

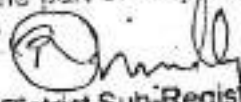


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 797179

Handwritten notes in the left margin:
10/02/18
S. No. 194552/18

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.


District Sub-Registrar-II
Alipore, South 24 Parganas

810 JUL 2018

1-7 JUL 2018

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN
we, (1) **SRI PUSPAL PAUL**, son of Late Dharendra Chandra Pal, having PAN : AKIPP2445E, (2) **SMT. MALA KASNAVIS**, wife of Sumanta Kasnavis, having PAN : AFNPK7894Q and

12 JUN 2018 12 JUN 2018

Serial No. 7215 Date.....
Name..... Green Star Co. Ltd. Kolkata on the leg

Address..... 65/3 Ray Bahadur Rd. W-34

Value Rs. 100/-
BIDYUT KR. SAHA

Licence Stamp Vendor
Alipore Judges' Court, 24 Pgs (S)

Licence Stamp

Vendor Signature



District Sub-Registrar-II
Alipore, South 24 Parganas

10 JUL 2018

Partha Saha
S/O Late R.N. Saha
Anupur Pource Court
KOL-27
PST PO - Anupur
Occupant - Dotted writer
Date 13/7/2018

(3) **SMT. MITA PAUL @ PROTIMA PAUL CHAUDHURI**, wife of Late Dhirendra Chandra Paul, having PAN : BAPPP9120E, all are by creed : Hindu, Indian by National, by occupation : Nos.1 & 2 Service and No.3 House-Wife, all are residing at 63, Roy Bahadur Road, Post Office & Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South), hereinafter called and referred to as "the **PRINCIPALS**".

-:: **SEND GREETINGS** ::-

WHEREAS we, the Principals herein, are the joint Owners of **ALL THAT** piece and parcel of land measuring about 6 (Six) Cottahs. 14 (Fourteen) Chittacks 31 (Thirty-One) Square Feet more or less together with 2 (Two) storied Building measuring more or less 4000 (Four Thousand) Square Feet standing thereon, situate and lying at Mouza : Sahapur, Pargana : Magura, J.L. No.8, under Khatian No.1544, appertaining to Dag Nos.3610 & 3612, being known and numbered as Municipal Premises No.66/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), entered

into a registered Development Agreement on ...10.07.2018.. with
"GREENGLEN CONSTRUCTION PRIVATE LIMITED", a Company
incorporated under the Companies Act, 1956, having its
registered Office at 65/3, Rai Bahadur Road, Post Office :
Behala, Police Station : Behala, Kolkata : 700034, District : 24
Parganas (South), having represented by its Directors (1) **SMT.
SUMITA PANJA**, wife of Sri Gokul Chandra Panja and (2) **SRI
SOURAV PANJA**, son of Sri Gokul Chandra Panja, both are of
65/3, Rai Bahadur Road, Post Office : Behala, Police Station :
Behala, Kolkata : 700034, District : 24 Parganas (South), for
development of our aforesaid property, after demolishing the
present existing structure standing thereon, hereinafter referred
to as "the **SAID PROPERTY**", morefully and particularly
described in the **SCHEDULE** hereunder written, which was duly
registered this day in the Office of the District Registrar - II at
Alipore and registered in Book No.I, Being No. 7390 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 Owners
shall be at the first instance entitled to get from the Developer
as per calculation on the basis of the land area entire Second

Floor and entire Third Floor of the proposed Building in finished and complete condition and two numbers of Car Parking Spaces in the Ground Floor of the proposed Building together with facilities of water and electricity of the proposed Building and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as well as also to enjoy the undivided share of land and easement right, common paths and facilities of the Building.

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

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder jointly and/or severally nominate, constitute and appoint **SRI SOURAV PANJA**, son of Sri Gokul Chandra Panja, having PAN : BQIPP2455H, by creed : Hindu, Indian by National, by occupation : Business, residing at 65/3, Rai Bahadur Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South), being one of the Directors of "**GREENGLEN CONSTRUCTION PRIVATE LIMITED**", a Company incorporated under the Companies Act, 1956, having its registered Office at 65/3, Rai Bahadur Road,

Post Office : Behala, Police Station : Behala, Kolkata : 700034,
District : 24 Parganas (South), as our true and lawful Attorney
in our names and on our 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 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 our 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 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 our behalf as our 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 of Building thereon and to cancel the same and engage new Contractor to be done by him at his own discretion as if we 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 the enter into any Agreement or Agreements with any Party or Parties for the same.
 9. To negotiate with the existing Tenants of the premises and/or to accommodate the Tenants and/or reinstate the
-

Tenants in the proposed new Building as per terms and conditions of the negotiation.

10. 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.
 11. 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, which he shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property.
 12. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T., B.L. & L.R.O. and
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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.

13. 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 of construction during the period.
14. 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 our part to be observed fulfilled and performed under the Development Agreement.

15. 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 we now or may hereinafter be interested or connected and also if our 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.
16. 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.

17. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
 18. 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 thing relating to the said premises or any portion thereof or any undivided share or shares therein.
 19. 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 us 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 our behalf as our constituted Attorney but in all such cases our Attorney shall act keeping ourselves indemnified against any Third Party claim.

20. To negotiate terms and to sell the Car Parking Space/s, Shop/s, 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.

21. 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, Space/s, Space/s and Flat/s 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.
22. 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.
23. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s, Space/s and 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, 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 our names and the same shall be treated as receipt by us personally from the intending Purchaser/s.

24. 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 undivided proportionate share of land, Car Parking Space/s, Space/s, Space/s and Flat/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.
25. The Attorney shall have the right to executes final Deed of Conveyance/s in favour of the Intending Purchaser/s after handing over possession of Owners' allocation.
26. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and

performed according to the said Agreement and to execute all our rights therein by our said Attorney.

AND we do hereby agree to ratify and confirm all or whatsoever other acts which our 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 Owners and Purchasers and/or without creating any obstruction towards ingress and egress except Owners' 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 we could have lawfully done under our 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 6 (Six) Cottahs 14 (Fourteen) Chittacks 31 (Thirty-One) Square Feet be the same a little more or less together with 2 (Two) storied Building measuring more or less 4000 (Four Thousand) Square Feet standing thereon, situate and lying at Mouza : Sahapur, Pargana : Magura, J.L. No.8, under Khatian No.1544, appertaining to Dag Nos.3610 & 3612, being known and numbered as Municipal Premises No.56/1, Roy Bahadur Road, Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.119, 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	:	House of Preety Bhattacharjee ;
ON THE SOUTH	:	50' wide Roy Bahadur Road ;
ON THE EAST	:	8' wide Roy Bahadur Road ;
ON THE WEST	:	House of Sukumar Panja & others.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MITA PAUL
 Signature Mita Paul



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MALA KAMANI
 Signature Mala Kamani



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PUSPAL PAUL
 Signature Puspal Paul



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SOURAV PANJA
 Signature Sourav Panja

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGCG7273A

नाम / Name

GREENGLEN CONSTRUCTION PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation

03/03/2017

11032017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

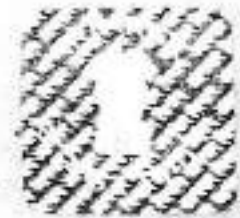
SOURAV PANJA
GOKUL CHANDRA PANJA

01/09/1989

Permanent Account Number

BQIPP2455H

Sourav Panja
Signature



06072011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMTA PANJA

BIBHUTI BHUSHAN MAITY

13/09/1968

Permanent Account Number

DISPP9996P

Sumta Panja
Signature



20/03/2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PUSPAL PAUL

DHIREN PAUL

25/12/1973

भारत सरकार, दिल्ली
AKIPP2445E

Puspal Paul

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AFNPK7894Q

नाम /NAME

MALA KASNAVIS

पिता का नाम /FATHER'S NAME

DHIREN PAUL

जन्म तिथि /DATE OF BIRTH

27-10-1970

हस्ताक्षर /SIGNATURE

Mala Kasnavis

असतो अणु, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. XI

आयकर विभाग
INCOME TAX DEPARTMENT
MITA PAUL
ASHUTOSH PAUL CHOWDHURY
 15/10/1946
 Permanent Account Number
BAPPP5120E
Mita Paul
 Signature

भारत सरकार
GOVT. OF INDIA
भारत सरकार


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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-1000194557/2018	Office where deed will be registered
Query Date	10/07/2018 11:10:31 AM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513 Status : Deed Writer	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 2,33,99,375/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207390/2018 * Received Rs. 50/- (FIFTY only), from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roy Bahadur Road, Road Zone : (Premises Located on J.L.Sarani -) , , Premises No. 66/1, Ward No: 119

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 14 Chatak 31 Sq Ft	1/-	2,03,99,375/-	Width of Approach Road: 50 Ft.
Grand Total :					11.4148Dec	1 /-	203,99,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	1/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4000 sq ft	1 /-	30,00,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	PUSPAL PAUL Son of Late DHIRENDRA CHANDRA PAUL63, ROY BAHADUR 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.:: AKIPP2445E, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	MALA KASNAVIS Wife of SUMANTA KASNIVAS63, ROY BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFNPK7894Q, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	MITA PAUL, (Alias: PROTIMA PAUL CHAUDHURY) Wife of Late DHIRENDRA CHANDRA PAUL63, ROY BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAPPP9120E, 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	GREENGLEN CONSTRUCTION PRIVATE LIMITED 65/3, RAI BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No.:: AAGCG7273A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	SOURAV PANJA Son of GOKUL CHANDRA PANJA65/3, RAI BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQIPP2455H	GREENGLEN CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of PUSPAL PAUL, MALA KASNAVIS, MITA PAUL, SOURAV PANJA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PUSPAL PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-3.80493 Dec
2	MALA KASNAVIS	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-3.80493 Dec
3	MITA PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-3.80493 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PUSPAL PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-1333.33333300 Sq Ft
2	MALA KASNAVIS	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-1333.33333300 Sq Ft
3	MITA PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-1333.33333300 Sq Ft

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 09/08/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 23/08/2018) for registration.
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.

Major Information of the Deed

Deed No :	I-1602-07699/2018	Date of Registration	17/07/2018
Query No / Year	1602-1000194557/2018	Office where deed is registered	
Query Date	10/07/2018 11:10:31 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,33,99,375/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207390/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roy Bahadur Road, Road Zone : (Premises Located on J.L.Sarani --) , Premises No. 66/1, Ward No: 119

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L1			Bastu		6 Katha 14 Chatak 31 Sq Ft	1/-	2,03,99,375/-	Width of Approach Road: 50 Ft.,
Grand Total :					11.4148Dec	1/-	203,99,375 /-	






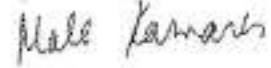


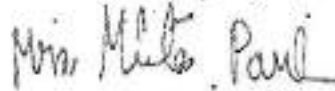
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	1/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4000 sq ft	1/-	30,00,000 /-	



Major Information of the Deed :- I-1602-07699/2018-17/07/2018

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	PUSPAL PAUL Son of Late DHIRENDRA CHANDRA PAUL Executed by: Self, Date of Execution: 10/07/2018 , Admitted by: Self, Date of Admission: 10/07/2018 ,Place : Office			
		10/07/2018	LTI 10/07/2018	10/07/2018
63, ROY BAHADUR 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.:: AKIPP2445E, Status :Individual, Executed by: Self, Date of Execution: 10/07/2018 , Admitted by: Self, Date of Admission: 10/07/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	MALA KASNAVIS Wife of SUMANTA KASNIVAS Executed by: Self, Date of Execution: 10/07/2018 , Admitted by: Self, Date of Admission: 10/07/2018 ,Place : Office			
		10/07/2018	LTI 10/07/2018	10/07/2018
63, ROY BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFNPK7894Q, Status :Individual, Executed by: Self, Date of Execution: 10/07/2018 , Admitted by: Self, Date of Admission: 10/07/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	MITA PAUL, (Alias: PROTIMA PAUL CHAUDHURY) Wife of Late DHIRENDRA CHANDRA PAUL Executed by: Self, Date of Execution: 10/07/2018 , Admitted by: Self, Date of Admission: 10/07/2018 ,Place : Office			
		10/07/2018	LTI 10/07/2018	10/07/2018
63, ROY BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAPPP9120E, Status :Individual, Executed by: Self, Date of Execution: 10/07/2018 , Admitted by: Self, Date of Admission: 10/07/2018 ,Place : Office				






Major Information of the Deed :- I-1602-07699/2018-17/07/2018

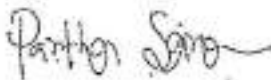
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREENGLLEN CONSTRUCTION PRIVATE LIMITED 65/3, RAI BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AAGCG7273A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SOURAV PANJA (Presentant) Son of GOKUL CHANDRA PANJA Date of Execution - 10/07/2018, , Admitted by: Self, Date of Admission: 10/07/2018, Place of Admission of Execution: Office			
		Jul 10 2018 12:13PM	LTI 10/07/2018	10/07/2018
65/3, RAI BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQIPP2455H Status : Representative, Representative of : GREENGLLEN CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of PUSPAL PAUL, MALA KASNAVIS, MITA PAUL, SOURAV PANJA	10/07/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PUSPAL PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-3.80493 Dec
2	MALA KASNAVIS	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-3.80493 Dec
3	MITA PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-3.80493 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PUSPAL PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-1333.33333300 Sq Ft
2	MALA KASNAVIS	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-1333.33333300 Sq Ft
3	MITA PAUL	GREENGLLEN CONSTRUCTION PRIVATE LIMITED-1333.33333300 Sq Ft



Major Information of the Deed :- I-1602-07699/2018-17/07/2018

Endorsement For Deed Number : I - 160207699 / 2018

On 10-07-2018.

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

Presented for registration at 11:05 hrs on 10-07-2018, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by SOURAV PANJA ,.

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 2,33,99,375/-

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

Execution is admitted on 10/07/2018 by 1. PUSPAL PAUL, Son of Late DHIRENDRA CHANDRA PAUL, 63, ROY BAHADUR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 2. MALA KASNAVIS, Wife of SUMANTA KASNAVIS, 63, ROY BAHADUR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 3. MITA PAUL, Alias PROTIMA PAUL CHAUDHURY, Wife of Late DHIRENDRA CHANDRA PAUL, 63, ROY BAHADUR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 10-07-2018 by SOURAV PANJA, DIRECTOR, GREENGLÉN CONSTRUCTION PRIVATE LIMITED, 65/3, RAI BAHADUR ROAD, P.O:- BEHALA, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, ; South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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. Stamp: Type: Impressed, Serial no 7215, Amount: Rs.100/-, Date of Purchase: 12/06/2018, Vendor name: B K Saha

Rina Chaudhury

Rina Chaudhury

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-07699/2018-17/07/2018

On 17-07-2018

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.



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



Major Information of the Deed :- I-1602-07699/2018-17/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 257722 to 257754

being No 160207699 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.07.18 14:49:45 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 18/07/2018 14:49:31
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)