

12/09/19

T-11474/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

verified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached to this document are the part of this document.

24AN 058861

[Signature]

Add. District Sub-Registrar
Behula, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

11 1 NOV 2019

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I, SRI
 TUSHAR KANTI GHOSH, son of Late Jatindra Krishna Ghosh,
 having PAN : ACWPG0551A, by creed Hindu, Indian by
 National, by occupation : Retired, residing at 4 Chandri Charan
 Ghosh Road, Post Office : Barisha, Police Station :
 Thakurpukur, Kolkata : 700008, hereinafter called and referred
 to as "the PRINCIPAL".

18
11/11/19
0229355

9 AUG 2019

Serial No. 1106 Date.....
Name... Majumder... construction,
Address ... 7D... State... Bank Park -
..... No. 63

Value Rs. 20/- P.....

BIDYUT KR. SAHA

Licence Stamp Vendor

Alipore Judges' Court 24 Pgs. (S)

Licence Stamp Vendor Signature

1106 To 1110 = 2075 = 100/-



A.D.S.R. Behala
11 NOV 2019
Dist. - South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-11474/2019	Date of Registration	11/11/2019
Query No / Year	1607-1000229355/2019	Office where deed is registered	
Query Date	05/11/2019 1:11:11 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY MAJUMDER 79, STATE BANK PARK, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9433050645, Status : Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 75,29,895/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160702490/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chand Charan Ghosh Road, Road Zone : (D H Road -- J L Sarani (Ward 123,124)) , Premises No: 3, , Ward No: 124 Pin Code : 700008



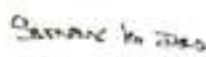
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 4 Chatak 24 Sq Ft	5,50,000/-	70,79,895/-	Width of Approa Road: 12 Ft., Adjacent to Met Road.
Grand Total :				13.6675Dec	5,50,000 /-	70,79,895 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	4,50,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
Total :		500 sq ft	4,50,000 /-	4,50,000 /-	



Identifier Details :

Name	Photo	Finger Print	Signature
SAMAR KUMAR DAS Son of Late K N DAS 54C, B. L. T. ROAD, P.O:- PARNASREE, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060			
	11/11/2019	11/11/2019	11/11/2019

Identifier Of Mr Tushar Kanti Ghosh, Mr Sanjoy Majumdar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tushar Kanti Ghosh	Majumder Construction-13.6675 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tushar Kanti Ghosh	Majumder Construction-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160711474 / 2019**On 05-11-2019****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 75,29,895/-



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 11-11-2019**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 13:00 hrs on 11-11-2019, at the Office of the A.D.S.R. BEHALA by Mr Sanjoy Majumdar

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

Execution is admitted on 11/11/2019 by Mr Tushar Kanti Ghosh, Son of Late J. K. Ghosh, 4 C.C. Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person

Indetified by SAMAR KUMAR DAS, , Son of Late K N DAS, 54C, B. L. T. ROAD, P.O: PARNASREE, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Professionals

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

Execution is admitted on 11-11-2019 by Mr Sanjoy Majumdar, PROPRIETOR, Majumdar Construction, 79State Bank Park, P.O:- Thakur Pukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063

Indetified by SAMAR KUMAR DAS, , Son of Late K N DAS, 54C, B. L. T. ROAD, P.O: PARNASREE, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Professionals

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 058861, Amount: Rs.20/-, Date of Purchase: 09/08/2019, Vendor name: Bidyut Kr Saha
2. Stamp: Type: Impressed, Serial no 058862, Amount: Rs.20/-, Date of Purchase: 09/08/2019, Vendor name: Bidyut Kr Saha
3. Stamp: Type: Impressed, Serial no 058863, Amount: Rs.20/-, Date of Purchase: 09/08/2019, Vendor name: Bidyut Kr Saha
4. Stamp: Type: Impressed, Serial no 058864, Amount: Rs.20/-, Date of Purchase: 09/08/2019, Vendor name: Bidyut Kr Saha
5. Stamp: Type: Impressed, Serial no 058865, Amount: Rs.20/-, Date of Purchase: 09/08/2019, Vendor name: Bidyut Kr Saha

Sandip Biswas

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1607-2019, Page from 367925 to 367966
being No 160711474 for the year 2019.



Digitally signed by SANDIP BISWAS
Date: 2019.11.18 13:50:24 +05:30
Reason: Digital Signing of Deed.

Sandip

(Sandip Biswas) 18/11/2019 13:49:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AA 058862

::: SEND GREETINGS :::

WHEREAS I, the Principal herein is the sole and absolute Owner of ALL THAT piece and parcel of land measuring about 8 (Eight) Cottahs 4 (Four) Chittacks 24 (Twenty-Four) Square Feet more or less together with pucca structure having an area of 500 (Five Hundred) Square Feet standing thereon, situate and lying at Mouza : Purba Barisha, J.L. No.23, R.S. No.43, Touzi Nos.1-6, 8-10 & 12-16, under C.S. & R.S. Khatian Nos.217 & 936, appertaining to C.S. & R.S. Dag Nos.1504 & 1505, being known and numbered as Municipal Premises No.3, Chandi Charan Ghosh Road (mailing address 4, Chandi

9 AUG 2019

Serial No. 1107 Date.....
Name... Majumder - Construction.
Address ... 7D State - Bankpur
Koh-63:.....

Value Rs. 20/- P.....

BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs (S)

[Handwritten Signature]
Licence Stamp Vendor Signature

20+5=100+



A.D.S.R. Behala
11 NOV 2019
Dist.- South 24 Pgs.

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AA 058863

Charan Ghosh Road), Police Station : Thakurpukur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation, under Ward No. 124, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), entered into a registered Development Agreement on 15th March 2018 with "M/S. MAJUMDER CONSTRUCTION", a Proprietorship Firm, having its Registered Office at 79, State Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063, having represented by its Proprietor SRI SANJOY MAJUMDAR, son of Late Prasanta Kumar Majumdar of 79, State Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063 for

9 AUG 2019

Serial No. 1108 Date.....
Name... Marjuna das... Contribution .
Address ... 7D... State - Bank para -
Kot-63 :.....
Value Rs. 20/- P.....

BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)

Licence Stamp Vendor Signature

2045 = 100/-



A.D.S.R. Behala
11 Nov 2019
Dist. - South 24 Pgs.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AA 058864

hereinafter referred to as "the **SAID PROPERTY**", morefully and particularly described in the **SCHEDULE** hereunder written, which was duly registered in the Office of the Additional District Sub-Registrar at Behala, Being No. **160702490** for the year 2018 as per terms and conditions clearly set forth therein.

AND WHEREAS in the Development Agreement it was inter-alia stated that on completion of the proposed Building, the Owner shall be at the first instance entitled to get 45% of the total F.A.R. out of 100% of the total F.A.R. of the proposed Building/s in finished, complete and in habitable condition.

9 AUG 2019

Serial No. 1109 Date.....
Name... Majumder... Construction.
Address... 7D... State... Bank Park.
Koh-63

Value Rs. 20/- P.....

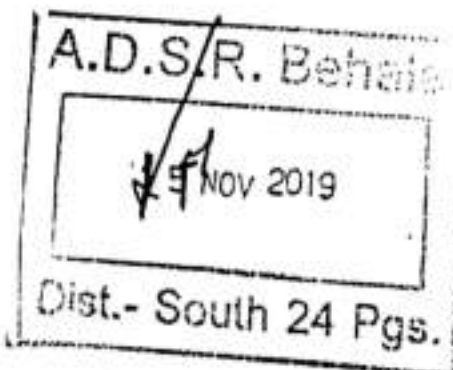
BIDYUT KR. SAHA

Licence Stamp Vendor

Alipore Judges' Court 24 Pgs. (S)

Licence Stamp Vendor Signature

2045 = 100/-



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

24AA 058865

AND WHEREAS in pursuance of the Development Agreement entered between myself and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for me to appoint Attorney/s to look after all my aforesaid property affairs during my absence.

NOW KNOW ALL BY THESE PRESENTS I, the above named Principal do hereby and hereunder nominate, constitute and appoint **"M/S. MAJUMDER CONSTRUCTION"**, a Proprietorship Firm, having its Registered Office at 79, State

1-9 AUG 2019

Serial No.....1110.....Date.....
Name...M. Anjunder...Contribution...
Address..7.D...Stata...Bunk Park.
.....Kor-63:.....
Value Rs.....205.....P.....

BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)

Licence Stamp Vendor Signature

2045 = 1001-



✓

A.D.S. Mahala
11 NOV 2019

Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South), having represented by its Proprietor **SRI SANJOY MAJUMDAR**, son of Late Prasanta Kumar Majumdar, having PAN : ADTPM8539Q, by creed : Hindu, Indian by National, by occupation : Business, residing at 79, State Bank Park, Post Office & Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South), as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold , and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said



~~A.D.S.R. Behala~~
11 NOV 2019
Dist. - Soub. 24 Pgs.

premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.

3. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on my behalf as my constituted Attorney.

5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by him or his own discretion as if I do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity Connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.

9. To receive any booking money and/or earnest money or advance or advances and also the balance /entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.

10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities

including the Kolkata Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property.

11. To represent myself before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which he shall consider necessary and as may be required to complete the proposed Building at the SCHEDULE mentioned property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required for construction during the period.

13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the Development Agreement.
14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating

to the said premises in which I now or may hereinafter be interested or connected and also if my Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, print, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

16. To appear and represent me before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of me in respect of the Developer's allocation. Be it mentioned that the Attorney shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home

Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on my behalf as my constituted Attorney.

19. To negotiate the terms and to sell the Car parking Space/s, other Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in his absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Car parking Space/s, other Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate

share of land and/or cancel and the same with the intending Purchaser/s.

21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.
22. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s, Lease Deed/s and to deliver any Conveyance/s for selling out Flat/s and Car parking Space/s, other Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Car parking Space/s, other Space/s and Flat/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest

money and/or full consideration money from the intending Purchaser/s in my name and the same shall be treated as receipt by me personally from the intending Purchaser/s.

23. To sign and execute all other deed/s, instrument/s and assurance/s which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the SCHEDULE mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s and Car parking Space/s, other Space/s together with the easements right of the common passage and spaces in the property on and for my behalf and it is to be treated as done by me being present myself personally.
24. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement and to execute all my rights therein by my said Attorney.

AND we do hereby agree to ratify and confirm all or whatsoever other acts which my said Attorney shall lawfully do, execute or perform or cause to be done, executed to performed in connection with the construction of the said Building and sale and any other necessary matters of the Developer's allocation etc. as aforesaid regarding Building at the said premises and also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in Developer's allocation which are not indicates, any inconvenience to showing in future in any case of Owner's and Purchaser's and/or without creating any obstruction towards ingress and egress except Owner's allocation as per terms of the Development Agreement under and by virtue of this **POWER OF ATTORNEY** notwithstanding no express power in that behalf hereunder is provided.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hands and seals, if personally present.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 8 (Eight) Cottahs 4 (Four) Chittacks 24 (Twenty-Four) Square Feet, as per Physical measurement & BLRO record 7 Cottahs 4 (Four) Chittacks 12 (Twelve) Square Feet be the same a little more or less together with pucca structure having an area of 500 (Five Hundred) Square Feet standing thereon, situate and lying at Mouza : Purba Barisha, J.L. No.23, R.S. No.43, Touzi Nos.1-6, 8-10 & 12-16, under C.S. & R.S. Khatian Nos.217 & 936, appertaining to C.S. 8& R.S. Dag Nos. 1504 & 1505, being known and numbered as Municipal Premises No.3, Chandi Charan Ghosh Road (mailing address 4, Chandi Charan Ghosh Road), Police Station : Thakurpukur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation, under Ward No. 124, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted and bounded by :-

ON THE NORTH	Another premises ;
ON THE SOUTH	11, Chandi Charan Ghosh Road ;
ON THE EAST	Another premises ;
ON THE WEST	12' wide K.M.C. Road.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 11th day of Nov. ,2019 (Two Thousand Eighteen).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES:-

1. Senek Das
54. B. L. T. Road
Kol - 68

Greshankanti Ghosh
Signature of the **EXECUTANT**

2. Somat Dutta
of Muralpore
Kol. 8

Sanjay Majumdar.
Accepted by the **ATTORNEY**

Drafted by me

Santanu Adhikary
WTS/489/89
Advocate

Alipore Judges' Court Kol: 27.

Computer Typed by :

Debasish Naskar
DEBASISH NASKAR
Alipore Judges' Court, Kol: 27



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SANJOY MAJUMDAR

Signature Sanjoy Majumdar



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name TUSHARKANTI GHOSH

Signature Tusharkanti Ghosh

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				

Name.....

Signature.....

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-1000229355/2019	Office where deed will be registered
Query Date	05/11/2019 1:11:11 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	SANJOY MAJUMDER 79, STATE BANK PARK, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9433050645, Status :Attorney of Executant	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 75,29,895/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article 48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160702490/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road – J L Sarani (Ward 123,124)) , , Premises No: 3 , Ward No: 124 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 4 Chatak 24 Sq Ft	5,50,000/-	70,79,895/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				13.6675Dec	5,50,000 /-	70,79,895 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	4,50,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	4,50,000 /-	4,50,000 /-	

AS- 1 of 3

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Tushar Kanti Ghosh Son of Late J. K. Ghosh 4 C.C. Ghosh Road, P.O.- Barisha, P.S.- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ACWPG0551A, Aadhaar No: 59xxxxxxxx1209, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Majumder Construction 79 State Bank Park, P.O.- Thakur Pukur, P.S.- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 , PAN No.: ADTPM8539Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Sanjoy Majumdar Son of Late Prasanta Kumar Majumdar 79 State Bank Park Road, P.O.- Thakur Pukur, P.S.- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ADTPM8539Q, Aadhaar No: 84xxxxxxxx1778	Majumder Construction (as PROPRIETOR)

Identifier Details :

Name & address	
SAMAR KUMAR DAS Son of Late K N DAS 54C, B. L. T. ROAD, P.O.- PARNASREE, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of India, , Identifier Of Mr Tushar Kanti Ghosh, Mr Sanjoy Majumdar	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Tushar Kanti Ghosh	Majumder Construction-13.6675 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Tushar Kanti Ghosh	Majumder Construction-500.00000000 Sq Ft

Owner and Land or Building Details as received from KMC :

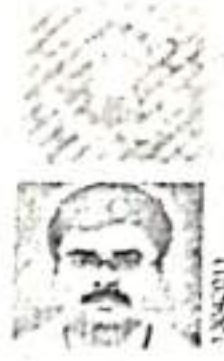
Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411240300039 Premises No. : 3 Ward No. : 124 Street Name : CHANDI CHARAN GHOSH ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SRI TUSHAR KANTI GHOSH Owner Address : 4, CHANDI CHARAN GHOSH ROAD , BARISHA, KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 7 Cottah, 4 Chatak, 12 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-12-2019) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 05-12-2019)
3. 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.
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.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
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.

नाम: राजमा-
पिता: PARTIM
संजोय राजुमदार
प्रसाद राजुमदार
26/12/1986
A JTPM8571Q
Sangay Rajumdar

भारत सरकार
GOVT. OF INDIA



इस कार्ड को खोना / खोने पर कृपया सूचित करें / सूचित करें।
आयकर विन सेवा इकाई, एन एसडी
तीसरी मंजिल, सफ़ायर चेंबर,
संगर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

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please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
TUSHAR KANTI GHOSH



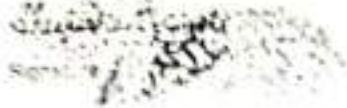
भारत सरकार
GOVT. OF INDIA

JATINDRA KRISHNA GHOSH

28/07/1945

PAN Account Number

ACWPG0551A



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Income Tax PAN Services Unit, UTIITS
Plot Nos. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये / पाये पर कृपया सूचित करें/ लौटाएँ :
आयकर पैन सेवा यूनिट, UTIITS
प्लॉट नो. 3, सेक्टर 11, एनवी मुंबई - 400 614.



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India
 Enrollment No: 1520/20019/00948

To
 Sanjoy Majumdar
 P. 70 STATE BANK PARK
 Furta Bansha
 Thakurpukur
 South Twenty Four Parganas
 West Bengal 700063
 9433080645

69912013
 84034404



MD840344045FH



आपका आधार क्रमांक / Your Aadhaar No. :

8406 5225 1778

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Sanjoy Majumdar
 Father PRASANTA KUMAR MAJUMDER
 DOB 26/12/1966
 Male



8406 5225 1778

मेरा आधार, मेरी पहचान



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

জনসংগ্রহের আই ডি / Enrollment No.: 1040/19979/20879

To
তুষারকান্তি ঘোষ
Tusharkanti Ghosh
4 CHANDI CHARAN GHOSH ROAD
Purba Barisha
Barisha
South Twenty Four Parganas
West Bengal 700008

41102636



MN411026968FT



সাপনার সংখ্যা / Your No.:

5963 0294 1209

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

তুষারকান্তি ঘোষ
Tusharkanti Ghosh
পিতা : জেতিন্দ্র কৃষ্ণ ঘোষ
Father : JATINDRA KRISHNA GHOSH
জন্মতারিখ / DOB : 26/07/1943
পুংসব / Male



5963 0294 1209

- সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

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- Aadhaar is valid throughout the country.
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বর্ডিশা, বর্ডিশা, পশ্চিম ২৪
পরগনা, পশ্চিমবঙ্গ, 700008

Address:
4, CHANDI CHARAN GHOSH
ROAD, Purba Barisha, Barisha,
South Twenty Four Parganas,
West Bengal, 700008

5963 0294 1209

1847
1820 200 1847

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SANJOY MAJUMDAR
PRASANTA MAJUMDAR



भारत सरकार
GOVE. OF INDIA

26/12/1966

Permanent Account Number

ADTPM8539Q

Sanjoy Majumdar

Signature



यदि इस कार्ड को खोने / कान पर कृपया लुफित करें / सौदाए:
आयकर पैन सेवा इकाई, एन एस डी यू एल
तीसरी मंजिल, सफ़ायर चेंबर,
बनार टेलिफोन एक्सचेंज के नजदीक,
बनार, पुणे - 411 045

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Income Tax PAN Services Unit, NSDL,
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Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No 1528/20019/00948

To
 Sanjoy Majumdar
 179 STATE BANK PARK
 Purba Bansha
 Thakurpukur
 South Twenty Four Parganas
 West Bengal 700053
 9433050645
 MDH40:U44045FH



आपका आधार क्रमांक / Your Aadhaar No. :

8406 5225 1778

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Sanjoy Majumdar
 Father: PRASANTA KUMAR MAJUMDER
 DOB: 26/12/1965
 Male



8406 5225 1778

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT
TUSHAR KANTI GHOSH



भारत सरकार
GOVT. OF INDIA

JATINDRA KRISHNA GHOSH

26/07/1945

Pan Card Account Number

ACWPG0551A

Signature



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

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आयकर पैन सेवा यूनिट, UTIITSU,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
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ভারত সরকার

Unique Identification Authority of India
Government of India

ভুক্তিকারীর আই ডি / Enrollment No.: 1040/19979/20079

To
তুষারকান্তি ঘোষ
Tusharkanti Ghosh
4 CHANDI CHARAN GHOSH ROAD
Purba Barisha
Barisha
South Twenty Four Parganas
West Bengal 700008

41102695



MN411026968FT



আপনার আইডি সংখ্যা / Your ID No.:

5963 0294 1209

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

তুষারকান্তি ঘোষ
Tusharkanti Ghosh
পিতা : জ্যেতিন্দ্র কৃষ্ণ ঘোষ
Father : JATINDRA KRISHNA GHOSH
জন্মতারিখ / DOB : 26/07/1945
পুরুষ / Male



5963 0294 1209

- সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

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বর্ডিশা, বর্ডিশা, পশ্চিমবঙ্গ
৭০০০০৮

Address:
4, CHANDI CHARAN GHOSH
ROAD, Purba Barisha, Barisha,
South Twenty Four Parganas,
West Bengal, 700008

5963 0294 1209

1047
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in



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ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20058/42915

To
সমর কুমার দাস
SAMAR KUMAR DAS
54/C BISHALAKSHITALA ROAD
Pamasree Pally S.O
Pamasree Pally Kolkata
West Bengal 700060
9331981499

6489607



MN064896072DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8272 6192 4180

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

সমর কুমার দাস
SAMAR KUMAR DAS
পিতা : খগেন্দ্র নাথ দাস
Father : KHAGENDRA NATH DAS
জন্ম বর্ষ / Year of Birth : 1954
পুরুষ / Male



8272 6192 4180

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা জ্ঞাপ্ত করুন।

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ঠিকানা:
54/কি, বিন্দলক্ষিতলা রোড, পশ্চী
পর্নী ৫৪.৩, কোলকাতা, পশ্চিমবঙ্গ,
700060

Address:
54/C, BISHALAKSHITALA
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Pamasree Pally, Kolkata,
West Bengal, 700060

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