB 1746/2002)

Advocate

Alipore Judges' Court, Kolkata-700 027.












Computer Print by :

B. Mookerjee

320, ML Gupta Road, Kolkata- 700008.




Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

 <i>Chandan Ghosh</i>	Left Hand					
	Right Hand					

Name --- **CHANDAN GHOSH.**

Signature *Chandan Ghosh*

Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

 <i>Hena Dutta</i>	Left hand					
	Right Hand					

Name --- **HENA DUTTA.**

Signature *Hena Dutta*


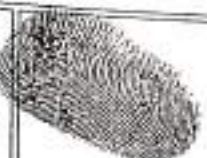









Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

 <i>Moumita Chatterjee</i>	Left Hand					
	Right Hand					

Name --- **MOUMITA CHATTERJEE.**

Signature *Moumita Chatterjee*

Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

	Left Hand					
	Right Hand					

Name --- **BAPI PAL**

Signature *Bapi Pal*

Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

PHOTO	Left hand					
	Right Hand					

Name --- .....

Signature .....

Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

PHOTO	Left Hand					
	Right Hand					

Name --- .....

Signature .....

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDAN GHOSH

SACHIN GHOSH

23/11/1985

Permanent Account Number

AYBPG3443L

*Chandan Ghosh*

Signature



23/11/2011

*Chandan Ghosh*





आयकर विभाग

INCOME TAX DEPARTMENT

HENA DUTTA

KHAGENDRA NATH DAS

18/09/1971

Permanent Account Number

AGMPD6832F

*Hena Dutta*

Signature



भारत सरकार

GOVT. OF INDIA



*Hena Dutta*




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BAPI PAL  
GORA CHAND PAL  
14/01/1953  
Permanent Account Number  
ALUPP1065D

Signature



*Bapi Pal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MOUMITA CHATTERJEE

SATYA HARI BANERJEE

03/01/1977

Permanent Account Number  
AENPC2769R

*Moumita Chatterjee*  
Signature



*Moumita Chatterjee*







2-7274/16

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	16021000264464/2016	Query Date	12/07/2016 11:59:15 AM
Office where deed will be registered	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	N S Talukder		
Address	Thana : Alipora, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9804251230		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details			
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 40,60,000/-
Stampduty Payable	Rs. 50/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 100/-		
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)		

Query No:-16021000264464/2016, 12/07/2016 12:13:55 PM



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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) -- ) , , Premises No. 347, Ward No: 130	(Rest (Ward 130) -- )	2 Katha 8 Chatak	1/-	40,00,000/-	Proposed Use: Bastu, Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	200 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land, 1/1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure	
Principal Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Mr Chandan Ghosh Son of Mr Sachin Ghosh 3/1/2/1, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYBPG3443L,		
Attorney Details						
SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details		
1	HENA DUTTA BAPI PAL MOUMITA CHATTERJEE 78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Organization	Executed by: Representative,	PAN No. AAHFH5345J,		





**Representative Details**

Sl. No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Bapi Pal 7, Paly Mongal Colony, P.O:- Thakurpukur, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700063	Sex: Male, By Caste: Hindu, . Occupation: Business, Citizen of India, PAN No. ALUPP1065D		HENA DUTTA BAPI PAL MOUMITA CHATTERJEE
2	Mrs Hena Dutta 11/21B, Beharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AGMPD6832F		HENA DUTTA BAPI PAL MOUMITA CHATTERJEE
3	Mrs Moumita Chatterjee 76, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AENPC2769R		HENA DUTTA BAPI PAL MOUMITA CHATTERJEE

**Identifier Details**

Identifier Name & Address	Other Details	Identifier of
N S Talukdar Son of . ALIPORE JUDGES COURT, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India,	Mr Chandan Ghosh, Mrs Hena Dutta, Mrs Moumita Chatterjee, Mr Bapi Pal

For Information only

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 25/08/2016 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.1,00,000/- or Registration Fees payable is more than 5,000/- or both.
6. Web-based e-Assessment report is provisional one and is subject to final verification by the concerned Registering Officer.



Query No:-160210602644642016, 12/07/2016 12:13:55 PM SOUTH



7. 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
8. 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.
9. 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 BLLRO office.




-----  
(Rina Chaudhury)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





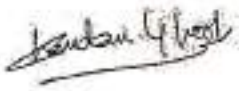
## Seller, Buyer and Property Details

### A. Principal & Attorney Details

#### Presentant Details



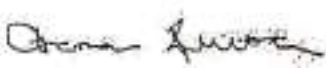


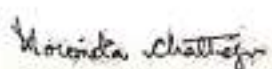
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Chandan Ghosh Son of Mr Sachin Ghosh 3/1/2/1, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	 12/07/2016 12:26:24 PM	 LTI 12/07/2016 12:26:27 PM
		 12/07/2016 12:26:40 PM	

#### Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Chandan Ghosh Son of Mr Sachin Ghosh 3/1/2/1, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYBPG3443L,; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office	 12/07/2016 12:26:24 PM	 LTI 12/07/2016 12:26:27 PM
		 12/07/2016 12:26:40 PM	



Attorney Details



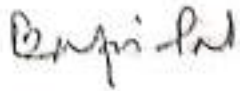
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>HENA DUTTA BAPI PAL MOUMITA CHATTERJEE                      78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AAHFH5345J.; Status : Organization; Represented by representative as given below:-</p>		
1(1)	<p>Mrs Hena Dutta                      11/2/1B, Becharam Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGMPD6832F.; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office</p>	 12/07/2016 12:26:48 PM	 LTI 12/07/2016 12:26:51 PM
		 12/07/2016 12:27:12 PM	
(2)	<p>Mrs Moumita Chatterjee                      78, Brahma Samaj Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AENPC2769R.; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office</p>	 12/07/2016 12:27:19 PM	 LTI 12/07/2016 12:27:24 PM
		 12/07/2016 12:27:41 PM	



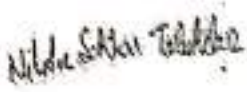


**Attorney Details**

Name, Address, Photo, Finger print and Signature

SL No.		 12/07/2016 12:25:59 PM	 LTI 12/07/2016 12:26:03 PM
(3)	Mr Bapi Pal 7, Pally Mongal Colony, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALUPP1065D,; Status : Representative; Date of Execution : 12/07/2016; Date of Admision : 12/07/2016; Place of Admission of Execution : Office	 12/07/2016 12:26:17 PM	

**B. Identifiro Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	N S Talukdar Son of . ALIPORE JUDGES COURT, P.O:- Allpore, P.S:- Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Ghandan Ghosh, Mrs Hena Dutta, Mrs Moumita Chatterjee, Mr Bapi Pal	 12/07/2016 12:28:12 PM

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatlan Nol Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road. Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) -- ) . . Premises No. 347, Ward No: 130	(Rest (Ward 130) -- )	2 Katha 8 Chata	1/-	40,00,000/-	Proposed Use: Bantu, Width of Approach Road: 17 Ft. Adjacent to Metal Road.



Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	N S Talukder
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate





Endorsement For Deed Number : I - 160207274 / 2016

Query No/Year 16021000264464/2016 Serial no/Year 1602007035 / 2016  
Deed No/Year I - 160207274 / 2016  
Transaction [0138] Sale, Development Power of Attorney after Registered Development Agreement  
Name of Presentant Mr Chandan Ghosh Presented At Office  
Date of Execution 12-07-2016 Date of Presentation 12-07-2016

Remarks

On 12/07/2016  
Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 12:15 hrs on : 12/07/2016, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr Chandan Ghosh ,Executant.

Certificate of Market Value(W.B. PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,60,000/-

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

Execution is admitted on 12/07/2016 by  
Mr Chandan Ghosh, Son of Mr Sachin Ghosh, 3/1/2/1, Road: Becharam Chatterjee Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Service  
Indetified by N S Talukdar, Son of . , ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/07/2016 by  
Mrs Hena Dutta Mrs Hena Dutta, Wife of Mr Subhasish Dutta, 11/2/1B, Road: Becharam Chatterjee Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business  
Indetified by N S Talukdar, Son of . , ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 12/07/2016 by  
Mrs Moumita Chatterjee Mrs Moumita Chatterjee, Wife of Mr Shekhar Chatterjee, 78, Road: Brahma Samaj Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business  
Indetified by N S Talukdar, Son of . , ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate



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



Execution is admitted on 12/07/2016 by

Mr Bapi Pal Mr Bapi Pal, Son of Late Bijoy Krishna Paul, 7, Road: Pally Mongal Colony, P.O: Thakurpukur, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700063, By caste Hindu, By profession Business  
Identified by N S Talukdar, Son of ., ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

**Payment of Fees**

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

**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. Rs 100/- is paid on Impressed type of Stamp, Serial no 473, Purchased on 27/06/2016, Vendor named H Mukherjee.

*(Signature)*

(Rina Chaudhury)

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

On 18/07/2016

**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.

*(Signature)*

(Rina Chaudhury)



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I

Volume number 1602-2016, Page from 212349 to 212374  
being No 160207274 for the year 2016.



Digitally signed by RINA CHAUDHURY  
Date: 2016.07.19 18:44:40 +05:30  
Reason: Digital Signing of Deed.

*R. Chaudhury*

(Rina Chaudhury) 19/07/2016 18:44:39  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)