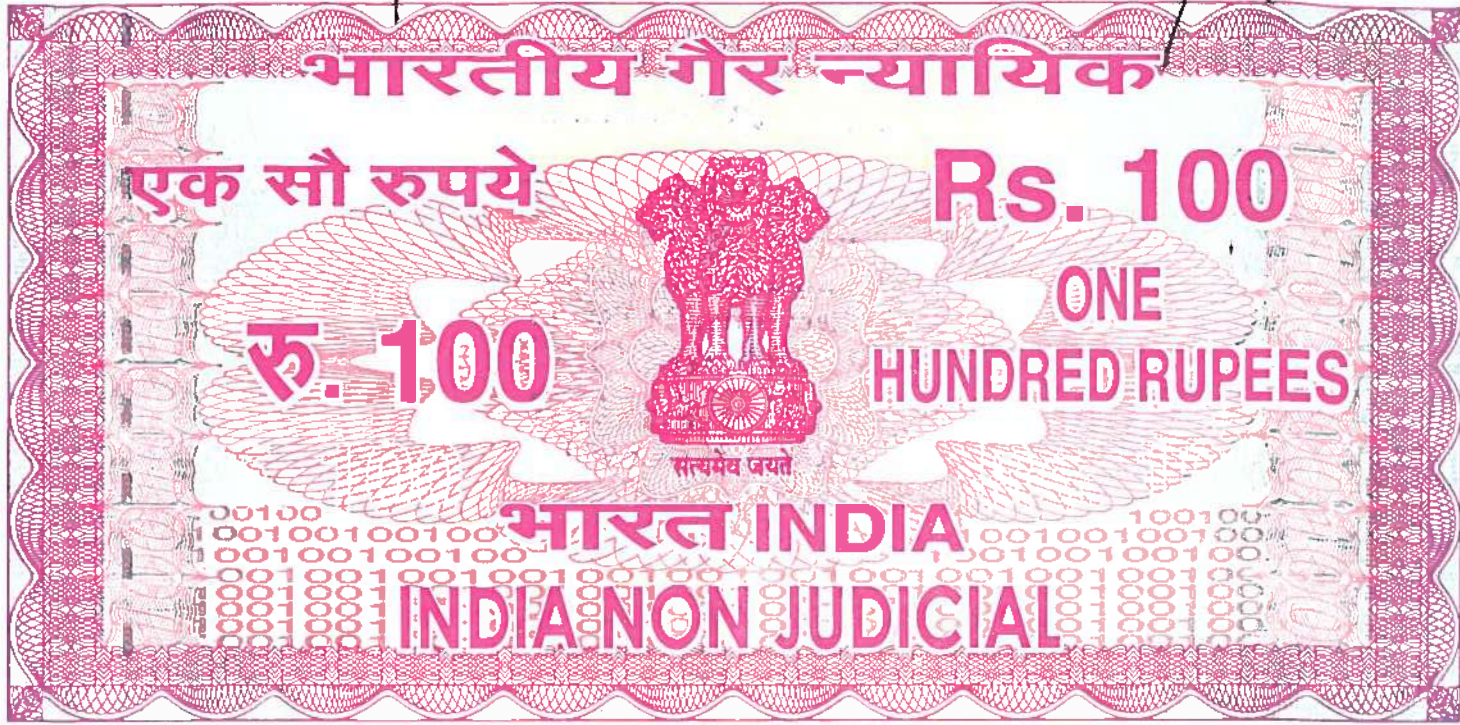


01379/22

I - 1359/22



अभिचयवर्ग पश्चिम बंगाल WEST BENGAL

AG 629610

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

Distriet Sub-Registrar-V  
Alipore, South 24 Parganas

25 FEB 2022

### DEVELOPMENT POWER OF ATTORNEY

**KNOW ALL MEN BY THIS PRESENTS** that We, (1)SMT.BANI CHAKRABORTY(PAN:BNOPC9755Q/AADHAR:904668705953),wife of late Salil Chakraborty, by faith -Hindu, by Occupation - Retired, Indian citizen, residing at 14, Ganendra Mitra Lane, P.O. shyambazar, P.S. Shyambazar, Kolkata-700 004, Dist. South 24 Parganas & (2)SMT. MITRA CHAKRABORTY(PAN : ACHPC 9891Q/AADHAAR : 5302 7161 1928), daughter of Late Jogesh Chandra Chakraborty, by faith - Hindu, by Occupation - House wife, Indian Citizen, residing at 12, Avenue East Modern Park, P.O. Santoshpur, P.S. then Purba Jadavpur now Survey Park, Kolkata -

53387

23 NOV 2021

Rs. 100/- Date.....

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.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

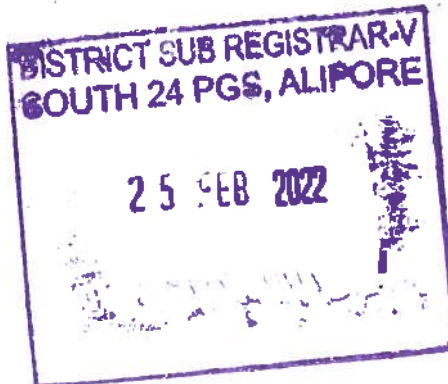
Alipur Police Court, Kol-27

Smitesh chatterjee

Advocate

Alipur Police Court

Kolkata - 27



Identified by me:  
Asim Chandra  
/o. Prof. Kripasindhu Chatterjee  
39A, Alanta Road  
P-S. Survey Park  
Kolkata - 700 075

700075, Dist. South 24 Parganas, hereinafter jointly called and referred to as the 'OWNERS', are the absolute and lawful Joint Owners of **ALL THAT** a piece and parcel of a homestead plot of land, in aggregated measuring about **05 Cottahs 02 Chitttacks** more or less along with a Garage, measuring **150 Sq. Ft.** more or less, being **Municipal Premises No. 15A, Avenue East Road (Mailing Add. 12A, Avenue East Road, Kolkata—700 075), P.O. Santoshpur, under P.S. Purba Jadavpur, now Survey Park, within the limits of the Kolkata Municipal Corporation, Ward No. 103, Br. XI (previously under Br.—XII), in the District of South 24 Parganas, vide Assessee No. 31-103-06-0108-0, lying and situated at Mouza — Rajapur, J.L. NO. 23, Touzi No.56, R.S. Khatian No.7, R.S. Dag No. 982, P.S. then Kasba then Purba Jadavpur now Survey Park, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Sub Registry Sealdah, P.S. Purba Jadavpur now Survey park, District : South 24 Parganas, together with all necessary easement rights for egress and ingress through the K.M.C. Road along with all lawful right, title, interest and khas vacant physical possession of the same, Sub Registry Office at A.D.S.R. at Sealdah and D.S.R. Offices at Alipore, together with all easement attached thereto, butted and bounded as follows :**

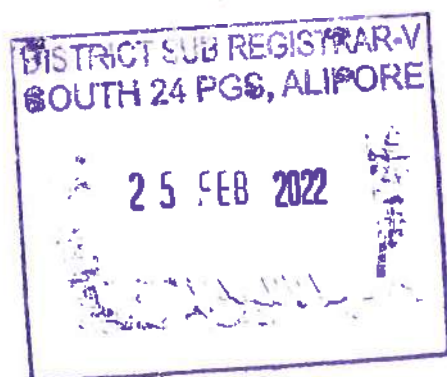
**ON THE NORTH : By 12 FT. Wide Common Passage**

**ON THE SOUTH : By 12 FT. Wide Avenue East Road**

**ON THE EAST : By 20 FT. Wide KMC Black Top Road**

**ON THE WEST : By Pre. No. 10, Sixth Street &  
Pre. No. 14, Avenue East Road.**

more fully and particularly described in the Schedule hereunder written and hereinafter be referred to as '**the said Property**'.



**WHEREAS** , We, have hardly any time to manage, supervise, administer my aforesaid property, for that reason, we have entered into a Development Agreement with **M/S. DEBJANI CONSTRUCTION**, a Sole Proprietorship business, having it's Office at 26, Lake east 3<sup>rd</sup>. Road, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata -700 075, represented by its' Proprietor **SRI ABHISHEK DAS(PAN : ADSPD 7211R)**, son of Late Brihaspati Das, by faith -Hindu, Indian Citizen, by occupation -Business, residing at 35/F, 2<sup>nd</sup>. Street Modern Park, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata -700 075, Dist. : South 24 Parganas hereinafter called and referred to as the '**DEVELOPER**' on 25.02.2022, for the purpose of development of our aforesaid Premises and followed up by construction of a G+III storied Building under the settled terms and conditions as more fully and particularly mentioned therein. The aforesaid Development Agreement was registered with the Office of D.S.R. - V, South 24 Parganas and was recorded in Book - I, being No. 0/352, for the year 2022.

**AND WHEREAS** as per the mutually agreed terms and conditions, we have decided to appoint and nominate its' Proprietor **SRI ABHISHEK DAS(PAN : ADSPD 7211R/AADHAAR : 4991 8160 3770)**, son of Late Brihaspati Das, by faith -Hindu, Indian Citizen, by occupation -Business, residing at 35/F, 2<sup>nd</sup>. Street Modern Park, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata -700 075, Dist. : South 24 Parganas, as our Constituted Attorney to do, perform, act and execute all necessary and required activities for the aforesaid purpose in respect of our aforesaid land and premises.

*Bani Chakraborty*



***NOW KNOW YE ALL MEN AND THESE PRESENTS***, We, (1)**SMT.BANI CHAKRABORTY**(PAN:BNOPC9755Q/AADHAR:904668705953),wife of late Salil Chakraborty, by faith -Hindu, by Occupation - Retired, Indian citizen, residing at 14, Ganendra Mitra Lane, P.O. shyambazar, P.S. Shyambazar, Kolkata-700 004, Dist. South 24 Parganas & (2)**SMT. MITRA CHAKRABORTY**(PAN : ACHPC 9891Q/AADHAAR : 5302 7161 1928), daughter of Late Jogesh Chandra Chakraborty, by faith - Hindu, by Occupation - House wife, Indian Citizen, residing at 12, Avenue East Modern Park, P.O. Santoshpur, P.S. then Purba Jadavpur now Survey Park, Kolkata - 700075, Dist. South 24 Parganas, West Bengal, do hereby Appoint, Nominate and Constitute **M/S. DEBJANI CONSTRUCTION**, a Sole Proprietorship business, having it's Office at 26, Lake east 3<sup>rd</sup>. Road, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata -700 075, represented by its' Proprietor **SRI ABHISHEK DAS**(PAN : ADSPD 7211R), son of Late Brihaspati Das, by faith -Hindu, Indian Citizen, by occupation -Business, residing at 35/F, 2<sup>nd</sup>. Street Modern Park, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata -700 075, Dist. : South 24 Parganas, as our true and lawful **ATTORNEY** to act on our behalf, in our name and stead, to do, perform, act and execute all or any of the following act, deed and/or thing in respect of the property **ALL THAT** a piece and parcel of a homestead plot of land, in aggregated measuring about **05 Cottahs 02 Chittacks** more or less along with a Garage, measuring 150 Sq. Ft. more or less, being **Municipal Premises No. 15A, Avenue East Road**(Mailing Add. 15, Avenue East Road, Kolkata-700 075), P.O. Santoshpur, under P.S. Purba Jadavpur, now Survey



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 FEB 2022

Park, within the limits of the Kolkata Municipal Corporation, Ward No. 103, Br. XI (previously under Br. —XI), in the District of South 24 Parganas, vide Assessee No. 31-103-06-0108-0, lying and situated at Mouza — Rajapur, J.L. NO. 23, Touzi No.56, R.S. Khatian No.7, R.S. Dag No. 982, P.S. then Kasba then Purba Jadavpur now Survey Park, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (which is more fully and particularly described in the schedule hereunder and called the 'said property') that is to say:-

1. To look after, manage, control, supervise the said property belonging to us at our Schedule mentioned Premises on our behalf.
2. To contact various authorities of The Kolkata Municipal Corporation (K.M.C.) or any other; Authorities (Govt. or Semi Govt.) like B.L. & L.R.O. in connection with the said property on our behalf.
3. To appear for, to execute, to sign and submit on our behalf and perform, act and to do all necessary and required activities for all purposes and represent us before the concerned Authorities or Govt. Departments as per the requirement on our behalf including The Kolkata Municipal Corporation.
4. To apply, to represent and sign and submit on our behalf to the different Concerned Authorities of The Kolkata Municipal Corporation for the purpose of water connection, Drainage, Sewerage connection, C.E.S.C. for Electricity and other Concerned Authorities for other basic amenities for residential and other purposes for the aforesaid Premises.



5. To receive and give authenticate receipts and discharge for, all and any correspondence which shall come to the hands of the said Attorney by virtue of the powers herein, contained which receipts whether given in our name of the said Attorney shall exonerate the person.
6. To appear for, to sign and submit on our behalf and represent us before the Board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Government Offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, Commissioners of any Division in all matters and ~~things~~ relating to our said premises or it's affairs.
7. To appear for and represent us and sign on our behalf in all the Courts, Civil Criminal or revenue, including Labour Tribunals, Original, Revisional or appellate, in any Registration Offices and to sign execute, verify and file complaints, written statements and petitions and also to present appeals in any court and to accept services of all summons, notices and other process of law in respect of the said property.
8. To appoint, engage on our behalf Pleaders, Advocates or Solicitors whenever our said Attorney shall think proper to do so and to discharge and for terminate their appointment in respect of the said property.
9. To compromise, compound or withdraw cases or non-suited to refer to arbitration all disputes and differences.
10. To receive all correspondence, communication letters, notices etc. and to reply to all those on our behalf in respect to the aforesaid property.



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 FEB 2022

11. To appear for, to sign and submit on our behalf, new Building Plan before the Competent Authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at his own cost and expenses and to submit and sign on our behalf all applications, undertaking, verification, indemnity bond, boundary declaration and other necessary documents as per the requirement and prescribed rules by the Kolkata Municipal Corporation from time to time.
12. To appear for, to sign on our ~~behalf~~ and submit any modification and/or alteration of the sanctioned Building Plan before the Competent Authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at its' own cost and expenses complying with the terms and conditions of the afore mentioned said Development Agreement.
13. To appear and sign and submit on our behalf and to represent us and to obtain Completion Certificate, Internal & External Drainage Sanction/permission or any other certificates/permissions from K.M.C. Authority or from any other Government Authority and to sign for delivery of said documents for us and on our behalf.
14. To appear for, sign on ~~our~~ behalf and to represent us to enter into all Agreement For Sale (registered or unregistered) for the absolute Sale of the residential Flats /unit/s or portion/Car Parking Spaces out of the Developer's Allocation in terms of the aforementioned Development Agreement and to cancel or repudiate the same in the said new G+III storied building on our behalf at the Municipal Premises No. 15A, Avenue East Road(Mailing Add. 12A, Avenue



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
25 FEB 2022

East Road, Kolkata — 700 075), P.O. Santoshpur, under P.S. Purba Jadavpur, now Survey Park, within the limits of the Kolkata Municipal Corporation, Ward No. 103, Br. XI (previously under Br. —XII), in the District of South 24 Parganas, vide Assessee No. 31-103-06-0108-0, with any intending purchaser/s and to receive the earnest/advance money, balance consideration or full consideration money against such entire property /part or portion as our lawful Constituted Attorney in connection with the Developer's Allocation only may deem fit and proper, absolutely at its own discretion and to deposit the same in his business Bank Account.

15. To appear for , sign on our behalf and to execute, admit, appear, present any Deed of Conveyance and represent us before the Addl. Registrar of Assurances, Kolkata, District Sub-Registration Office, Alipore, Addl. District Sub-Registration Office, Sealdah of the Government of West Bengal, having authority to account conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed as aforesaid for our name and on our behalf for the purpose of registration of the same in respect of the said residential units/portions, Car Parking Spaces and any other areas or part of it under Developer's Allocation only as mentioned in the aforesaid Development Agreement along with proportionate share of land and other common area as more fully and particularly mentioned in the Schedule herein below and to have the said Conveyance/s Registered as fully and effectually as we could do ourselves, if personally present.



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
25 FEB 2022

16. To construct building in terms of the aforementioned Development Agreement as per sanctioned building plan upon our said Schedule mentioned premises/property as approved by the K.M.C. over our Schedule mentioned property as Developer at its' own cost and expenses on our behalf.

17. To submit or file any application/s, Letter/s, Petition/s, objections to any Government or Semi-Govt. Offices any Police Stations, Fire Brigade and/or any other Public or Private Offices, electric Supply et. If necessary for the purpose of said Development work over our said Schedule mentioned property and also to swear Affidavit before any 1<sup>st</sup>. Class Magistrate or Notary Public and to submit the same to any Offices or Departments as ~~per~~ requirement as our said Attorney shall think fit and proper in respect of the said property schedule mentioned.

**AND GENERALLY**, to do and cause to be done all such acts, deeds and things as our said Attorney may think just fit proper, fair and necessary, We hereby give and grant in the premises and agree to allow, ratify and confirm all and whatsoever our said attorney shall do and cause to be done for the purpose of administering and managing our aforesaid property and all matters relating thereof by virtue of these presents in respect of the said property schedule mentioned property.

**Lastly**, We hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney ~~shall~~ carefully do or cause to be done in the particular Premises by virtue of these presents.

**AND FURTHER DECLARE** that this POWER OF ATTORNEY shall continue till completion of the Development Work on our said property and completion of sale under Developer's Allocation relating to the land with deliver of the possession as provided herein above and in the aforesaid Development Agreement.



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 FEB 2022

**SCHEDULE OF THE PREMISES ABOVE REFERRED TO**

**ALL THAT** piece and parcel of a homestead plot of homestead land measuring about **5 Cottahs 02 Chittaks more or less**, along with a garage, measuring 150 Sq. Ft. more or less, at Mouza — Rajapur, J.L. N0. 23, Touzi No.56, R.S. Khatian No.7, R.S. Dag No. 982, P.S. then Kasba then Purba Jadavpur now Survey Park, District South 24 Parganas, at present within the limits of the Kolkata Municipal Corporation, being **Municipal Premises No. 15A, Avenue East Road(Mailing Add. 12A, Avenue East Road, Kolkata — 700 075)**, P.O. Santoshpur, under P.S. Purba Jadavpur, now Survey Park, within the limits of the Kolkata Municipal Corporation, Ward No. 103, Br. XI(previously under Br. —XII), in the District of South 24 Parganas, vide Assessee No. **31-103-06-0108-0**, together with necessary easements, at present within the limits of the Kolkata Municipal Corporation, in the District of South 24 Parganas, butted and bounded as follows :-

**ON THE NORTH** : By 12 FT. Wide Common Passage

**ON THE SOUTH** : By 12 FT. Wide Avenue East Road

**ON THE EAST** : By 20 FT. Wide KMC Black Top Road

**ON THE WEST** : By Pre. No. 10, ~~Sixth Street~~ &  
Pre. No. 14, Avenue East Road.



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 FEB 2022

IN WITNESS WHEREOF, We , the Executants herein, have hereto set and subscribed our hands and signatures on 25<sup>th</sup> day of February, 2022 A.D.

**SIGNED AND DELIVERED ;**

In presence of :

**WITNESSES :-**

1. Prosenjit Sarder.  
31/4A, Lake East 6th Rd.  
Santoshpur, Kolkata-700075

Bani Chakraborty

Mitra Chakraborty

**SIGNATURE OF THE EXECUTRIX**

2. Anurangshu Chakraborty.  
12, Avenue East,  
Modern Park,  
Santoshpur,  
Kolkata-700075.

**DEBJANI CONSTRUCTION**

Mitra Chakraborty

Proprietor

**SIGNATURE OF THE ATTORNEY**

**ATTESTED BY US**

Bani Chakraborty

Mitra Chakraborty

**SIGNATURE OF THE EXECUTRIX**

***Drafted and prepared by me :***

Smitesh Chatterjee

**[SMITESH CHATTERJEE]**

**ADVOCATE[ENROL. NO. F/976/776/2011]**

**ALIPORE CRIMINAL COURT. KOL - 27.**



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE  
25 FEB 2022

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name MITRA CHAKRABORTY

Signature Mitra Chakraborty



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name BANI CHAKRABORTY

Signature Bani Chakraborty



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name ABHISHEK DAS

Signature Abhishek Das



DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

25 FEB 2022

स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER	ACHPC9891Q
नाम / NAME	MITRA CHAKRABORTY
पिता का नाम / FATHER'S NAME	JOGESH CHANDRA CHAKRABORTY
जन्म तिथि / DATE OF BIRTH	10-01-1947
हस्ताक्षर / SIGNATURE	<i>EB Mitra</i>
आयकर आयुक्त पद सं. XI	COMMISSIONER OF INCOME-TAX, W.B. XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
घोरंगी स्क्वायर,  
कलकत्ता - 700 069.

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Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Mitra Chakrabarty*





ভারত সরকার  
GOVERNMENT OF INDIA



নাম

MITRA CHAKRABORTY

পিতা

Father JOGESHI CHANDRA CHAKRABORTY

জন্ম সাল, Year of Birth 1947

লিঙ্গ Female

5302 7161 1928



আধার সাধারণ মানুষের অধিকার



ভারতীয় ই-ইডি পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ১২ এভিনিউ ইস্ট, সন্তোষপুর  
কলকাতা-৭০০০৭৫

Address: 12 AVENUE EAST,  
Santoshpur S.O.  
Santoshpur, Kolkata, West  
Bengal, 700075

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

Mitra Chakraborty



आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BNOPC9755Q

BANI CHAKRABORTY

पिता का नाम / Father's Name  
NITYANANDA SAMANTA

जन्म का तिथि / Date of Birth  
12/02/1951

*Bani Chakraborty*  
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSI  
Plot No. 3, Sector 11, CBD, Delhi-110019  
New Mumbai - 400 614

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :

आयकर विभाग, UTITSI  
प्लॉट नं. 3, सेक्टर 11, CBD, दिल्ली-110019  
नया मुंबई - 400 614

Bani Chakraborty





ভারত সরকার  
Government of India



বানী চক্রবর্তী  
BANI CHAKRABORTY  
পিতা: নিত্যানন্দ সামন্ত  
Father: NITYANANDA SAMANTA

জন্মতারিখ/DOB: 12/02/1951  
লিঙ্গ / Female



9046 6870 5953

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
Unique Identification Authority of India

ঠিকানা: ১৪, কামা নোরা  
মিত্রা লেন, শ্যামলিয়ার মাল  
পশ্চিম ১৬

Address: 14, KAMA NORA  
MITRA LANE, Shyamliar Mal  
Mal S O, Shyamliar Mal  
Kolkata, West Bengal  
700004

9046 6870 5953

1847  
1800 300 1847

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www.  
www.uidai.gov.in

Bani Chakraborty





GOVERNMENT OF INDIA



অভিষেক দাস  
Abhishek Das

পিতা : ব্রিহস্পতি দাস  
Father : BRIHASPATI DAS

জন্ম সাল/Year of Birth: 1976  
পুরুষ/Male

4991 8160 3770



আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা বিধান পরিচালনা-প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ফ্লোর, 35এফ  
সেকেন্ড স্ট্রিট মডার্ন পার্ক, সন্তোষপুর  
কলকাতা, পশ্চিমবঙ্গ, 700075

Address: 35F, SECOND  
STREET MODERN PARK,  
Santoshpur S.O.,  
Santoshpur, Kolkata, West  
Bengal, 700075



1947  
1800 180 1947



help@uidai.gov.in



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P.O. Box No.1947,  
Bansaluni-680 001



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADSPD7211R



नाम /NAME

ABHISHEK DAS

पिता का नाम /FATHER'S NAME

BRIHASPATI DAS

जन्म तिथि /DATE OF BIRTH

10-01-1976

हस्ताक्षर /SIGNATURE

Abhishek Das

*Abhishek Das*


आयकर आयुक्त, प.ब. - XI


COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / भिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरिंग्ही स्क्वायर,  
कलकत्ता - 700 069.


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Calcutta- 700 069.



  
 भारत सरकार  
 GOVERNMENT OF INDIA




अभिराम घोष  
 Abhiram Ghosh  
 पिता : डा. पराशरानंद घोष  
 Father : DR. PARASHARANAN GHOSH  
 जन्म वर्ष / Year of Birth : १९६३  
 लिंग / Male







6792 0385 3259

आधार - सामान्य मानुषे अधिकार

  
 भारतीय विधि परिचय प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**ठिकाना:**  
 प्रतिक ३९- अजंठा रोड,  
 सानोशपुर एन.ओ. बेलकला,  
 पश्चिम बंगाल ७०००७५

**Address:**  
 PRANTIK, 39-A AJANTA  
 ROAD, Sanoshpur S.O.,  
 Sanoshpur Kolkata West  
 Bengal, 700075

11100 1307 1344
support@ukhargov.in
www.uidai.gov.in
101, Ring Road, New  
Delhi-110001

Handwritten signature



### Major Information of the Deed

Deed No :	I-1630-01359/2022	Date of Registration	25/02/2022
Query No / Year	1630-8000623179/2022	Office where deed is registered	
Query Date	25/02/2022 11:43:51 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asim Chaudhuri Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9432272164, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,84,45,609/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163001352/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :







District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Avenue East Road, , Premises No: 15A, , Ward No: 103 Pin Code : 700075

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	5 Katha 2 Chatak	1/-	1,83,72,506/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				8.4563Dec	1 /-	183,72,506 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	1/-	73,103/-	Structure Type: Covered Garage
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		150 sq ft	1 /-	73,103 /-	




**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs BANI CHAKRABORTY</b> Wife of Mr SALIL CHAKRABORTY Executed by: Self, Date of Execution: 25/02/2022 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office	<b>Photo</b>  25/02/2022	<b>Finger Print</b>  LTI 25/02/2022	<b>Signature</b>  25/02/2022
14, GANENDRA MITRA LANE, City:- Not Specified, P.O:- SHYAMBAZAR, P.S:-Maniktala, District:- South 24-Parganas, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx5Q, Aadhaar No: 90xxxxxxxx5953, Status :Individual, Executed by: Self, Date of Execution: 25/02/2022 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office				
2	<b>Name</b> <b>Mrs MITRA CHAKRABORTY</b> Daughter of Late JOGESH CHANDRA CHAKRABORTY Executed by: Self, Date of Execution: 25/02/2022 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office	<b>Photo</b>  25/02/2022	<b>Finger Print</b>  LTI 25/02/2022	<b>Signature</b>  25/02/2022
12, AVENUE EAST MODERN PARK, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx1Q, Aadhaar No: 53xxxxxxxx1928, Status :Individual, Executed by: Self, Date of Execution: 25/02/2022 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office				




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DEBJANI CONSTRUCTION</b> 26 LAKE EAST 3RD ROAD, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: ADxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ABHISHEK DAS</b> <b>(Presentant)</b> Son of Late BRIHASPATI DAS Date of Execution - 25/02/2022, , Admitted by: Self, Date of Admission: 25/02/2022, Place of Admission of Execution: Office	<b>Photo</b>  Feb 25 2022 12:14PM	<b>Finger Print</b>  LTI 25/02/2022	<b>Signature</b>  25/02/2022
35/F 2ND STREET MODERN PARK, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1R, Aadhaar No: 49xxxxxxxx3770 Status : Representative, Representative of : DEBJANI CONSTRUCTION (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Asim Chaudhuri</b> Son of Prof Kripasindhu Chaudhuri 39A, Ajanta Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	25/02/2022	25/02/2022	25/02/2022
Identifier Of Mrs BANI CHAKRABORTY, Mrs MITRA CHAKRABORTY, Mr ABHISHEK DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs BANI CHAKRABORTY	DEBJANI CONSTRUCTION-4.22813 Dec
2	Mrs MITRA CHAKRABORTY	DEBJANI CONSTRUCTION-4.22813 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs BANI CHAKRABORTY	DEBJANI CONSTRUCTION-75.00000000 Sq Ft
2	Mrs MITRA CHAKRABORTY	DEBJANI CONSTRUCTION-75.00000000 Sq Ft

On 25-02-2022

**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 12:13 hrs on 25-02-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr ABHISHEK DAS ,.

**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 1,84,45,609/-

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

Execution is admitted on 25/02/2022 by 1. Mrs BANI CHAKRABORTY, Wife of Mr SALIL CHAKRABORTY, 14, GANENDRA MITRA LANE, P.O: SHYAMBAZAR, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 2. Mrs MITRA CHAKRABORTY, Daughter of Late JOGESH CHANDRA CHAKRABORTY, 12, AVENUE EAST MODERN PARK, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Asim Chaudhuri, , , Son of Prof Kripasindhu Chaudhuri, 39A, Ajanta Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 25-02-2022 by Mr ABHISHEK DAS, PROPRIETOR, DEBJANI CONSTRUCTION, 26 LAKE EAST 3RD ROAD, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Asim Chaudhuri, , , Son of Prof Kripasindhu Chaudhuri, 39A, Ajanta Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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 53387, Amount: Rs.100/-, Date of Purchase: 23/11/2021, Vendor name: Subhankar Das

*Bdasgupta*

**Baishali Dasgupta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1630-2022, Page from 66202 to 66227  
being No 163001359 for the year 2022.**



Digitally signed by LEENA MONDAL  
Date: 2022.03.17 15:29:59 -07:00  
Reason: Digital Signing of Deed.

**(Leena Mondal) 2022/03/17 03:29:59 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**