

9670/24

I - 9686/2024



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AU 002703

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.

Addl. District Sub-Registrar
Behala, South 24 Parganas

06 DEC 2024

DEVELOPMENT POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS THAT We 1) SRI GAUTAM DUTTA (Aadhaar No.8828 1021 6593) (PAN: AESPD5907P) alias GAUTAM KUMAR DUTTA son of Late Dharendra Nath Dutta and Late Hena Rani Dutta, by faith- Hindu, by Occupation- Business, residing at Kalua, Bidhan Pally, P.O- R.C.Thakurani, Police Station- Haridevpur, Kolkata- 700104 2) MRS. TRISHITA ROY (having PAN: AJMPR1966K) (Aadhaar No. 4338 8096

MAJUMDER CONSTRUCTION

Prudhvir Majumder
Proprietor

Major Information of the Deed

Deed No :	I-1607-09686/2024	Date of Registration	06/12/2024
Query No / Year	1607-8003096457/2024	Office where deed is registered	
Query Date	06/12/2024 11:06:15 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	S GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836142290, Status : Others		
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. 1,44,50,000/-	Rs. 1,44,91,423/-		
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]- 160709682/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



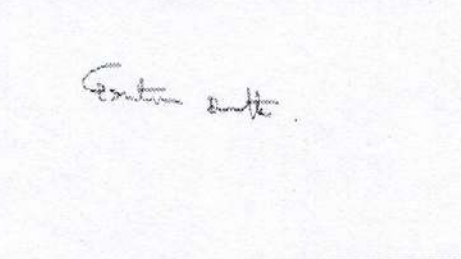


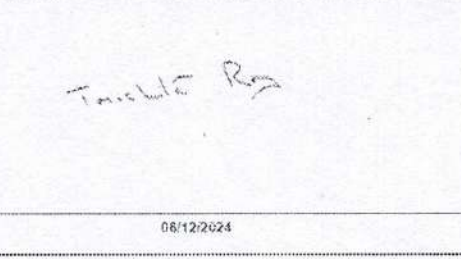


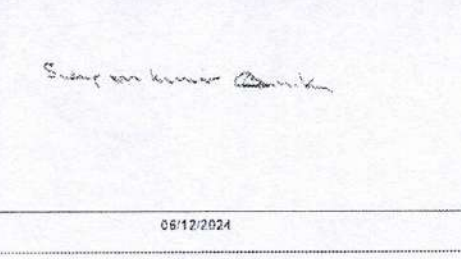
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , , Premises No: 70, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 14 Chatak	1,28,50,000/-	1,28,90,623/-	Property is on Road , Project Name :
Grand Total :					11.3438Dec	128,50,000 /-	128,90,623 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1934 Sq Ft.	14,50,000/-	14,50,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 967 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 967 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	501 Sq Ft.	1,50,000/-	1,50,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 501 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2435 sq ft	16,00,000 /-	16,00,800 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GAUTAM DUTTA, (Alias: Mr Gautam Kumar Dutta) Son of Late Dhirendra Nath Dutta Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office		 Captured	
	06/12/2024	06/12/2024	LT: 06/12/2024	06/12/2024
	,lakua Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AExxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs TRISHITA ROY Daughter of Late Tapan Dutta Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office		 Captured	
	06/12/2024	06/12/2024	LT: 06/12/2024	06/12/2024
	16A, Kalikumar Banerjee Lane,, City:- Kolkata, P.O:- Cossipore, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AJxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr SWAPAN KUMAR BANIK Son of Late Megh Lal Banik Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office		 Captured	
	06/12/2024	06/12/2024	LT: 06/12/2024	06/12/2024
	,1 Santibari, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ARxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office			

Journey Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Majumder Construction 73, Mahatma Gandhi Road, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: BGxxxxxx4G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRATIK MAJUMDER (Presentant) Son of Mr Prasanta Majumder Date of Execution - 06/12/2024, , Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office	 Dec 6 2024 11:25AM	 Captured LTI 06/12/2024	 06/12/2024
73, M G Road, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BGxxxxxx4G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Majumder Construction (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWARAJ NASKAR Son of Late M NASKAR M G ROAD,, City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	 06/12/2024	 Captured 06/12/2024	 06/12/2024
Identifier Of Mr GAUTAM DUTTA, Mrs TRISHITA ROY, Mr SWAPAN KUMAR BANIK, Mr PRATIK MAJUMDER			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr GAUTAM DUTTA	Majumder Construction-2 Katha 10 Chatak 30 Sq Ft
2	Mrs TRISHITA ROY	Majumder Construction-1 Katha 5 Chatak 15 Sq Ft
3	Mr SWAPAN KUMAR BANIK	Majumder Construction-2 Katha 14 Chatak

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM DUTTA	Majumder Construction-967.00000000 Sq Ft
2	Mrs TRISHITA ROY	Majumder Construction-967.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR BANIK	Majumder Construction-501.00000000 Sq Ft

Endorsement For Deed Number : I - 160709686 / 2024

On 06-12-2024

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

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

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

Presented for registration at 11:17 hrs on 06-12-2024, at the Office of the A.D.S.R. BEHALA by Mr PRATIK MAJUMDER .

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 1,44,91,423/-

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

Execution is admitted on 06/12/2024 by 1. Mr GAUTAM DUTTA, Alias Mr Gautam Kumar Dutta, Son of Late Dharendra Nath Dutta, ,Iakua Bidhan Pally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Mrs TRISHITA ROY, Daughter of Late Tapan Dutta, 16A, Kalikumar Banerjee Lane,, P.O: Cossipore, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 3. Mr SWAPAN KUMAR BANIK, Son of Late Megh Lal Banik, ,1 Santibari, Bidhan Pally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person

Identified by Mr SWARAJ NASKAR, , , Son of Late M NASKAR, M G ROAD,, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

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

Execution is admitted on 06-12-2024 by Mr PRATIK MAJUMDER, proprietor, Majumder Construction, 73, Mahatma Gandhi Road, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr SWARAJ NASKAR, , , Son of Late M NASKAR, M G ROAD,, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

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 002703, Amount: Rs.100.00/-, Date of Purchase: 07/11/2024, Vendor name: Bidyut Kr Saha



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

ate of Registration under section 60 and Rule 69.

ered in Book - I

me number 1607-2024, Page from 270585 to 270607

ng No 160709686 for the year 2024.



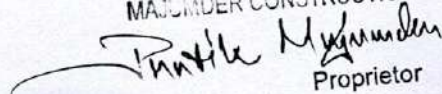
Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.12.09 13:45:58 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 09/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

8047) Daughter of Sri Tapan Dutta, wife of Sri Arindam Roy, by faith- Hindu, by occupation- Service, residing at 16A Kalikumar Banerjee Lane, P.O- Cossipore, Police Station- Chitpur, Kolkata- 700002 3) **SRI SWAPAN KUMAR BANIK** (PAN - ARDPB8510A) (Aadhaar No. 5166 8919 9875) son of Late Megh Lal Banik, by Faith - Hindu, by Occupation - Retired person, by Nationality- Indian, residing at 1, Santibari, Bidhanpally, P.S - Haridevpur, Kolkata - 700104, District South 24-Parganas, State of West Bengal, hereinafter called the **LANDOWNERS/ EXECUTANTS SEND GREETINGS;-**

WHEREAS The Principals are the Owners in respect of **ALL THAT** piece and parcel of Bastu land measuring about 6 **Cottah 14 Chittack 00 sq.ft** together with two storied building thereon measuring about 1934 sq.ft (967 sq.ft + 967 sq.ft) and 501 sq.ft RTS lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976 & 2179, R.S Dag No. 2186 & 2186/2446, L.R Dag No. 2186 & 2186/2446, L.R Khatian No. 12753, 13001, 13209 within the limits of Kolkata Municipal Corporation under Ward No.143, **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Thakurpukur now Haridevpur, Kolkata- 700104, under Assessee No. 711431401488 together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto.

MAJUMDER CONSTRUCTION

 Proprietor

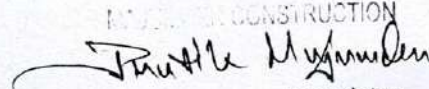
AND WHEREAS The Principals have executed Development Agreement, on this day hereinafter referred to as the "**Development Agreement**" in respect of the said premises with **MAJUMDER CONSTRUCTION (PAN- BGTPM6604G)**, A Proprietorship Concern, having its registered office at, 73, M.G. Road, Bidhan Pally, P.O.- R.C. Thakurani, Police Station - Haridevpur, Kolkata - 700104, District:- South 24-Parganas, represented by its Sole **Proprietor MR. PRATIK MAJUMDER (Pan - BGTPM6604G), (Aadhaar - 8301 0212 1551)** son of Mr. Prasanta Majumder, faith Hindu, by Nationality Indian, by occupation - Business, Residing at, 73, M.G. Road, Bidhan Pally, P.O.- R.C. Thakurani, Police Station - Haridevpur, Kolkata- 700104, District:- South 24-Parganas , which is registered before Addl. District Sub Registrar at Behala and recorded therein Book No. I Volume No. 1607-2024 being no. 1607- 09682 for the year 2024, being Part of the said agreement the Principals are now desirous of appointing, nominating and constituting the Attorney herein as their true and lawful Attorney for and on their behalf and in their names, place and stead to do the following acts, deeds, matters and things for smooth execution of the said agreement.

We, the Owners herein do hereby nominate, appoint and constitute **MAJUMDER CONSTRUCTION (PAN- BGTPM 6604G)**, A Proprietorship Concern, having its registered office at, 73, M.G. Road, Bidhan Pally, P.O.- R.C. Thakurani, Police Station - Haridevpur, Kolkata - 700104, District:- South

MAJUMDER CONSTRUCTION
Pratik Majumder
Proprietor

24-Parganas, represented by its Sole **Proprietor MR PRATIK MAJUMDER (Pan- BGTPM6604G), (Aadhaar - 8301 0212 1551)** son of Mr. Prasanta Majumder, faith Hindu, by Nationality Indian, by occupation - Business, Residing at, 73, M.G. Road, Bidhan Pally, P.O.- R.C. Thakurani, Police Station - Haridevpur, Kolkata- 700104, District:- South 24-Parganas to be our true and lawful ATTORNEY for us in our name to do and execute and perform or cause to be done executed and performed all or any of the following acts, deeds and things, jointly or severally that is to say;-

1. To defend, possess, manage and maintain the said premises and to construct the building upon the land at the said premises after demolishing the existing structures as per plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement.
2. To appear and represent Principals before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration of any gift deed, declaration, amalgamation in respect of the schedule property and to sign and execute deed to admit the execution thereof.
3. To erect boundary walls in and around of the said premises.
4. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other

REGISTERED FOR CONSTRUCTION

Proprietor

authorities and to sign and execute any such papers documents instruments that may be required in this regard.

5. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

6. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities, Kolkata Municipal Corporation as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.

7. To appoint Engineers, Architects and his agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of his fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the principals.

8. To apply for electricity, water, drainage, sewerage, telephone or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute

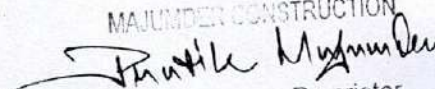
MAJUMDAR CONSTRUCTION
Ranjit Majumdar
Proprietor

and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

9. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

10. To make supervise and construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said premises as mentioned in the Schedule hereunder written and to that effect to get signed, pursue and collect on behalf of the Principals all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

11. To appear and represent the Principals before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principals in respect of the said premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals

MAJUMDER CONSTRUCTION

Proprietor

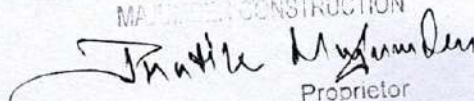
applications and papers and to appear and make representation for and on behalf of the Principals before the authorities concerned.

12. To appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

13. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principal before the Kolkata Municipal Corporation & B.L. & L.R.O.

14. That our Attorneys shall sign and execute all Agreement(s), Deed(s) of conveyance, any declaration or any other documents and admit execution and present all such Agreements. Deeds and documents including Boundary declaration, Gift, deed of exchange, amalgamation, lease or such other documents etc., before the concerned Registration offices required for getting building plan sanction and to that effect to sign and execute all documents for complete registration unto and in favour of purchaser or purchasers and to handover and/or deliver peaceful possession of the Developer's Allocation only in our name and on our behalf.

15. To appear and represent Principals before any Notary Public, Registrar of Assurances, District Registrar,

MAJESTIC CONSTRUCTION

Proprietor

Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the developers allocation of the said premises or any part thereof with undivided share of land and admit execution thereof.

16. To enter into agreement for sale, deed of conveyance, or transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

17. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation mentioned in the said Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.

18. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's

MAJUMDER CONSTRUCTION
Shankar Majumder
Proprietor

Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.

19. To deliver khas and vacant possession of the Developer's Allocation to the intending Purchaser or Purchasers.

20. Equitable mortgage may be created only out of Developer's Allocation only in respect of units/floors/ flats/ car parking spaces/ spaces of the intending Purchaser/s who wants to purchase and/or buy the same from the Developer out of the Developer's Allocation and to make the Principal free from all encumbrances and liabilities whatsoever.

21. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

22. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way the said premises or any part thereof including those relating to acquisition and/or requisition in which the principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

23. To sign and execute all papers and documents including negotiate with the tenant.

RESIDENTIAL CONSTRUCTION
Pratik Mughan
Proprietor

24. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

25. To appoint and engage any solicitor, counsel, advocate or other lawyer or lawyers, to sign and verify any petition for the grant, to affirm any affidavits, enter or lodge any caveat or to apply for its discharge.

26. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

27. The Attorney for and on behalf of the Principals, jointly or severally or any of them, shall sign and execute Agreement for Sale/s, Deed of Conveyance/s or any other documents including Declaration, Affidavits.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principals could have done lawfully under their own hands if present personally. And we the Principals do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

CONSTRUCTION
Pratibha Mahamban
Proprietor

SCHEDULE AS REFERRED TO ABOVE**(Entire premises.)**

ALL THAT piece and parcel of Bastu land measuring about 6 **Cottah 14 Chittack 00 sq.ft** together with two storied building thereon measuring about 1934 sq.ft (967 sq.ft + 967 sq.ft) and 501 sq.ft RTS lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976 & 2179, R.S Dag No. 2186 & 2186/2446, L.R Dag No. 2186 & 2186/2446, L.R Khatian NO. 12753, 13001, 13209 within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata - 700104, under Assessee No.711431401488 (Zone- J.L.Sarani to Kabardanga More.. premises located on M.G.Road) together with all easement rights, appurtenant thereto, along with the right of user of common passage and all other common paths, spaces and facilities and amenities, drainage, water courses, telephone and electric supply services and all other such amenities attached to the said property and butted and bounded in the manner following:-

NORTH: Mahatma Gandhi Road.

SOUTH: By rest of the land of Anju Banik (1, Bidhan Pally).

EAST : By 12 ft wide road.

WEST : By land and building of Deepika Samadder.

UNDER CONSTRUCTION

Prantik Majumdar
Proprietor

IN WITNESS WHEREOF the parties hereunto put their respective hands on the 6th day of December Two Thousand and Twenty-Four (2024) A.D.

WITNESSES:

Goutam Dutta

Toisrita Roy

Swapam Kumar Banik

(SIGNATURES OF LAND OWNERS/
PRINCIPALS).

1. Saptarshi Bank
Santbari, 4,
Bidhanpally (M.G. Road)
Po - Joka, Kolkata - 700104

2. Nirmal Chandrabiswas
A-13/1, Diamond Park
Joka, Kol-104

MAJUMDER CONSTRUCTION

Binita Majumder
Proprietor

.....
(SIGNATURE AND SEAL OF ATTORNEY)

Read over, explained in Vernacular to the Parties and admitted to be correct and Drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein.,

Bimal Ch Lahiri

Advocate

Alipore Judges Court, Kolkata- 700 027.

BIMAL CH. LAHIRI, M.A., LL.B
Advocate

Typed by me
Alipore Judges Court
Kolkata-700 027
Enrolment No.-WB/258/82

B. Mondal

B.Mondal,

Alipore, Kol-027



LEFT HAND					
RIGHT HAND					

NAME : GOUTAM DUTTA

SIGNATURE : *Goutam Dutta*



LEFT HAND					
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NAME : TRISHITA ROY

SIGNATURE : *Trishita Roy*



LEFT HAND					
RIGHT HAND					

NAME : SWAPAN KUMAR BANIK

SIGNATURE : *Swapam Kumar Banik*



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RIGHT HAND					

NAME : PRATIK MASUMDER

SIGNATURE : *Pratik Masumder*



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8003096457/2024	Office where deed will be registered
Query Date	06/12/2024 11:06:15 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S GHOSH ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836142290, Status :Others	
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. 1,44,50,000/-	Rs. 1,44,91,423/-	
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]:- 160709682/2024	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , , Premises No: 70, , Ward No: 143 Pin Code : 700104

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	6 Katha 14 Chatak	1,28,50,000/-	1,28,90,623/-	Property is on Road , Project Name :
Grand Total :				11.3438Dec	128,50,000 /-	128,90,623 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1934 Sq Ft.	14,50,000/-	14,50,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 967 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 967 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	501 Sq Ft.	1,50,000/-	1,50,300/-	Structure Type: Structure

AS- 1 of 3

Gr. Floor, Area of floor : 501 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	2435 sq ft	16,00,000 /-	16,00,800 /-	
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Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr GAUTAM DUTTA, (Alias: Mr Gautam Kumar Dutta) Son of Late Dharendra Nath Dutta, lakua Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs TRISHITA ROY Daughter of Late Tapan Dutta 16A, Kalikumar Banerjee Lane,, City:- Kolkata, P.O:- Cossipore, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AJxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SWAPAN KUMAR BANIK Son of Late Megh Lal Banik, 1 Santibari, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ARxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Majumder Construction 73, Mahatma Gandhi Road, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: BGxxxxxx4G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr PRATIK MAJUMDER Son of Mr Prasanta Majumder 73, M G Road, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BGxxxxxx4G,Aadhaar No Not Provided by UIDAI	Majumder Construction (as proprietor)

Applicant Details :**Name & address**

Mr SWARAJ NASKAR
Son of Late M NASKAR
M G ROAD,, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104,
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr GAUTAM DUTTA, Mrs TRISHITA ROY, Mr SWAPAN KUMAR BANIK, Mr PRATIK MAJUMDER

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM DUTTA	Majumder Construction-2 Katha 10 Chatak 30 Sq Ft
2	Mrs TRISHITA ROY	Majumder Construction-1 Katha 5 Chatak 15 Sq Ft
3	Mr SWAPAN KUMAR BANIK	Majumder Construction-2 Katha 14 Chatak
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM DUTTA	Majumder Construction-967.00000000 Sq Ft
2	Mrs TRISHITA ROY	Majumder Construction-967.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR BANIK	Majumder Construction-501.00000000 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 05-01-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 05-01-2025)
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.
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.