

8939/23

P-8958/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 305433

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

(Signature)

Addl. District Sub-Registrar
Bahala, South 24 Parganas

21 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN by these presents, we, **1. SRI KAUSIK MAJUMDAR (PAN AEOPM6373G)** son of late Mihir Majumdar, by faith Hindu, by occupation business, residing at 11A, Shyama Chatterjee Street, Post Office Belgharia, Police Station Belgharia, Kolkata-700056, **2. SMT SWAGATA MAJUMDAR BISWAS (PAN BDPPB1275B)** daughter of late Samir Kumar Majumdar, by faith Hindu, by occupation service, residing at BL-GE3, 708, Rajdanga Main Road, E.K.T. Post Office E.K.T., Police Station Kasba, Kolkata-700107, **3. SRI ASHOK DAS (PAN ADSPD8347G)** son of Arun Das, by faith Hindu, by occupation business, residing at Baishnav Para, Near Railway Crossing, Ward

Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| No / Year | I-1607-08958/2023 | Date of Registration | 21/07/2023 |
| Date | 1607-8001862451/2023 | Office where deed is registered | |
| Applicant Name, Address Other Details | 21/07/2023 1:02:31 PM A.D.S.R. BEHALA, District: South 24-Parganas | | |
| Transaction | B S G DASTIDAR ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831103747, Status :Advocate | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 45,22,126/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160708951/2023 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: Jagatpur Sisir Bagan Road, , Premises No: 61, , Ward No: 120 Pin Code : 700034




| 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 | 3 Katha 4 Chatak 43 Sq Ft | 1/- | 44,68,126/- | Width of Approach Road: 12 Ft., , Project Name : |
| Grand Total : | | | | 5.461Dec | 1 /- | 44,68,126 /- | |

Structure Details :



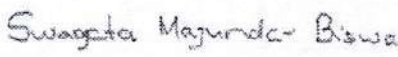
| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 1/- | 54,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 1 /- | 54,000 /- | |

etails :



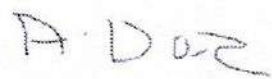
e,Address,Photo,Finger print and Signature

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr KAUSIK MAJUMDAR Son of Late MIHIR MAJUMDAR Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office |  |  |  |
| 21/07/2023 | LTI 21/07/2023 | 21/07/2023 | |



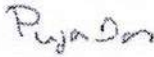



11A, SHYAMA CHATTERJEE ROAD, City:- , P.O:- BELGHORIA, P.S:-Belghoria, District:-North24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx3G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023
 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office

| Name | Photo | Finger Print | Signature |
|---|--|--|---|
| Mrs SWAGATA MAJUMDAR BISWAS Daughter of Late SAMIR KUMAR MAJUMDAR Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office |  |  |  |
| 21/07/2023 | LTI 21/07/2023 | 21/07/2023 | |

BL-GE3, 708, RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BDxxxxxx5B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023
 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr ASHOK DAS Son of ARUN DAS Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office |  |  |  |
| 21/07/2023 | LTI 21/07/2023 | 21/07/2023 | |

BAISHNAV PARA, NEAR RAILWAY CROSSING, WARD NO.10,, City:- , P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx7G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023
 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office



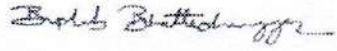
| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| UJA DAS Daughter of Mr ASHOK Executed by: Self, Date of Execution: 21/07/2023 Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office |  21/07/2023 |  LTI 21/07/2023 |  21/07/2023 |
| BAISHNAV PARA, NEAR RAILWAY CROSSING, WARD NO. 10, City:- , P.O:- BARUIPUR, P.S:-Baruipur District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BKxxxxxx3J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office | | | |
| Miss PAYEL DAS Daughter of Mr ASHOK DAS Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office |  21/07/2023 |  LTI 21/07/2023 |  21/07/2023 |
| SHIVALIK APARTMENT, P-149, UNIQUE PARKS, City:- , 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.: BKxxxxxx4R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | R B CONSTRUCTION 126/3A, SATYEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: ANxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

ive Details :

Address, Photo, Finger print and Signature

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| BIPLAB BHATTACHARJYA (Presentant) Son of Late BIJAN BHATTACHARJEE Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office |  |  |  |
| | Jul 21 2023 1:25PM | LTI 21/07/2023 | 21/07/2023 |
| 126/3A, SATYEN ROY ROAD, City:- , 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.:: ANxxxxxx5K, Aadhaar No Not Provided Status : Representative, Representative of : R B CONSTRUCTION (as PROPRIETOR) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|--|--|---|
| Mr BODHISATTWA G DASTIDAR Son of Late B G DASTIDAR ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 21/07/2023 | 21/07/2023 | 21/07/2023 |
| Identifier Of Mr KAUSIK MAJUMDAR, Mrs SWAGATA MAJUMDAR BISWAS, Mr ASHOK DAS, Miss PUJA DAS, Miss PAYEL DAS, Mr BIPLAB BHATTACHARJYA | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|------------------------------|
| 1 | Mr KAUSIK MAJUMDAR | R B CONSTRUCTION-1.09221 Dec |
| 2 | Mrs SWAGATA MAJUMDAR BISWAS | R B CONSTRUCTION-1.09221 Dec |
| 3 | Mr ASHOK DAS | R B CONSTRUCTION-1.09221 Dec |
| 4 | Miss PUJA DAS | R B CONSTRUCTION-1.09221 Dec |
| 5 | Miss PAYEL DAS | R B CONSTRUCTION-1.09221 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|------------------------------------|
| 1 | Mr KAUSIK MAJUMDAR | R B CONSTRUCTION-40.00000000 Sq Ft |
| 2 | Mrs SWAGATA MAJUMDAR BISWAS | R B CONSTRUCTION-40.00000000 Sq Ft |
| 3 | Mr ASHOK DAS | R B CONSTRUCTION-40.00000000 Sq Ft |
| 4 | Miss PUJA DAS | R B CONSTRUCTION-40.00000000 Sq Ft |
| 5 | Miss PAYEL DAS | R B CONSTRUCTION-40.00000000 Sq Ft |

Admissibility(Rule 43,W.B. Registration Rules 1962)

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Stamp Act 1899.

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

Presented for registration at 13:16 hrs on 21-07-2023, at the Office of the A.D.S.R. BEHALA by Mr BIPLAB BHATTACHARJYA ,.

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 45,22,126/-

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

Execution is admitted on 21/07/2023 by 1. Mr KAUSIK MAJUMDAR, Son of Late MIHIR MAJUMDAR, 11A, SHYAMA CHATTERJEE ROAD, P.O: BELGHORIA, Thana: Belghoria, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Mrs SWAGATA MAJUMDAR BISWAS, Daughter of Late SAMIR KUMAR MAJUMDAR, BL-GE3, 708, RAJDANGA MAIN ROAD, P.O: EKTP, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 3. Mr ASHOK DAS, Son of ARUN DAS, BAISHNAV PARA, NEAR RAILWAY CROSSING, WARD NO. 10,, P.O: BARUIPUR, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 4. Miss PUJA DAS, Daughter of Mr ASHOK DAS, BAISHNAV PARA, NEAR RAILWAY CROSSING, WARD NO. 10, P.O: BARUIPUR, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Service, 5. Miss PAYEL DAS, Daughter of Mr ASHOK DAS, SHIVALIK APARTMENT, P-149, UNIQUE PARKS, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service
Indetified by Mr BODHISATTWA G DASTIDAR, , Son of Late B G DASTIDAR, ALIPORE, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-07-2023 by Mr BIPLAB BHATTACHARJYA, PROPRIETOR, R B CONSTRUCTION, 126/3A, SATYEN ROY ROAD, City:-, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr BODHISATTWA G DASTIDAR, , Son of Late B G DASTIDAR, ALIPORE, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 305433, Amount: Rs.100.00/-, Date of Purchase: 30/05/2023, Vendor name: A K Samajpati



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

Registration under section 60 and Rule 69.

Book - I

Number 1607-2023, Page from 266658 to 266679
160708958 for the year 2023.



Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.07.25 15:52:20 +05:30
Reason: Digital Signing of Deed.

S. Chakraborty

(Sourav Chakraborty) 2023/07/25 03:52:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

10, Baruipur, Post Office Baruipur, Police Station Baruipur, Kolkata-700144, **4. SMT PAYEL DAS (PAN BKZPD1834R)** daughter of Sri Ashok Das, by faith Hindu, by occupation service, residing at Shivalik Aptment, P-149, Unique Park, Police Station Parnasree, Kolkata-700034, **5. SMT PUJA DAS (PAN BKZPD1833J)** daughter of Sri Ashok Das, by faith Hindu, by occupation service, residing at Baishnav Para, Near Railway Crossing, Ward No. 10, Baruipur, Post Office Baruipur, Police Station Baruipur, Kolkata-700144, District South 24 Parganas, send greetings.

AND WHEREAS we, the executants have seized and possessed of or otherwise sufficiently entitled to the landed property by way of inheritance morefully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS we have entered into a development agreement with the developer '**M/S R.B. CONSTRUCTION**', a proprietorship firm having office at 126 / 3A, Satyen Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034, being represented by it's proprietor, **SRI BIPLAB BHATTACHARJYA (PAN ANJPB2155K)** son of late Bijan Bhattacharjee, by faith Hindu, by occupation Business, residing at 126 / 3A, Satyen Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034, South 24 Parganas, for development and/or construction to develop our schedule below property under certain terms and condition as mentioned therein and the said deed was registered on 21.07.2023 at the office of A.D.S.R. Behala, South 24 Parganas and recorded as Deed No. 160708951 for the year 2023.

Biplab Bhattacharjee

AND WHEREAS now we appoint, nominate, constitute, '**M/S R.B. CONSTRUCTION**', a proprietorship firm having office at 126 / 3A, Satyen Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034, being represented by it's proprietor, **SRI BIPLAB BHATTACHARJYA (PAN ANJPB2155K)** son of late Bijan Bhattacharjee, by faith Hindu, by occupation Business, residing at 126 / 3A, Satyen Roy Road, P.O. Behala, Police Station Behala, Kolkata - 700034, South 24 Parganas, as our lawful attorney to do

and perform and cause to be done and cause to be performed on our behalf and in our names to do act, deed, and things relating to the said development to work as follows:

1. To work, manage, control and supervise the management of all and administer the property written in schedule herein below and to develop the same.
2. To make, sign and verify all applications or objections to appropriate or competent authorized for all and any licenses permission or consent etc. required by law in connection with the management and development of the said property belong to us.
3. To pay, discharge and deposit all the government, dues, rates, taxes and/or charges in respect of the schedule property written herein below.
4. To do all things for the purpose of raising and constructing building/s with self-contained flats upon the schedule below property as per approved or sanctioned building plan by the Kolkata Municipal Corporation or any competent authority.
5. To sign and apply in the plan or plans and all papers and documents on our behalf for sanction of building plan or plans to be sanctioned by the Kolkata Municipal Corporation upon our Schedule mentioned property and to appear and represent before the Kolkata Municipal Corporation and it's authorized agents or officers or departments vice building department, assessment department, collection water, drainage department and before any person thereof and department/s required in the aforesaid matter and/or concern having jurisdiction over the land of the said premises and to sign verify, affirm, deposit, submit as the case may be, any affidavit, letters, declarations, applications, plan/s may be required from time to time for securing

consent, certificates, clearances, sanction of the building including for connection, re-connection of sewerage, drainage and water connection and all the amenities or for any other purpose required for construction and selling the building or flats and garages to be constructed upon the schedule below property.

6. To appear and represent us before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Fire Brigade, K.M.D.A., Airport Authority and all other authorities concerning having jurisdiction over the said premises and to apply sign, verify, affirm, deposit, submit as the case may be required, from time to time for sanction of the building/ plans for and/or any other relating to the development and construction of the building on the said premises and/or to sign or submit revised plan or building and/or fresh plan construction of building at the said premises and all such purposes and also to sign and submit plan/s as may be think fit and proper by our said attorney from time to time required in connection therewith.
7. To appear and represent us before the Calcutta Electric Supply corporation Limited, Fire Brigade authority, K.M.D.A., Airport authority, C.I.T., Police Authority, competent authority under Urban Land (Ceiling and Regulation Act), 1976, Land Acquisition and Requisition Authority and other authorities concerned to verify, affirm, deposit, submit as the case may be, any affidavit, letters, declarations, applications, plan/s may be required from time to time for securing consent, license, permits, certificates and clearances for and/or in respect of building/flats/garages to be constructed upon the schedule below property.
8. To submit or deposit necessary fees or charges to the Kolkata Municipal Corporation, Fire Brigade authority, K.M.D.A., Airport authority , C.I.T., Police Authority, competent authority under Urban Land (Ceiling and

Regulation Act), 1976, or any other authorities in relation to sanction for building plan/s by the Kolkata Municipal Corporation and/or for securing any such other further consent, certificates, permits, cotahs, supply orders, licenses and/or clearances may be deem fit and proper by our said attorney.

9. For all or any other purpose to sign, issue, conducts, deliver, receive, acknowledge and serve as the case may be or notice, letters and correspondence for time to time with all or any of the authorities in general as aforesaid.
10. To appoint and dismiss or discharge any contractor, sub-contractor, staff, agents, broker, any menials, drawer, other menials and settle and pay their remunerations and fix up conditions of service.
11. To negotiate on terms for and to agree and sell the property described in the schedule below and/or building and/or self-contained flat/s in the building to be constructed according to the sanctioned plan to any intending purchaser/s of the developer's allocation at such price or prices which our said attorney in his absolute discretion thinks fit and proper to agree upon and to enter upon any agreement/s for such sell/s and/or to cancel and/or repudiate the same.
12. To receive from the intending purchaser/s any earnest money or advance/s also the balance purchase money on completion of such sale/s and to give valid receipt and discharge for the same on our behalf of the developer's allocation.
13. To sign and execute the deed of sale conveyance/s, other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully or effectually conveying of the developer's allocation if we could personally present.

14. To execute appropriate deed of conveyance, deed of sale and/or any kind of transfer in our names and on our behalf and present the same before the registering authority of it's jurisdiction and get the name registered according to law and receive the consideration money and to give proper money receipt in our names and on our behalf in respect of the schedule below property save and except the owners' allocation as mentioned in the schedule-B of the development agreement.
15. To negotiate of sale, transfer, let out, flat/s, unit/s, parking place/s, in the said building to be constructed upon the schedule below property or any part or portion thereof and to such person/s as our said attorney at his sole discretion may deem fit and proper and expedient, and to collect all sale proceed of the said property from the intending purchaser/s and to defray all expenses that may be deemed necessary and to pay all taxes, fees.
16. To sign, execute, enter into modify, cancel, alter, draw, approve, present for registration and admit registration to all papers, documents, deeds, contracts, agreement/s, applications, declarations, undertaking/s and other document/s in connection with the sale and the transfer of the building and/or flat/s or unit/s, parking space/s, in the said building to be constructed upon the land morefully described in the schedule below herein or any part thereof or any in the said building to be constructed thereon or any part or portion thereof in pursuance of the permission legally granted, save and except the owners' allocation as mentioned in the schedule-B of the development agreement.
17. To appoint, engage on our behalf pleader/s, advocate/s or solicitor/s whenever the said attorney thinks proper to do so and to discharge and/or terminate his or their appointments.

18. To compromise, compound or withdraw cases or be non-suited to refer all disputes and differences.
19. To prepare, sign and submit all settlements and also to apply for and obtain all necessary clearances license under the provision of Income Tax and Sales Tax and also appear before the Income Tax and Sales Tax authorities.

AND GENERALLY we, do hereby agree to rectify, ratify, confirm all and whatsoever other lawful acts the said attorney, shall lawfully do, executed or perform or cause to be done executed and performed in terms of this agreement for the said premises describing in the schedule below by virtue of this agreement.

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land 3 Cottahs 4 Chittaks 43 square feet along with the structure standing thereon comprised in premises no. 61, Jagatpur Sisir Bagan Road, Police Station Behala, Kolkata-700034, within the limits of Kolkata Municipal Corporation Ward No. 120, comprised in Mouza Behala, Pargana Magura, J.L. No.2, R.S. No. 83, Touzi No. 346, Dag No. 7529, Khatian No. 150, District South 24 Parganas, which is butted and bounded in the manner stated as follows:

ON THE NORTH : 12 feet wide K.M.C. Road;

ON THE SOUTH : Property of Smt Alaka Rani Nandi;

ON THE EAST : Property of Sri Jiten Dey;

ON THE WEST : Property of Smt Alaka Rani Nandi;

WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the 21st day of July, 2023.

SIGNED, SEALED & DELIVERED by the Parties abovenamed at Kolkata in the presence of:

WITNESSES:

1. Anurag Majumdar
Adm.
Alipore Judges' Court,
No. 27

Anurag Majumdar

Swagata Majumdar Biswas

A. J. D.
Payel Das.
Pujar Das

2. Bodhisattwa Ghosh Dastidar.
Adm.
Alipore Judges' Court,
No. 27

Signature of the Owners

M/s. R. B. CONSTRUCTION

Biplab Bhattacharyya
Proprietor

Signature of the Developer

Drafted by:

Bodhisattwa Ghosh Dastidar.

Advocate












Alipore Judges' Court,

Kolkata-700027

| | | 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 |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |












Name LAUSILE MAJUMDAR

Signature Lausile Majumdar

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name.....

Signature A. D. R.

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |












Name SWAGATA MAJUMDAR BISWAS

Signature Swagata Majumdar Biswas

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |












Name

Signature

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












Name PAYEL DAS

Signature Payel Das

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

Name PUJA DAS

Signature Puja Das

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

Name BIPLAB BHATTACHARYA

Signature Biplab Bhattacharya



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

| | | |
|---|---|--|
| Query No / Year | 8001862451/2023 | Office where deed will be registered |
| Query Date | 21/07/2023 1:02:31 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | B S G DASTIDAR ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831103747, Status : Advocate | |
| Transaction | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | Market Value | |
| Rs. 2/- | Rs. 45,22,126/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 70/- (Article:48(g)) | Rs. 21/- (Article:E, E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160708951/2023 | |

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jagatpur Sisir Bagan Road, , Premises No: 61, , Ward No: 120 Pin Code : 700034

| 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 | 3 Katha 4 Chatak 43 Sq Ft | 1/- | 44,68,126/- | Width of Approach Road: 12 Ft., , Project Name : |
| Grand Total : | | | | 5.461Dec | 1 /- | 44,68,126 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 1/- | 54,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 1 /- | 54,000 /- | |

Details :

| | Name & address | Status | Execution Admission Details : |
|---|--|------------|--|
| | KAUSIK MAJUMDAR Son of Late MIHIR MAJUMDAR 11A, SHYAMA CHATTERJEE ROAD, City:- , P.O:- BELGHORIA, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx3G, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 2 | Mrs SWAGATA MAJUMDAR BISWAS Daughter of Late SAMIR KUMAR MAJUMDAR BL-GE3, 708, RAJDANGA MAIN ROAD, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BDxxxxxx5B, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 3 | Mr ASHOK DAS Son of ARUN DASBAISHNAV PARA, NEAR RAILWAY CROSSING, WARD NO. 10,, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx7G, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 4 | Miss PUJA DAS Daughter of Mr ASHOK DASBAISHNAV PARA, NEAR RAILWAY CROSSING, WARD NO. 10, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BKxxxxxx3J, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 5 | Miss PAYEL DAS Daughter of Mr ASHOK DASSHIVALIK APARTMENT, P-149, UNIQUE PARKS, City:- , 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.: BKxxxxxx4R, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Attorney Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|---|--------------|-------------------------------|
| 1 | R B CONSTRUCTION 126/3A, SATYEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No.: ANxxxxxx5K, Aadhaar No Not Provided, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| Name & Address | Representative of |
|---|-------------------------------------|
| Mr BIPLAB BHATTACHARJYA Son of Late BIJAN BHATTACHARJEE 126/3A, SATYEN ROY ROAD, City:- , 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.: ANxxxxxx5K, Aadhaar No Not Provided | R B CONSTRUCTION (as PROPRIETOR) |

Identifier Details :

| Name & address |
|---|
| Mr BODHISATTWA G DASTIDAR Son of Late B G DASTIDAR ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr KAUSIK MAJUMDAR, Mrs SWAGATA MAJUMDAR BISWAS, Mr ASHOK DAS, Miss PUJA DAS, Miss PAYEL DAS, Mr BIPLAB BHATTACHARJYA |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------------|------------------------------|
| 1 | Mr KAUSIK MAJUMDAR | R B CONSTRUCTION-1.09221 Dec |
| 2 | Mrs SWAGATA MAJUMDAR BISWAS | R B CONSTRUCTION-1.09221 Dec |
| 3 | Mr ASHOK DAS | R B CONSTRUCTION-1.09221 Dec |
| 4 | Miss PUJA DAS | R B CONSTRUCTION-1.09221 Dec |
| 5 | Miss PAYEL DAS | R B CONSTRUCTION-1.09221 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------------|------------------------------------|
| 1 | Mr KAUSIK MAJUMDAR | R B CONSTRUCTION-40.00000000 Sq Ft |
| 2 | Mrs SWAGATA MAJUMDAR BISWAS | R B CONSTRUCTION-40.00000000 Sq Ft |
| 3 | Mr ASHOK DAS | R B CONSTRUCTION-40.00000000 Sq Ft |
| 4 | Miss PUJA DAS | R B CONSTRUCTION-40.00000000 Sq Ft |
| 5 | Miss PAYEL DAS | R B CONSTRUCTION-40.00000000 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 20-08-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 20-08-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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.

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

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.

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.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ANJPB2155K



नाम / Name
BIPLAB BHATTACHARJYA

पिता का नाम / Father's Name
BIJAN BHATTACHARJYA

जन्म की तारीख
Date of Birth
29/11/1979

हस्ताक्षर / Signature

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

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

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

आयकर पैन सेवा यूनिट, UTHITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.

Aaykar Sampark Kendras

For Income Tax Related
Queries call Toll Free Nos.

1961

or

18001301951



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0638/11071/80244

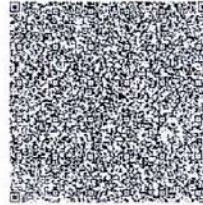
To
Biplab Bhattacharjya

126/3A,
SATYEN ROY ROAD,
VTC: Behala S.O.,
District: Kolkata,
State: West Bengal, PIN Code: 700034,
Mobile: 8777312334

28996748



KF289967481F1



आपका आधार क्रमांक / Your Aadhaar No. :

4422 9096 3088

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 17/03/2013



Bioplav Bhattacharjya
DOB: 29/11/1979
Male

4422 9096 3088

मेरा आधार, मेरी पहचान

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

नागरिक क्रम / Enrollment No.: 1429/60357/00011

To
पूजा दास
Puja Das
D/O, Ashok Das
Bashraw Para
Barapour
Barapour
Barapour
31/08/2014
Barapour South 24 Parganas
West Bengal 700144
8420656573
167104088
ML57104088FT

आपका आधार क्रमांक / Your Aadhaar No.:
7698 8564 7589

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

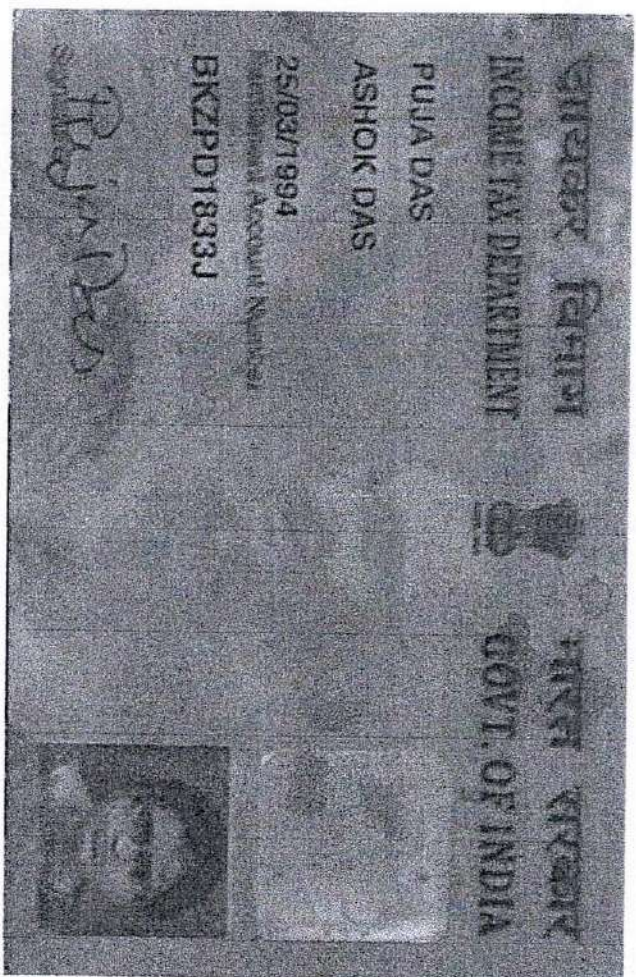
पूजा दास
Puja Das
जन्म तिथि / DOB: 25/03/1994
श्रद्धा / Female

7698 8564 7589

आधार - आम आदमी का अधिकार

Scanned with CamScanner

Puja Das



Puja Das



भारत सरकार
GOVERNMENT OF INDIA



স্বাগতা মজুমদার বিশ্বাস

Swagata Majumdar Biswas

জন্মতারিখ / DOB: 10/03/1977

স্বইন / FEMALE



5309 4539 3609

आधार - সাধারণ মানুষের অধিকার

Swagata Majumdar Biswas



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

ব্লক - ৩/৭০৮ রাজডাঙ্গা

এম এন রোড, ই.কে.টি

কলকাতা,

পশ্চিম বঙ্গ - ৭০০১০৭

BL - GE 3, 708

RAJDANGA MAIN

ROAD, E.K.T, Kolkata,

West Bengal - 700107



1947
1947/300 1947

1947
1947/300 1947

1947
1947/300 1947

1947
1947/300 1947

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAGATA MAJUMDAR BISWAS
SAMIR KUMAR MAJUMDAR

10/03/1977

Permanent Account Number
BDPPB1275B

Swagata Majumdar Biswas

Signature



Swagata Majumdar Biswas



Government of India



Issue Date: 19/07/2014

Payel Das
DOB : 25/03/1994
Female



6501 3789 2716

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.



6501 3789 2716

मेरा आधार, मेरी पहचान

Payel Das.

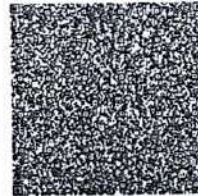


Unique Identification Authority of India



Address: W/O Avishek Nath,
Shivalik Apartment, P-149, Unique
Park, Arya Vidyamandir High
School, Behala, Behala, Kolkata,
West Bengal, 700034

Print Date: 26/05/2023



6501 3789 2716



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BKZPD1834R



नाम / Name
PAYEL DAS

पिता का नाम / Father's Name
ASHOK DAS

जन्म की तारीख / Date of Birth
25/03/1994

Payel Das.

हस्ताक्षर / Signature



06012017

Payel Das.



ভারতীয় বিন্টি পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1215/99055/25229

To.
অশোক দাস
Ashok Das
S/O Arun Das
BAISHNAV PARA
NEAR RAILWAY CROSSING WARD NO 10
Baruipur
Baruipur Baruipur South 24 Parganas
West Bengal 700144
9007673262

Ref 27346 / 16G / 4719760 / 4719778 / P



SE858822109FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4008 8753 0418

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অশোক দাস
Ashok Das
পিতা : অরুণ দাস
Father : ARUN DAS
জন্মতারিখ / DOB : 07/01/1964
পুরুষ / Male



4008 8753 0418

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK DAS
ARUN DAS

07/01/1964

Permanent Account Number

ADSPD8347G


Signature



A. Das



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

ভালিকাভুক্তির আই ডি/Enrollment No.: 1190/00130/00857

To
কৌশিক মজুমদার
Kausik Majumdar
S/O Mihir Majumdar
NEAR BELGHARIA POST OFFICE 11A, SHYAMA
CHARAN CHATTERJEE STREET Belgharia H.O
Belgharia Kolkata
West Bengal 700056
8697907237

61203



UHD00612039IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8550 4853 0946

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



কৌশিক মজুমদার
Kausik Majumdar
জন্ম সাল / Year of Birth : 1965
পুরুষ / Male

8550 4853 0946



আধার - সাধারণ মানুষের অধিকার

Kausik Majumdar.

Kausik Majumdar.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEOPM6373G



नाम /NAME

KAUSIK MAJUMDAR

पिता का नाम /FATHER'S NAME

MIHIR MAJUMDAR

जन्म तिथि /DATE OF BIRTH

27-01-1965

हस्ताक्षर /SIGNATURE

Kausik Majumdar

CBTas

आयकर अधिकारी, प.ब. XI

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

Kausik Majumdar