

C/10976/2

F-10862/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 642070

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1) HUMAYUN BUKSH (Aadhaar No. 2495 4288 2245 & PAN AKHPB3941L), by occupation - Business (2) SK. ANISUR BUKSH (Aadhaar No. 4147 6582 5074 & PAN AOMP3526L) by occupation - Business (3) REAZ BUKSH, (Aadhaar No. 9827 3083 5082 & PAN BHWPB6170L) by occupation Service, 1 -3 all are sons of Late Imam Buksh (4) ANISUR BUKSH (Aadhaar No. 2280 4051 4041 & PAN BHWPB6171M) son of Late Kader Buksh, by occupation - Service and (5) SAHIDA BUKSH (Aadhaar No. 778476504246 & PAN CJEPB3611B) Wife of Late Kader Buksh daughter of Late Hazi Mahammed Piyada, by occupation - Housewife, 1 to 5 all are by faith - Muslim, by Nationality Indian and are residing at 22, Biswas Para Lane, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700033, hereinafter jointly called and referred to as the PRINCIPALS

SEND GREETINGS

District Sub-Registrar-IV
 Registration U/S 7 (2) of
 Registration 1908
 South 24 Parganas

13 DEC 2021

33539

13 DEC 2021

No.....Rs. 100/- Date.....

Name: *Shib Sankar Banerjee*

Address: *1/51 Rajendra Prasad Colony, P.O. - Tollygunj*
P.S. - Jobrapur, Kol-700033

Vendor:
Allpur Collectorate, 24 Pgs. (8)

SUBHANKAR DAS
STAMP VENDOR
Allpur Police Court, Kol-27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

13 DEC 2021

Order led by me
Ajay Raha
Advocate
Alipore court
no. 614/98
s/o Sri S. K. Raha

WHEREAS

- i. We, the **Principals**, are the absolute and lawful owner and is in possession of the said premises being K.M.C. premises no. 22, Biswas Para Lane, KMC Ward No. 89, P.O. Tollygunge, P.S. Charu Market Kolkata – 700033, hereinafter called and referred to as the 'said premises', morefully described in the **FIRST SCHEDULE** herein below.
- ii. Previously by virtue of a decree and order passed by the Ld. 3rd Sub-judge Alipore on 5.4.1982 in T.S. No. 161/1981, one Rabea Bibi alias Rabeya Bibi got the exclusive title and possession of ALL THAT piece and parcels of 4 Cottahs 13 Chittacks and 16 Square Feet of land along with structure erected thereon being Premises No. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata-700033, being the part of Dag-No. 578, 588, 585, 586, 589 in Khatian No. 113, 114 and 115 lying and situate in Mouza - Kankulia appertaining to J.L. No.40 togetherwith all easements, quasi-easements, rights benefits, liberties, facilities appertaining thereto and the said property / premises is shown in the sketch Map/plan annexed in the solenama Decree as the Plot No. E1 and bordered by Pink colour. The said Rabea Bibi alias Rabeya Bibi in the said solenama Decree also got another Plot being Plot No. E2 which is shown in the sketch map/plan annexed in the solenama decree.
- iii. The said Rabea Bibi alias Rabeya Bibi used to reside in plot no. E2 and transferred the right, title and interest of the 50% share in the said E1 property being Premises No. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata – 700033 unto and in favour of Anwara Box, and 50% share thereof jointly unto and in



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

13 DEC 2021

favour of (1) Kader Buksh alias Kader Box since deceased, son of Late Yeasin Buksh and herein the father of owner no. 4 (2) Humayun Box (3) Sk. Emanur Buksh alias Emanur Box (4) Reaz Buksh alias Rayaz Box , all sons of Late Md. Imam Box (Buksh) herein the owners no. 1, 2 & 3 by way of Heba on 10.03.83 in presence of the local respectable persons and relatives and transferred the possession thereof and the said Heba was duly accepted by the said persons whose favoured the Heba was made. But unfortunately thereafter certain disputes had been cropped up amongst the said Rabea Bibi alias Rabeya Bibi and Anwara Buksh alias Anwara Bor, Kader Buksh alias Kader Box, Humayun Buksh alias Humayun Box, Reaz Bech alias Rayaz Box and Sk. Emanur Buksh alias Emanur Box in title and possession of the said premises being premises no. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata-700033 causing which the said Anwara Buksh alias Anwara Bax, Kader Buksh alias Kader Box, Humayun Buksh alias Humayun Box, Reaz Baksh alias Rayaz Box and Sk. Emanur Buksh alias Emanur Box jointly filed a Title Suit being T.S. No. 307/1989 before the Ld. 3rd Civil Judge (Jr. Division) at Alipore for the decree for declaration of title and possession of them in the said premises, therein described as the Suit Property, against the said Rabea Bibi alias Rabeya Bibi and the said suit was subsequently decreed and ordered on compromise on 07.02.1990 in terms of the Compromise Petition dated 22.12.1989 which has been formed the part of the decree. ✓

- iv. By virtue of the said decree and order passed by the Ld. 3rd Civil Judge (Jr. Division) at Alipore on 7.2.1990 in T.S. No. 307/1989 the said Anwara Buksh alias Anwara Box got undivided 50% share of the premises being Premises No. 22, ✓

Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata-700033 and (1) Kader Buksh alias Kader Box since deceased (2) Humayun Buksh alias Humayun Box (3) Sk. Emanur Buksh alias Emanur Box and (4) Reaz Buksh alias Rayaz Box jointly got undivided 50% share of the Premises No. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata-700033.

- v. The said Kader Buksh alias Kader Box died intestate on 20.07.2006 leaving behind his wife namely Sahida Buksh and only son namely Anisur Buksh, the owners no. 4 & 5 herein as his only legal heirs and successors.
- vi. Thereafter the said Anwara Buksh alias Anwara Box, Anisur Buksh, Humayun Buksh alias Humayun Box, Reaz Buksh alias Rayaz Box and Sk. Emanur Buksh alias Emanur Box have been jointly owned, seized and possessed of or otherwise well and sufficiently entitled to the said premises being premises no. 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata - 700033 within the limits of Kolkata Municipal Corporation Ward No. 89, in the District of South 24 Parganas along with the tiles shaded brick built structure.
- vii. While they seized and possessed of the aforesaid property the said Anwara Buksh alias Anwara Box by natural love and affection gifted her 50% share of the said premises 22, Biswas Para Lane, P.S. Tollygunge now Charu Market, Kolkata-700033 within the limits of Kolkata Municipal Corporation Ward No. 89, in the District of South 24 Parganas to Humayun Buksh alias Humayun Box, Reaz Buksh alias Rayaz Box and Anisur Buksh, by way of a registered Deed of Gift dated 24th day of October, 2017 and the said deed was registered in the office of D.S.R. I

Alipore, recorded in Book No. 1, Volume No. 1601-2017, Page from 112363 to 112403, Being No. 160103587 for the year 2017.

- viii. Thus by the aforesaid manner we, the above named **Principals**, become the absolute and lawful owner and is in possession of the said premises being K.M.C. premises no. 22, Biswas Para Lane, KMC Ward No. 89, P.O. Tollygunge, P.S. Charu Market Kolkata – 700033 and mutated our names in the record of the Assessment Collection Department of K.M.C. vide Assessee No. 210890100247 and has been enjoying the same peacefully and uninterruptedly.
- ix. By virtue of a Development Agreement duly registered on 13.12.2021 at the office of the District Sub-Registrar - IV at Alipore South 24 Parganas and recorded in Book No. 1, being Deed No. 1 - 100531 for the year 2021, we jointly granted exclusive right for development of the said premises as mentioned in the **First Schedule** hereunder written in favour of **M/S. SRI BALAJI TECH** of 114A & B, Prince Anwar Shah Road, P.O. & Police Station : Golf Green, Kolkata-700095, represented by its Proprietor **SRI SHIB SANKAR BANERJEE** (Aadhaar No. 522053115064 & PAN ADRPB2490H), Son of Late Hari Pada Banerjee, by faith - Hindu, by occupation - Business, residing at 1/51, Rajendra Prasad Colony, P.O. Tollygung, P.S. Jadavpur, Kolkata 700033, therein called and referred to as the **'DEVELOPER'**.
- x. In terms of the said development agreement we jointly authorized the said developer for development and the developer agree and undertake to complete the proposed Development Project to construct a G+IV storied building at the said premises in accordance with the Building Plan to be prepared by the developer and

sanctioned by Kolkata Municipal Corporation in regard to the Development Project at the said premises at the exclusive risk, cost and expenses of the developer.

- xi.** In terms of the said development agreement the developer undertake to handover and deliver khas vacant possession of the owner's allocation as mentioned in the **Second Schedule** hereunder written in the proposed building in a habitable condition with all facilities within the stipulated period as mentioned in the said agreement in favour of us and shall get the possession of their allocation i.e. Developer's allocation as mentioned in the **Third Schedule** hereunder written after giving possession of the owner's allocation to us.
- xii.** Thus for the purpose of development of the said premises as mentioned in the First Schedule hereunder written and for the purpose of giving effect to implementation of the said registered Development Agreement, we, the Principal, do hereby and hereunder nominate, appoint and constitute **Sri Shib Sankar Banerjee** (Aadhaar No. 522053115064 & PAN ADRPB2490H), son of Late Hari Pada Banerjee, by faith - Hindu, by occupation - Business, residing at 1/51, Rajendra Prasad Colony, P.O. Tollygung, P.S. Jadavpur, Kolkata 700033, the sole proprietor of M/S. SRI BALAJI TECH of 114A & B, Prince Anwar Shah Road, P.O. & P.S. : Golf Green, Kolkata-700095, to be our true and lawful ATTORNEY for us, in our name and on our behalf to do and execute and perform or cause to be done, execute and perform all or any of the following acts, deeds and things that is to say :

12 Dec
 District Sub-Regis. 11/11
 Registrar U.S. 71
 Registration
 No. 24 P. 11/11

1. To defend, possess, manage, maintain, look after, supervise and administer our said premises, which is more fully and clearly described in the FIRST SCHEDULE hereunder written together with structure as may be constructed thereon from time to time on the said property at the said premises.
2. To prepare building plan in respect of our said premises being Premises No. 22, Biswas Para Lane, P.O. Tollygunge, P.S. Charu Market (previously Tollygunge) Kolkata – 700033 (Assessee No. 210890100247) within the limits of Kolkata Municipal Corporation Ward No. 89 Borough X containing Bastu land measuring about 4 (four) Cottahs 13 (thirteen) Chittaks 16 (Sixteen) Square feet be the same little more or less being the part of Dag No. 578, 588, 585, 586, 589 in Khatian No. 113, 114 and 115 comprised in Mouza Kankulia appertaining to J.L. No. 40, in the District South 24 Parganas under the jurisdiction of District Sub-Registrar Alipore in the District South 24 Parganas and to place the Plan before KMC and apply for sanction the plan and to sign and obtain the sanction, permission, clearances and service connections including building plan with it's modifications if any, if required, before the appropriate authority (including sanitary, water and drainage connection, Electricity) under K.M.C., K.I.T., K.M.D.A., CESC Ltd., Fire Brigade, Housing Board of West Bengal and/or any local and all Govt. Offices and to sign on our behalf all necessary forms, applications, petitions and documents and apply for obtaining saction plan/permit, licenses, permanent and temporary supply and/or services as may be required on our behalf in respect of the said premises as described in the First Schedule hereunder written.

3. To apply for, sign and obtain Completion Certificate from the Kolkata Municipal Corporation and or any Body competent after completion of the new building at the said premises as mentioned in the first Schedule property hereunder written, if required.
4. To sell the Developer's allocation in the proposed building in terms of the Development Agreement stated above which is more fully and clearly described in the Third Schedule hereunder written and to do all other acts deeds, things etc. and to lease, mortgage and all other things as per Transfer of Properties Act., 1882.
5. To negotiate with the intending purchaser or purchasers for transfer with respect of the Developer's allocation as described in the Third Schedule hereunder written in the proposed building except the owner's allocation of the proposed straight IV storied building to be constructed upon the First Schedule premises.
6. To receive the earnest money and/or advance money or full & final consideration money and also the balance purchase consideration money from the intending purchaser or purchasers for selling and transferring the Third Schedule property/properties or any portion thereof and to give valid receipt and discharge for the same, which will protect the purchaser / purchasers.
7. To acts, sign, execute & register all kinds of Agreements, Agreement for Sale or Lease or Sale Deed or Deed of Conveyance/s or any deed in respect of the said Thirs Schedule property out of the First Schedule premises or property in favour of such purchaser or purchasers or his nominee or nominees or assignee or assignees.
8. To present and appear any such deed or deeds of sale, conveyance, mortgage, lease or conveyance, gift, or other document or documents for having its registration and

to admit execution thereof and to give receipt of consideration in part or full and to present the same before the Registering Authority having its jurisdiction / authority for and to have them register according to law and to do all other acts, deeds and things, which our said attorney to law and to do all other acts, deeds and things, which our said attorney shall consider necessary for the transferring and/or conveying the said Third Schedule property or properties to such purchaser or purchasers as fully and effectually in all respect as we could do the same for ourselves.

9. To defend, contest and prosecute all cases, suits and proceedings if instituted by any person or persons, firm, association or any authority and to protect, safeguard our interest in our said property, which is more fully and clearly described in the First Schedule hereunder written in every respect and our said attorney shall be empowered to engage any advocate / advocates on our behalf by signing in the Vakalatnama for contest, defend, prosecute all the cases relating to the said First Schedule property in any Court of Law.
10. To file plaint, written statement, any objection petition, show cause petition and to swear affidavits on our behalf and to submit the same before any Court of Law, both Civil and Criminal.
11. To institute any case or cases, suit or any proceedings before any Court, both Civil and Criminal against any person, firm, association in connection with our said property, which is morefully and clearly described in the First Schedule hereunder written, in this respect our said attorney shall be empowered to engage any

advocate/advocates by signing in the vakalatnama for and on behalf of ourselves to file the suit, case or proceeding in any Court of Law relating to our said property.

12. To appear in any offices, government, semi government B.L. & L.R.O. any municipality, the Kolkata Municipal Corporation and to sign all relevant papers, including Building Sanction Plan and/or any modification or change relating to the plan of said First Schedule property on behalf and in favour of us, if required and also to make application before the CESC/WBSEB for installations of electric meter and also to any banks either private or nationalized for Home loan purposes.
13. To appear in any offices, government, semi government, State Ministry of Labour and before any office any where in India in connection with the construction work over the First Schedule property and to deal with the same.
14. Our said attorney shall be empowered to do all the acts, deeds and things stated herein above relating to our said property as mentioned in the First Schedule hereunder written, shall be construed as the acts, deeds and things done by us personally.

Be it expressly stated that the said attorney shall hereby obtain every right to make any construction and Development work upon the First Schedule property and further shall be entitled to do any other required acts deeds and thing on our behalf for the Development Work in our said premises as mentioned in the First Schedule hereunder written.

And we, hereby agree and undertake to ratify and confirm all and whatsoever acts, deeds and things lawfully and *bonafidely* done by the said attorney for development work in the said premises, which will be done by virtue of the said Development Agreement and this Development Power of Attorney which shall be construed as acts, deeds and things done by us to such intents and purposes as if we were personally present.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PREMISES)

ALL THAT the piece and parcel of Premises No. 22, Biswas Para Lane, P.O. Tollygunge, P.S. Charu Market (previously Tollygunge) Kolkata - 700033 (Assessee No. 210890100247) within the limits of Kolkata Municipal Corporation Ward No. 89 Borough X containing Bastu land measuring about 4 (four) Cottahs 13 (thirteen) Chittaks 16 (Sixteen) Square feet be the same little more or less being the part of Dag No. 578, 588, 585, 586, 589 in Khatian No. 113, 114 and 115 comprised in Mouza Kankulia appertaining to J.L. No. 40, under the jurisdiction of District Sub-Registrar Alipore in the District South 24 Parganas (in reference to decree and order passed by the Ld. 3rd Sub-judge Alipore on 5.4.1982 in T.S. No. 161/1981, decree and order passed by the Ld. 3rd Civil Judge (Jr. Division) at Alipore on 7.2.1990 in T.S. No. 307/1989 and Deed of Gift dated 24th day of October, 2017, registered before the office of D.S.R. I Alipore, recorded in Book No. 1, Volume No. 1601-2017, Page from 112363 to 112403, Being No. 160103587/ 2017) which is butted and bounded in the manner following :

ON THE NORTH	:	Other's Portion.
ON THE EAST	:	16'-6" wide K.M.C. Road.
ON THE SOUTH	:	16'-6" wide K.M.C. Road.
ON THE WEST	:	Foot Path and Road.

The premise has 100 sqft Tally shaded structure made by brick cement wall.

Shilankar Banerjee

SECOND SCHEDULE ABOVE REFERRED TO
OWNER' S ALLOCATION

1. In consideration of the Owners having agreed to grant exclusive right of construction to the Developer partly to residential and partly to commercially exploit the said premises by constructing building thereon as per the sanction plan to be sanctioned by the KMC, the owners shall be entitled to get their allocation in the proposed G+4 storied building at the said premises hereinafter referred to as the **OWNERS ALLOCATION"** as follows :
 - a. Entire 4th floor comprising 3 Nos. of flat.
 - b. 2 Nos. of flat in Third Floor (North-West Side).
 - c. 50% of commercial area in First Floor (North-West Side)
 - d. 500 sq.ft. commercial area in Ground Floor (North-West Side).
 - e. 4 Nos. of Car Parking Space having 120 sq.ft. each in Ground Floor.
 - f. 50% of exclusive roof right.
2. The Owners shall also be entitled to have exclusive right, title and possession over all the excess Car Parking Space, if any, and vacant land at the back side of the ground floor of the proposed building in the said premises apart from the allocation of owner's and developers except the other common portions to be specified in the sanctioned Plan.
3. The Developer shall also pay to the owners a non refundable sum of Rupees 5,00,000/- (Five Lacs) only on execution of this Agreement.

4. The Developer will arrange 4 nos. (2BHK Flat each) temporary accommodations for the owners till handover the possession of the "Owners Allocation" to the owners and also bear the security deposit, monthly rent and shifting charges thereon.

THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

The Developer shall be entitled to get his allocation apart from the owner's allocation in the proposed G+4 storied building at the said premises hereinafter referred to as the **DEVELOPER'S ALLOCATION**" as follows :

- a. 1 No. of flat in Third Floor (South-West Side).
- b. Entire 2nd floor.
- c. 50% of commercial area in First Floor (South-West Side).
- d. 250 sq.ft. commercial area in Ground Floor (South-West Side).
- e. 2 Nos. of Car Parking Space having 120 sq.ft. each in Ground Floor.
- f. 50% of common roof right.

IN WITNESS WHEREOF the parties herein put their respective signatures on these presents on the 13th day of December, 2021 (Two Thousand and Twenty One).

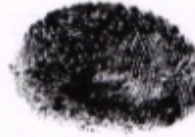
SIGNED SEALED AND DELIVERED

Humayun Buksh

SK. Emanur Buksh

Rozza Buksh

Ahmed Buksh



L.T.I of Sahida Buksh
by per of Ajay Rakshit

SIGNATURE OF THE EXECUTANTS

SRI BALAJI TECH

Shib Shankar Banerjee
PROPRIETOR

SIGNATURE OF THE ATTORNEY

In presence of the witnesses:

1. Name :

Address :

1. Name : Nazima Buksh

Address : 22 Biswaspara Lane
KOL - 33

Drafted by me and prepared in my office, Read over and explained by me

Ajay Rakshit

(AJAY RAKSHIT)












Advocate, Alipore Court

Regd No. WB-614/98

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











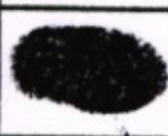
Name

Signature

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












Name Hemayan Buksh

Signature Hemayan Buksh

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

Name

Signature S.K. Emanur Buksh

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

Name

Signature Roor Buksh

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

Signature *Asim Burek*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ...*SAHIDA BUKSH*...

Signature



*L.T.I of Sahida Buksh
by pen of Asim Buksh*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature ...*Shiv Sankar Bandyopadhyay*...
PROPRIETOR



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002603553/2021	Office where deed will be registered
Query Date	13/12/2021 2:38:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A Rakshit Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748369960, 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. 52,48,502/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
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]:- 160410053/2021	

Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biswaspara Lane, , Premises No: 22, , Ward No: 089 Pin Code : 700033

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	4 Katha 13 Chatak 16 Sq Ft	1/-	52,21,502/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				7.9773Dec	1 /-	52,21,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Humayun Buksh Son of Late Imam Buksh22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Sk. Emanur Buksh Son of Late Imam Buksh22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Reaz Buksh Son of Late Imam Buksh22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx0L,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Anisur Buksh Son of Late Kader Buksh22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx1M,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Sahida Buksh Wife of Hazi Mahammed22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx1B,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 :

SI No	Name & address	Status	Execution Admission Details :
1	M S Sri Balaji Tech 314A And B, Prince Anwar Shah Road, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 , PAN No.:: ADxxxxxx0H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shib Sankar Banerjee Son of Late Hari Pada Banerjee1/51, Rajendra Prasad Colony, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0H,Aadhaar No Not Provided	M S Sri Balaji Tech (as Proprietor)

Identifier Details :

Name & address
Mr Ajoy Rakshit Son of Mr S K Rakshit A P Court, City:- Kolkata, 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 Humayun Buksh, Sk. Emanur Buksh, Reaz Buksh, Anisur Buksh, Sahida Buksh, Shib Sankar Banerjee

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Humayun Buksh	M S Sri Balaji Tech-1.59546 Dec
2	Sk. Emanur Buksh	M S Sri Balaji Tech-1.59546 Dec
3	Reaz Buksh	M S Sri Balaji Tech-1.59546 Dec
4	Anisur Buksh	M S Sri Balaji Tech-1.59546 Dec
5	Sahida Buksh	M S Sri Balaji Tech-1.59546 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Humayun Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
2	Sk. Emanur Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
3	Reaz Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
4	Anisur Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
5	Sahida Buksh	M S Sri Balaji Tech-20.00000000 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 12-01-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 12-01-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-10062/2021	Date of Registration	13/12/2021
Query No / Year	1604-8002603553/2021	Office where deed is registered	
Query Date	13/12/2021 2:38:41 PM	1604-8002603553/2021	
Applicant Name, Address & Other Details	A Rakshit Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748369960 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. 52,48,502/-		
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]:- 160410053/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



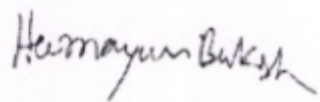


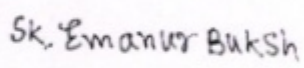


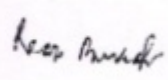
District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biswaspara Lane, , Premises No: 22, , Ward No: 089 Pin Code : 700033



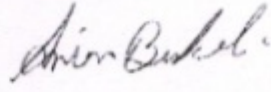


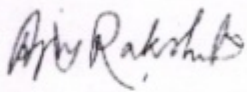
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 13 Chatak 16 Sq Ft	1/-	52,21,502/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				7.9773Dec	1 /-	52,21,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :



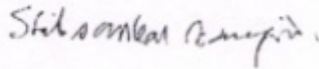


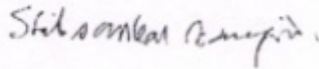


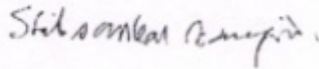
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Humayun Buksh (Presentant) Son of Late Imam Buksh Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office	Photo  13/12/2021	Finger Print  LTI 13/12/2021	Signature  13/12/2021
22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office				
2	Name Sk. Emanur Buksh Son of Late Imam Buksh Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office	Photo  13/12/2021	Finger Print  LTI 13/12/2021	Signature  13/12/2021
22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office				
3	Name Reaz Buksh Son of Late Imam Buksh Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office	Photo  13/12/2021	Finger Print  LTI 13/12/2021	Signature  13/12/2021
22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx0L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Anisur Buksh Son of Late Kader Buksh Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office			
13/12/2021	LTI 13/12/2021	13/12/2021	
22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx1M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
Sahida Buksh Wife of Hazi Mahamdded Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office			
13/12/2021	LTI 13/12/2021	13/12/2021	
22, Biswas Para Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx1B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office			



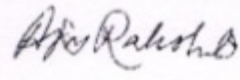
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S Sri Balaji Tech 314A And B, Prince Anwar Shah Road, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 , PAN No.:: ADxxxxxx0H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shib Sankar Banerjee Son of Late Hari Pada Banerjee Date of Execution - 13/12/2021, , Admitted by: Self, Date of Admission: 13/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 13 2021 3:11PM</td> <td>LTI 13/12/2021</td> <td>13/12/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shib Sankar Banerjee Son of Late Hari Pada Banerjee Date of Execution - 13/12/2021, , Admitted by: Self, Date of Admission: 13/12/2021, Place of Admission of Execution: Office				Dec 13 2021 3:11PM	LTI 13/12/2021	13/12/2021	
Name	Photo	Finger Print	Signature										
Shib Sankar Banerjee Son of Late Hari Pada Banerjee Date of Execution - 13/12/2021, , Admitted by: Self, Date of Admission: 13/12/2021, Place of Admission of Execution: Office													
Dec 13 2021 3:11PM	LTI 13/12/2021	13/12/2021											
1/51, Rajendra Prasad Colony, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0H,Aadhaar No Not Provided Status : Representative, Representative of : M S Sri Balaji Tech (as Proprietor)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajoy Rakshit Son of Mr S K Rakshit A P Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	13/12/2021	13/12/2021	13/12/2021
Identifier Of Humayun Buksh, Sk. Emanur Buksh, Reaz Buksh, Anisur Buksh, Sahida Buksh, Shib Sankar Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Humayun Buksh	M S Sri Balaji Tech-1.59546 Dec
2	Sk. Emanur Buksh	M S Sri Balaji Tech-1.59546 Dec
3	Reaz Buksh	M S Sri Balaji Tech-1.59546 Dec
4	Anisur Buksh	M S Sri Balaji Tech-1.59546 Dec
5	Sahida Buksh	M S Sri Balaji Tech-1.59546 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Humayun Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
2	Sk. Emanur Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
3	Reaz Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
4	Anisur Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft
5	Sahida Buksh	M S Sri Balaji Tech-20.00000000 Sq Ft

13-12-2021

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 15:02 hrs on 13-12-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Humayun Buksh , one of the Executants.

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 52,48,502/-

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

Execution is admitted on 13/12/2021 by 1. Humayun Buksh, Son of Late Imam Buksh, 22, Biswas Para Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession Business, 2. Sk. Emanur Buksh, Son of Late Imam Buksh, 22, Biswas Para Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession Business, 3. Reaz Buksh, Son of Late Imam Buksh, 22, Biswas Para Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession Service, 4. Anisur Buksh, Son of Late Kader Buksh, 22, Biswas Para Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession Service, 5. Sahida Buksh, Wife of Hazi Mahammed, 22, Biswas Para Lane, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession House wife

Indetified by Mr Ajoy Rakshit, , , Son of Mr S K Rakshit, A P Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 13-12-2021 by Shib Sankar Banerjee, Proprietor, M S Sri Balaji Tech, 314A And B, Prince Anwar Shah Road, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by Mr Ajoy Rakshit, , , Son of Mr S K Rakshit, A P Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

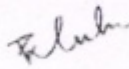
Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 33539, Amount: Rs.100/-, Date of Purchase: 13/12/2021, Vendor name: S Das


Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 399474 to 399510
being No 160410062 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.12.24 16:47:58 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/12/24 04:47:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)