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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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. 677014

39
2/2/16
B.N. 39002/16



[Signature]
District Sub-Registrar-II
Alipore, South 24 Parganas

2 FEB 2016

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 02nd day of February, Two Thousand and Sixteen B. Y SRI SUBRATA BHANDARI, son of Late Sanat Kumar Bhandari, by faith Hindu, by Nationality Indian by occupation Business, residing at No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053, Post

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Office New Alipore, Police Station Behala, hereinafter called and referred to as the **PRINCIPAL/OWNER** **IN FAVOUR OF SRI ASIT DUTTA BANIK**, son of Late Anil Dutta Banik, by faith Hindu, by Nationality Indian, carrying on business as Developer/Contractor under the name and style of **DIPANITA ENTERPRISE** as Proprietor thereof having his Place of Residence at No.65D, Kailash Pandit Lane, Kolkata-700 053, Post Office New Alipore, Police Station Behala and Office at No. 334, Jyotish Roy Road, Kolkata-700 053, Police Station Behala, hereinafter called and referred to as the **CONSTITUTED ATTORNEY**.

WHEREAS :

- A) By a Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 09th day of December, 1981, registered at the Office of District Sub-Registrar Alipore, 24-Parganas and recorded in its Book No. I, Volume No. 409, at Pages 227 to 234, Being No.13619 for the year 1981, one Kailash Prasad Chowdhury as Vendor, with the joining of Kamal Kumar Chowdhury (Minor) through his Mother and natural Guardian Bina Chowdhury as the Confirming Party sold, transferred ALL THAT the piece and parcel of 2 Cottahs 5 Chhitacks more or less of land situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, R. S. Khatian No.1084, Police Station Behala morefully described in the SCHEDULE thereunder written unto and in favour of the Owner herein.

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- B) Being the Owner of above property, the Owner recorded his name in the Assessment Book of the Kolkata Municipal Corporation and the said property was/is numbered as Premises No. 293, Jyotish Roy Road, Kolkata-700 053 under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same was/is being assessed bearing Assessee No.411170504748.
- C) Adjacent to the aforesaid property/premises, by an another Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 23rd day of September, 1981, registered at the Office of District Sub-Registrar Alipore, 24-Parganas and recorded in its Book No. I, Volume No. 342, at Pages 253 to 260, Being No.10897 for the year 1981, one Anil Kumar Chakraborty sold, transferred ALL THAT the piece and parcel of 2 Cottahs 8 Chhitacks more or less of land situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.357, R. S. Khatlan No.409, Police Station Behala morefully described in the SCHEDULE thereunder written unto and in favour of Smt. Maya Bhandari, wife of Sanat Kumar Bhandari, the Mother of the Owner herein.
- D) Being the Owner of above property, the said Smt. Maya Bhandari recorded her name in the Assessment Book of the Kolkata Municipal Corporation and the said property was/is numbered as Premises No. 309, Jyotish Roy Road, Kolkata- 700 053 under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same was/is being assessed bearing Assessee No.411170505029 in the name of said Smt. Maya Bhandari.

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- E) Subsequently, said Smt. Maya Bhandari, by and/or under a Deed of Gift made in Bengali language (Dan Patra) dated 02nd day of April, 2014, registered at the Office of District Sub-Registrar-II Alipore, 24-Parganas and recorded in its Book No. I, CD Volume No. 7, Page from 7142 to 7156, Being No.03859 for the year 2014, granted and conveyed ALL THAT the property as aforesaid having land area of 2 Cottahs 8 Chhitacks more or less at Premises No. 309, Jyotish Roy Road, Kolkata-700 053 morefully described in the SCHEDULE there under written unto and in favour of the Owner herein.
- F) Adjacent to the aforesaid properties/premises, by an another Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 09th day of December, 1981, registered at the Office of District Sub-Registrar Alipore, 24-Parganas and recorded in its Book No. I, Being No.13620 for the year 1981, one Kailash Prasad Chowdhury as Vendor, with the joining of Kamal Kumar Chowdhury (Minor) through his Mother and natural Guardian Bina Chowdhury as the Confirming Party sold, transferred, transferred ALL THAT the piece and parcel of 2 Cottahs more or less of land situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, R. S. Khatian No.1084, Police Station Behala morefully described in the SCHEDULE thereunder written unto and in favour of Smt. Maya Bhandari, wife of Sanat Kumar Bhandari the Mother of the Owner herein.

Contd.....

- E) Subsequently, said Smt. Maya Bhandari, by and/or under a Deed of Gift made in Bengali language (Dan Patra) dated 02nd day of April, 2014, registered at the Office of District Sub-Registrar-II Alipore, 24-Parganas and recorded in its Book No. I, CD Volume No. 7, Page from 7142 to 7156, Being No.03859 for the year 2014, granted and conveyed ALL THAT the property as aforesaid having land area of 2 Cottahs 8 Chhitacks more or less at Premises No. 309, Jyotish Roy Road, Kolkata-700 053 morefully described in the SCHEDULE there under written unto and in favour of the Owner herein.
- F) Adjacent to the aforesaid properties/premises, by an another Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 09th day of December, 1981, registered at the Office of District Sub-Registrar Alipore, 24-Parganas and recorded in its Book No. I, ^{Volume No. 10} Being No.13620 for the year 1981, one Kailash Prasad Chowdhury as Vendor, with the joining of Kamal Kumar Chowdhury (Minor) through his Mother and natural Guardian Bina Chowdhury as the Confirming Party sold, transferred, transferred ALL THAT the piece and parcel of 2 Cottahs more or less of land situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, R. S. Khatian No.1084, Police Station Behala morefully described in the SCHEDULE thereunder written unto and in favour of Smt. Maya Bhandari, wife of Sanat Kumar Bhandari the Mother of the Owner herein.

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- G) Being the Owner of above property, the said Smt. Maya Bhandari recorded her name in the Assessment Book of the Kolkata Municipal Corporation and the said property was/is numbered as Premises No. 292, Jyotish Roy Road, Kolkata- 700 053 under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same was/is being assessed bearing Assessee No.411170504736 in the name of said Smt. Maya Bhandari.
- H) Subsequently, said Smt. Maya Bhandari, by and/or under a Deed of Gift made in Bengali language (Dan Patra) dated 04th day of March, 2015, registered at the Office of District Sub-Registrar-II Alipore, 24-Parganas and recorded in its Book No. I, CD Volume No. 4, Page from 4564 to 4576, Being No.02467 for the year 2015, granted and conveyed ALL THAT the property as aforesaid having land area of 2 Cottahs more or less at Premises No. 292, Jyotish Roy Road, Kolkata-700 053 morefully described in the SCHEDULE there under written unto and in favour of the Owner herein.
- I) In the event, Subrata Bhandari, the Owner herein has acquired his absolute Ownership over ALL THOSE three Plots of land as aforesaid having land area of 2 Cottahs 5 Chhitacks more or less at Premises No. 293, Jyotish Roy Road, land area of 2 Cottahs 8 Chhitacks more or less at at Premises No. 309, Jyotish Roy Road and also 2 Cottahs more or less of land at Premises No. 292, Jyotish Roy Road.

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J) All the Plots of land/properties as aforesaid were/are adjacent and/or contiguous to each other are thus the Owner being the absolute Owner thereof has amalgamated the said properties into one plot of land having land area of 6 Cottahs 13 Chhitacks more or less in the Assessment Records of The Kolkata Municipal Corporation and the said property having an area of 6 Cottahs 13 Chhitacks more or less was/is recorded as **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053**, under Ward No. 117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same is now being assessed bearing Assessee No. 411170504748 (hereinafter referred to as the "**SAID PROPERTY**") morefully and particularly described in the **SCHEDULE** hereunder written.

K) Being the absolute owner of the said property for the purposes of development thereof as and by way of construction of a new building on the said plot of land/premises; I have entered into one Registered Development Agreement on 27th day of January, 2016, registered at the Office of the **District Sub-Registrar-II Alipore, South 24-Parganas** and recorded in its **Book. No. I, Being No. 16021000027202 for the year 2016** with **ASIT DUTTA BANIK**, son of Late Anil Dutta Banik, carrying on business as Developer/Contractor under the name and style of **DIPANITA ENTERPRISE** as Proprietor thereof having his Place of Residence at No.65D, Kailash Pandit Lane, Kolkata-700 053, Post

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Office New Alipore, Police Station Behala and Office at No. 334, Jyotish Roy Road, Kolkata-700 053, Police Station Behala, as the **Developer** of the said property/premises on the terms, conditions, covenants therein contained.

- L) In terms of the said Development Agreement dated 27th day of January, 2016 and as well as to facilitate the said **Constituted Attorney Asit Dutta Banik, Proprietor of Dipanita Enterprise** to complete the development work/construction work of the proposed building at the said **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053, Police Station Behala** it is expedient on my part to grant and/or execute a Development Power of Attorney in favour of said **Asit Dutta Banik, Proprietor of Dipanita Enterprise** as aforesaid, in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS, I, the said Principal/Executant herein do hereby nominate, constitute and appoint the said **ASIT DUTTA BANIK**, son of Late Anil Dutta Banik, Proprietor of **DIPANITA ENTERPRISE**, having his Place of Residence at No.65D, Kailash Pandit Lane, Kolkata-700 053, Post Office New Alipore, Police Station Behala and Office at No. 334, Jyotish Roy Road, Kolkata-700 053, Police Station Behala, to be my true and lawful **CONSTITUTED ATTORNEY** to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the said property situated at **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053, Police Station Behala** that is to say :

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- a) To enter upon, hold and defend permissive possession of the said property and to look after its every part thereof situated at Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053, Police Station Behala and to possess the premises and take all actions for construction of new building at the said premises.
- b) To apply to The Kolkata Municipal Corporation in my name and on my behalf and any other authorities concerned for obtaining Sanction of Building Plan and or modification in connection with said plans for the construction of new Building at the said premises and to sign in my name and on my behalf in all Building Plans, Water and Sewerage Plans and to submit the said Building Plans, Drawings etc., relating to the new building to The Kolkata Municipal Corporation and all other appropriate authorities and to submit the all other necessary papers/documents/plans to The Kolkata Municipal Corporation and all other authorities.
- c) To deposit any fee or other amounts which may have to be paid to The Kolkata Municipal Corporation for the construction of the new building at the premises.
- d) To apply for in my name and on our behalf and obtain water, drainage, sewerage, electricity and/or other connections or any other utilities from The Kolkata Municipal Corporation C.E.S.C. Ltd. Fire Brigade, Block Land & Land Reforms Office Electrical Department, Govt. of West Bengal and/or other authorities and for

that purpose, to sign all Applications, papers and documents and/or representations in my name and on my behalf as may be thought necessary by the said Attorney and to pay all charges in connection therewith.

- e) To appoint Engineers, Architects and other Agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- f) To apply for and obtain steel, cement and other materials in my name and on my behalf and to sign necessary application and papers thereof.
- g) To warn off and prohibit, and if necessary, proceed against in due process of law, against all or any trespassers in the said Premises or any part thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
- h) To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers documents. Declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the Sanction of the Building Plan and all other papers thereof.
- i) To execute, present for registration, admit execution and have registered the aforesaid documents.

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- j) To appear before Notary Publics, District Sub-Registrar-II Alipore South 24-Parganas, Addl. Dist. Sub-Registrar Behala, Registrar of Assurances Kolkata, Metropolitan and Executive Magistrate and all other Office or Offices and authority or authorities in connection with the registration of the aforesaid documents and for enforcement of all powers and authorities as contained herein.
- k) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or Arbitration proceedings and demands touching any of the matters as aforesaid or any other matters relating to the premises or any part thereof and also if it is deemed fit, to compromise, refer to Arbitration, abandon, submit or judgment or become non-suited in any such action or proceeding as aforesaid, before any Court of Law, Civil, Criminal or Revenue.
- l) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- m) For the purposes as aforesaid, to appoint Advocates and to sign and execute Vakalatnama or any other document authorising such Advocates to act and to terminate such authority and to pay fees of such Advocates.
- n) To receive and pay and/or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.

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- o) To appear before The Kolkata Municipal Corporation C.E.S.C. Ltd., Fire Brigade Authorities Revenue Authorities including all other Statutory Authorities and to pay all charges whatsoever, payable for and on account of the said property and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefor.
- p) To give undertakings, assurances and indemnities as be required for the purposes as aforesaid.
- q) To appear for and represent me as the Owner before The Kolkata Municipal Corporation and all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.
- r) To negotiate and/or to enter into Agreements with intending Purchaser/Purchasers for sale, transfer of constructed Flat/Flats, Commercial Office Spaces and Car Parking Spaces in the New Building on ownership basis in respect of the Developer's Allocated Area in terms of the said Registered Development Agreement dated 27th day of January, 2016 and to sell, transfer, convey, assign and assure the same including undivided share of land in the said premises to such intending Purchaser/Purchasers at and for such consideration/considerations and on such terms and conditions as may be agreed by and between the said Asit Dutta Banik, Proprietor of Dipanita Enterprise as Developer and such intending Purchaser/Purchasers from time to time.

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- s) In respect of the Developer's Area, to sign and execute all Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers in respect of Flats (comprised in entire First floor Third floor and Fourth floor), Commercial Office Spaces, Car Parking Spaces out of Developer's Allocations and to present any or all such documents for registration, before the relevant authority having jurisdiction, including the District Sub-Registrar-II Alipore South 24-Parganas, Addl. District Sub-Registrar, Behala or Registrar of Assurances, Kolkata.
- t) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flats (comprised in entire First floor Third floor and Fourth floor), Commercial Office and Shop Spaces, Car Parking Spaces in respect of the Developer's area in the New Building TOGETHER WITH the proportionate undivided share of the land comprised in the premises.
- u) To issue and deliver valid and effectual receipts and discharge on my behalf for all money or monies which the said Attorney as Developer shall receive in my name for the transfer of Flats (comprised in entire First floor, Third floor and Fourth floor), Commercial Office Spaces, Shop Spaces and Car Parking Spaces out of Developer's Allocated portion (excluding Landowner's portion) as aforesaid and

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to appropriate all such monies so received by the said Attorney as Developer for appropriating the same for its own use in terms of the said Registered Development Agreement dated 27th day of January, 2016.

- v) To receive any registered letter or any other documents in respect of the premises and to grant proper and effectual receipts in respect thereof.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the premises in my name and on my behalf in regard to the said property as I could have lawfully done if personally present.

AND I, the Owner/Principal herein do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises as aforesaid.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

(Description of the property/premises)

ALL THAT the piece and parcel of 6(six) Cottahs 13 (thirteen) Chhitacks more or less of land together with Tile Shed structures of 300 Sq. ft. more or less standing thereon or on part thereof situated lying at

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Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, 357, R. S. Khatian No.1084, 409, Police Station Behala within the District of South 24-Parganas being the **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053** under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) whereon or whereupon the proposed new Building is to be constructed and the said property was/ls being assessed by the bearing **Assessee No. 411170504748**.

The said premises is butted and bounded as follows :

- ON THE NORTH :** By 13'ft. wide KMC Road;
- ON THE SOUTH :** By 20'ft. wide KMC Road ;
- ON THE EAST :** By Premises Nos. 100/3, 100/3A and 60/3B, Jyotish Roy Road ;
- ON THE WEST :** By Premises Nos. 291 and 326, Jyotish Roy Road ;

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IN WITNESS WHEREOF I, the Owner/Principal/Executant and the Developer/Attorney herein, have executed these presents on the day, month and year first above written.

WITNESSES :

- 1) Anurag K. Palley
Gopa, Matish Ray Road
Kolkata - 52
- 2) Souren Datta Banik
6/10 D.P. Kol - 53

Subrata Bhandari

(Signature of the
Owner/Principal/Executant)

Drafted and prepared in my Office,

DIPANITA ENTERPRISE

Asit Datta Banik
Proprietor

Proprietor

Chanchal Santra

(Chanchal Santra)

Advocate

WB/496/1984

Alipore Judges' Court.

(Signature of the ATTORNEY)

Typed by :

Jharna Das
(Jharna Das)

513
511 S

513, Chittaranjan Colony,
Baghajatin, Kolkata-700 092

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SUBRATA BHANDARI
 Signature Subrata Bhandari



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ASIT DUTTA BANIK
 Signature Asit Dutta Banik

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					

Name



2199/16

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

Query No / Year	16021000039007/2016	Query Date	01/02/2016 12:48:04 PM
Office where deed will be registered	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	CHANCHAL SANTRA		
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9732608193		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details			
Set Forth value	Rs. 41,00,000/-	Total Market Value:	Rs. 1,54,62,455/-
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. 0/-		
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)		

Subrata Bhander

DIPANITA ENTERPRISE

Asit Suba Sen
Proprietor



Land Details						
	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: Jyotish Roy Road, Premises No. 293, Ward No: 117		6 Katha 13 Chatak	40,00,000/-	1,53,82,455/-	Proposed Use: Bastu, Property is on Road
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	300 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure	
Principal Details						
Sl No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Mr Subrata Bhandari Son of Late Sanat Kumar Bhandari 293, Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADRP89199B,		
Attorney Details						
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	DIPANITA ENTERPRISE 65D, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Organization	Executed by: Representative,	PAN No. ADNPD7112Q,		

Subrata Bhandari

DIPANITA ENTERPRISE
Asst. Proprietor
Proprietor



Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1. Mr Asit Dutta Banik 65d, Kailash Pandit Lane, P.O:- New Alipore, P.S.- Behala, District.-South 24-Parganas, West Bengal, India, PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADNPD7112Q		

For information only

Note:

1. If the given informations are found to be given 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 16/03/2016.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

Subrata Bhandari

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

DIPANITA ENTERPRISE

Asit Subrata Banik
Proprietor





Seller, Buyer and Property Details

pal & Attorney Details

Presentant Details

Sl. No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr Asit Dutta Banik 65d, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053</p>	 02/02/2016 12:05:17 PM	 LTI 02/02/2016 12:05:23 PM
		<p align="center"><i>Asit Dutta Banik</i></p> <p align="center">02/02/2016 12:05:50 PM</p>	

Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Subrata Bhandari Son of Late Sanat Kumar Bhandari 293, Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADRPB9199B,; Status : Individual; Date of Execution : 02/02/2016; Date of Admission : 02/02/2016; Place of Admission of Execution : Office</p>	 02/02/2016 12:05:57 PM	 LTI 02/02/2016 12:06:13 PM
		<p align="center"><i>Subrata Bhandari</i></p> <p align="center">02/02/2016 12:06:35 PM</p>	



Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jyotish Roy Road, , Premises No. 293, Ward No: 117		6 Katha 13 Chatak	40,00,000/-	1,53,62,455/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	300 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure

D. Applicant Details

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



Office of the D.S.R. -I | SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160201194 / 2016

Deed No/Year	16021000039007/2016	Serial no/Year	1602001184 / 2016
Deed No/Year	I - 160201194 / 2016		
Transaction	[D138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Asit Dutta Banik	Presented At	Office
Date of Execution	02-02-2016	Date of Presentation	02-02-2016

Remarks

On 01/02/2016

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 1,54,62,455/-

Rina Chaudhury

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I | SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 02/02/2016

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.

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

Presented for registration at 11:39 hrs on : 02/02/2016, at the Office of the D.S.R. -I | SOUTH 24-PARGANAS by Mr Asit Dutta Banik .

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

Execution is admitted on 02/02/2016 by

Mr Subrata Bhandari, Son of Late Sanat Kumar Bhandari, 293, Jyotish Roy Road, P.O: New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business Indentified by Mr Chanchal Santra, Son of Late Hari Kumar Santra, 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)

Registered in Book - I

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being No 160201194 for the year 2016.



Digitally signed by RINA CHAUDHURY
 Date: 2016.02.05 16:50:22 +05:30
 Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 05/02/2016 16:50:21
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. II SOUTH 24-PARGANAS
 West Bengal



(This document is digitally signed.)