

I-2926/13

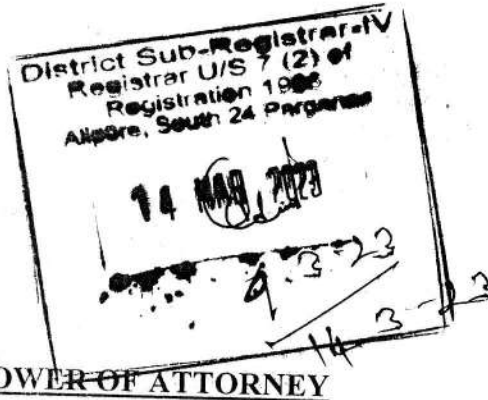


पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AN 064913

09/03/2023
5-2000580393/2022
6-25 P.H.

certified that the document is a true and correct copy of the original. The signature of the person executing the document is verified by me. This is a true and correct copy of the original.



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, (1) SRI NILADRI GHOSH, (PAN-AMWPG7604A), Aadhaar No.8311 9154 6972, son of Late Dulal Kumar Ghosh, by Occupation : Service, (2) SMT. MADHUMITA GHOSH, (PAN-AMWPG7605B), Aadhaar No.2103 2837 8058, wife of Late Dulal Kumar Ghosh, by Occupation - Business, (3) MISS NEHA GHOSH, (PAN-BZPPG3298H), Aadhaar No.7791 6904 3977, daughter of Late Dulal Kumar

[Signature]
Advocate

Ghosh, by Occupation – Service, all (1) to (3) by Faith-Hindu, all (1) to (3) by Nationality – Indian, all (1) to (3) residing at VASUNDHARA RESIDENCY, 2nd Floor, Flat No.2B, 42, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, (4) **SMT. BHARATI GHOSH, (PAN-BLJPG2555H), Aadhar No.6785 4953 7940**, wife of Late Amal Kumar Ghosh, by Occupation – Homemaker and (5) **MISS NEELANJANA GHOSH, (PAN-DAHPPG4199A), Aadhar No.5773 6230 0107**, daughter of Late Amal Kumar Ghosh, by Occupation – Service, both (4) and (5) by Faith-Hindu, both (4) and (5) by Nationality – Indian, both (4) and (5) residing at VASUNDHARA RESIDENCY, 2nd Floor, Flat No.2C, 42, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, hereinafter jointly called and referred to as the **“PRINCIPALS (OWNERS)” SEND GREETINGS :**

WHEREAS By virtue of registered an Amicable Partition Deed on 25.09.2013 which deed was registered with the Additional District Sub-Registrar Office at Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 32, Pages 1341 to 1368, being Deed No. 07810 for the year 2013 one Dulal Kumar Ghosh and Amal Kumar Ghosh, both since deceased become absolute joint owners of ALL THAT piece and parcel of land measuring about 7 (seven) Cottahs out of 17 (seventeen) Cottahs 9 (nine) Chittacks 17 (seventeen) Sq.ft. be the same a little more or less and one tiles shed structure lying and situate in part of C.S. Dag Nos. 33 and 34 (part of R.S. Dag Nos. 42 and 43) under C.S. Khatian No. 13 and at present recorded of R.S. Khatian Nos. 50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69 created out of present R.S. Khatian No. 17 of Mouza -Chak Masar, J.L.. 30 Collectorate Touzi No. 151, R.S. No. 21½ Pargana Khaspur, P.S. Patuli (formerly Jadavpur), Sub Registry Office Alipore, District 24-Parganas (South) now within the Kolkata Municipal Corporation area, Borough No XII, in Ward No. 101, being the part of the K.M.C. Premises No. 42, Baghajatin Place, Assessee No. 31-101-10- 0042-7,

Kolkata-700 086, the said property is particularly shown and delineated with the BLUE border line in the map or plan, marked 'B', in the said Amicable Partition Deed dated 25.09.2013, thereafter said Dulal Kumar Ghosh and Amal Kumar Ghosh, both since deceased jointly mutated their names in the records of the Kolkata Municipal Corporation (K.M.C.) in respect of their above mentioned land measuring about 7 (seven) Cottahs more or less which is known and numbered as the K.M.C. Premises No. 42/1, Baghajatin Place, Assessee No. 31-101-10-0926-1, Kolkata-700 086.

AND WHEREAS said Dulal Kumar Ghosh and Amal Kumar Ghosh, both since deceased jointly mutated their names in the record of the Ld. B.L.&L.R.O. vide Mutation Case No.46 of 2007 and 49 of 2007.

AND WHEREAS said Dulal Kumar Ghosh died intestate on 03.08.2020, leaving behind his wife, one son and one daughter the Owners No.1 to 3 herein inherited the undivided 1/2 share of the total property as mentioned in the Schedule below and said Amal Kumar Ghosh, died intestate on 11.08.2018, leaving behind his wife and one daughter the Owners No.4 and 5 herein inherited the rest undivided 1/2 share of the total property as mentioned in the Schedule below.

AND WHEREAS the present LAND OWNERS herein also recorded their names in the record of the B.L.&L.R.O. during L.R. record of Right vide L.R. Khatian Nos.226, 225, 227, 229 and 228 of L.R. Dag Nos.42 and 43 of Mouza-Chakmasur, J.L. No.30 and also recorded their names in the record of the K.M.C. known and numbered as the K.M.C. Premises No. 42/1, Baghajatin Place, Assessee No. 31-101-10-0926-1, Kolkata-700 086.

AND WHEREAS the present OWNERS herein are the joint owners and

seized and possessed of All That the net land area measuring **07 (Seven) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** situated in **Mouza : Chakmasur, J.L. No.30**, Touzi No.151, R.S. No.21¹/₂, comprising in R.S. Dag No.42 and 43, under R.S. Khatian Nos.50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69, corresponding to L.R. Dag No.42 and 43, corresponding to L.R. Khatian Nos.226, 225, 227, 229 and 228, within the **K.M.C. Premises No.42/1, Baghajatin Place**, within the K.M.C. Ward No.101, Assessee No.31-101-10-0926-1, P.S. Patuli, Kolkata – 700 086 and the OWNER has no any fund to erect the proposed building and the present **OWNERS** are still in possession and have been enjoying their absolute ownership and possession of the said land as free from all encumbrances and the present **OWNERS** are the joint Owners of the land and property as described in the **SCHEDULE** below, hereinafter called the said property.

AND WHEREAS in the aforesaid manner, the **LAND OWNERS** become the absolute joint Owners and Occupiers of **ALL THAT** piece and parcel of land measuring net land area **07 (Seven) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** situated in **Mouza : Chakmasur, J.L. No.30**, Touzi No.151, R.S. No.21¹/₂, comprising in R.S. Dag No.42 and 43, under R.S. Khatian Nos.50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69, corresponding to L.R. Dag No.42 and 43, corresponding to L.R. Khatian Nos.226, 225, 227, 229 and 228, within the **K.M.C. Premises No.42/1, Baghajatin Place**, within the K.M.C. Ward No.101, Assessee No.31-101-10-0926-1, P.S. Patuli, Kolkata – 700 086 whereon a Ground Plus Four storied building with lift facility shall be erected on the said land as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation known as **K.M.C. Premises No.42/1, Baghajatin Place**, within the K.M.C. Ward No.101, Assessee No.31-101-10-0926-1, P.S. Patuli, Kolkata – 700 086 which is more

fully mentioned and described in the **SCHEDULE** hereunder written, by virtue of Inheritance.

AND WHEREAS the present **OWNERS** now decided to develop the **SCHEDULE** mentioned property by constructing a Ground Plus Four storied building with lift facility, comprising of a number of residential flats on the different floors and Car parking Spaces.

AND WHEREAS a registered Development Agreement alongwith Developer of Power of Attorney dated 09.03.2023, registered in the office of District Sub-Registrar- IV, Alipore. The K.M.C. authority at present desires to get separate Power of Attorney for doing all the acts relating to the K.M.C. matter only and in this said Power of Attorney any sale matter as regards the Developer's Allocation has not been inserted and so the **OWNERS** and the **DEVELOPER** are compelled to register the separate General Power of Attorney in connection with the promotion work of the Owners' property as described in the **SCHEDULE** below.

AND WHEREAS so **WE** the **PRINCIPALS** herein, do hereby nominate appoint and constitute **M/S. D.S. ENTERPRISE, (PAN-AAMFD1046R)**, a Partnership Firm having its office at 45, Talpukur Baghajatin Road, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, represented by its Partners namely **(1) SMT. SNIGDHA SAHA, (PAN - ARSPS6953K), (Aadhaar No. 6109 7694 6708)**, wife of Sri Sumantra Saha, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at J/27, Baghajatin Pally, P.O. Jadavpur University P.S. Jadavpur, Kolkata – 700 032 and **(2) SMT. MADHUMITA GHOSH, (PAN-AMWPG7605B), Aadhar No.2103 2837 8058**, wife of Late Dulal Kumar Ghosh, by Occupation – Business, by Faith-Hindu, by Nationality – Indian, residing at VASUNDHARA RESIDENCY, 2nd Floor, Flat No.2B, 42, Baghajatin

Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, as our Lawful Attorney, on our behalf, on our names to do the following acts, deeds and things:-

1. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices, and in any other Office of Government, in the Office of Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayet or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
2. To sign verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
3. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
4. To cause mutation of our Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to



The Kolkata Municipal Corporation as and when necessary on our behalf.

5. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on our behalf for the said B.L. & L.R.O. Mutation and also thereafter to do all the acts and sign all the papers in respect of the Conversion matter in respect of our property.
6. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to sewer any affidavit therefo.
7. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. To sign all type of building plans and submit the same before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things and sign all the papers and drawings as may be deemed fit and proper by the said



Attorney on our behalf related to the connection of water, drainage and sewerage of our premises.

9. To take electric connection for our said property from the Calcutta Electric Supply for installation of main electric meter and all other sub meters and to do all acts and deeds and things for the said purpose and sign all the papers related thereto.
10. To sign, execute and submit all building Plans, revised plan, D- Sketch plan, completion plan, Documents, Statements, Papers, entire Lift connection papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned and approved by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowner/Principal and to sign completion plan.
11. To look after control, manage and supervise the said property on our behalf.

AND to do all lawful acts necessary for the above mentioned purpose and WE hereby agree that all acts and deeds and things shall be lawfully done by our said Attorney in conformity with law. WE further undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for our by virtue of this Power given by us.

Be it expressly stated that this Power of Attorney does not create

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constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall not hereby obtain or have power for development on such properties. All the receivables will be paid to the Principals and all the payables will be borne by the Principals. This Power of Attorney shall always revocable in nature.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the total 'Bastu' land measuring an area **07 (Seven) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** situated in **Mouza : Chakmasur, J.L. No.30, Touzi No.151, R.S. No.21¹/₂,** comprising in R.S. Dag No.42 and 43, under R.S. Khatian Nos.50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69, corresponding to L.R. Dag No.42 and 43, corresponding to L.R. Khatian Nos.226, 225, 227, 229 and 228, within the **K.M.C. Premises No.42/1, Baghajatin Place**, within the K.M.C. Ward No.101, Assessee No.31-101-10-0926-1, P.S. Patuli, Kolkata – 700 086 and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	KMC Premises No.42, Baghajatin Place.
<u>ON THE SOUTH</u>	:	KMC Premises No.42/2, Baghajatin Place;
<u>ON THE EAST</u>	:	property of others;
<u>ON THE WEST</u>	:	24' wide Road.

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written. signed this 9th day

WITNESSES: of March, 2023.

1. Asim Kumar Das
5, S.V. Road
Kolkata-70002

1. Niladri Chosh
2. Madhusmita Chosh,
3. Neha Ghosh
4. Bharati Ghosh
5. Neelanjana Ghosh

2. Abhejit Kumar Mishra
vill- Nej Matara
P.O. Battala
Dist. Purba
Midnapur
Pin- 721433

SIGNATURE OF THE OWNERS

For D'S ENTERPRISE

Snigdha Saha

Partner

For D'S ENTERPRISE

Madhusmita Chosh.

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-86

PH-9830236148 (D.K.M.),

Email: debeskumarmisra@gmail.com

9051446430 (Somesesh),

Email: mishrasomesesh08@gmail.com

9836115120 (Tapesesh),

Email: tapesesh.mishra85@gmail.com

HIGH COURT, CALCUTTA.



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

09 MAR 2023



Niladri Ghosh

Name ... NILADRI GHOSH

Signature ... Niladri Ghosh

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



Madhumita Ghosh

Name ... MADHUMITA GHOSH

Signature ... Madhumita Ghosh

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left hand					
right hand					



Neha Ghosh

Name ... NEHA GHOSH

Signature ... Neha Ghosh

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left hand					
right hand					



Bharati Ghosh

Name ... BHARATI GHOSH

Signature ... Bharati Ghosh

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left hand					
right hand					



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

Name NEELANA GHOSH

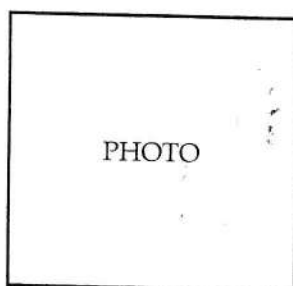
Signature Neelana Ghosh



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left hand					
right hand					

Name SNIGDHA SAHA

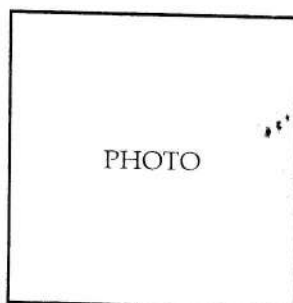
Signature Snigdha Saha



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left hand					
right hand					

Name

Signature



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left hand					
right hand					

Name







Signature








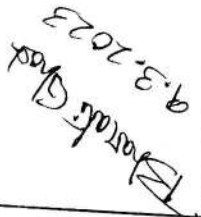


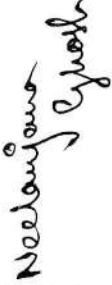
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000580393/2023




I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Snigdha Saha J/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Attorney [D.S. Enterprise]			Snigdha Saha 9.3.2023
2	Shri Niladri Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Principal			Niladri Ghosh 9/3/2023
3	Smt Madhumita Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Principal			Madhumita Ghosh 9/3/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Miss Neha Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Principal			 Neha Ghosh 01/3/23
5	Smt Bharati Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Principal			 Bharati Ghosh 09.03.2023
6	Miss Neelanjana Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Principal			 Neelanjana Ghosh 09.03.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mrs Madhumita Ghosh Vasundhara Residency, 2nd Floor, 42, Baghajatin Place, Flat No: 2B, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Represent ative of Attorney [D.S. Enterprise]			<i>Madhumita Ghosh</i> 9/3/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Vill- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	Smt Snigdha Saha, Shri Niladri Ghosh, Smt Madhumita Ghosh, Miss Neha Ghosh, Smt Bharati Ghosh, Miss Neelanjana Gh Mrs Madhumita Ghosh			<i>Abhijit Kumar Mishra</i> 09/03/2023

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000580393/2023	Office where deed will be registered
Query Date	02/03/2023 8:14:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value	
Rs. 1/-	Rs. 2,35,19,155/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin Place, , Premises No: 42/1, , Ward No: 101, Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		7 Katha	1/-	2,35,19,155/-	Width of Approach Road: 24 Ft.,
Grand Total :					11.55Dec	1 /-	235,19,155 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Niladri Ghosh Son of Late Dulal Kumar Ghosh, Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. amxxxxxx4a, Aadhaar No.: 83xxxxxxx6972, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2000580393 of 2023, Printed On : Mar 8 2023 9:51PM, Generated from wbregistration.gov.in

2	Smt Madhumita Ghosh Wife of Late Dulal Kumar Ghosh,Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. amxxxxxx5b, Aadhaar No.: 21xxxxxxxx8058,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Miss Neha Ghosh Daughter of Late Dulal Kumar Ghosh,Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. bzxxxxxx8h, Aadhaar No.: 77xxxxxxxx3977,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt Bharati Ghosh Wife of Late Amal Kumar Ghosh,Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. blxxxxxx5h, Aadhaar No.: 67xxxxxxxx7940,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Miss Neelanjana Ghosh Daughter of Late Amal Kumar Ghosh,Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. daxxxxxx9a, Aadhaar No.: 87xxxxxxxx0107,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	D.S. Enterprise (Partnership Firm) ,45, Talpukur Baghajatin Road, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 PAN No. AAxxxxxx6R, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Smt Snigdha Saha Wife of Shri Sumantra SahaJ/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. arxxxxxx3k , Aadhaar No.: 61xxxxxxxx6708	D.S. Enterprise (as Partner)



Mrs Madhumita Ghosh Wife of Late Dulal Kumar Ghosh Vasundhara Residency, 2nd Floor, 42, Baghajatin Place, Flat No: 2B, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxx5B , Aadhaar No.: 21xxxxxxxx8058	D.S. Enterprise (as Partner)
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Identifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Vill- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Snigdha Saha, Shri Niladri Ghosh, Smt Madhumita Ghosh, Miss Neha Ghosh, Smt Bharati Ghosh, Miss Neelanjana Ghosh, Mrs Madhumita Ghosh

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311011009261 Premises No. : 42/1 Ward No. : 101 Street Name : BAGHAJATIN PLACE	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT. MADHUMITA GHOSH , NILADRI GHOSH , NEHA GHOSH , SMT. BHARATI GHOSH , NEELANJANA GHOSH Owner Address : 42, BAGHAJATIN PLACE , P.O. BAGHAJATIN, P.S. PATULI , KOL-86 Pin No. : 700086	Character of Premises: Total Area of Land: 07 Cottah,

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 01-04-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 01-04-2023)
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.
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.



Query No: 2000580393 of 2023, Printed On : Mar 8 2023 9:51PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-02926/2023	Date of Registration	14/03/2023
Query No / Year	1604-2000580393/2023	Office where deed is registered	
Query Date	02/03/2023 8:14:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
Rs. 1/-		Rs. 2,35,19,155/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin Place, , Premises No: 42/1, , Ward No: 101 Pin Code : 700086

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	(RS :-)		Bastu		7 Katha	1/-	2,35,19,155/-	Width of Approach Road: 24 Ft.,
Grand Total :					11.55Dec	1 /-	235,19,155 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Niladri Ghosh (Presentant) Son of Late Dulal Kumar Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: amxxxxxx4a, Aadhaar No: 83xxxxxxxx6972, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence

Smt Madhumita Ghosh

Wife of Late Dulal Kumar Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: amxxxxxx5b, Aadhaar No: 21xxxxxxxx8058, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence

3 Miss Neha Ghosh

Daughter of Late Dulal Kumar Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: bzxxxxxx8h, Aadhaar No: 77xxxxxxxx3977, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence

4 Smt Bharati Ghosh

Wife of Late Amal Kumar Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: blxxxxxx5h, Aadhaar No: 67xxxxxxxx7940, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence

5 Miss Neelanjana Ghosh

Daughter of Late Amal Kumar Ghosh Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: daxxxxxx9a, Aadhaar No: 87xxxxxxxx0107, Status :Individual, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2023
 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	D.S. Enterprise 45, Talpukur Baghajatin Road, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.: AAxxxxxx6R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Snigdha Saha Wife of Shri Sumantra Saha J/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: arxxxxxx3k, Aadhaar No: 61xxxxxxxx6708 Status : Representative, Representative of : D.S. Enterprise (as Partner)
2	Mrs Madhumita Ghosh Wife of Late Dulal Kumar Ghosh Vasundhara Residency, 2nd Floor, 42, Baghajatin Place, Flat No: 2B, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx5B, Aadhaar No: 21xxxxxxxx8058 Status : Representative, Representative of : D.S. Enterprise (as Partner)

Identifier Details :

Identifier	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Vill- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433			
Identifier Of Smt Snigdha Saha, Shri Niladri Ghosh, Smt Madhumita Ghosh, Miss Neha Ghosh, Smt Bharati Ghosh, Miss Neelanjana Ghosh, Mrs Madhumita Ghosh			

09-03-2023

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

Presented for registration at 18:25 hrs on 09-03-2023, at the Private residence by Shri Niladri Ghosh , one of the Executants.

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

Execution is admitted on 09/03/2023 by 1. Shri Niladri Ghosh, Son of Late Dulal Kumar Ghosh, Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service, 2. Smt Madhumita Ghosh, Wife of Late Dulal Kumar Ghosh, Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Business, 3. Miss Neha Ghosh, Daughter of Late Dulal Kumar Ghosh, Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service, 4. Smt Bharati Ghosh, Wife of Late Amal Kumar Ghosh, Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 5. Miss Neelanjana Ghosh, Daughter of Late Amal Kumar Ghosh, Vasundhara Residency, 2nd Floor, Flat 2B, 42 Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-03-2023 by Mrs Madhumita Ghosh, Partner, D.S. Enterprise (Partnership Firm), 45, Talpukur Baghajatin Road, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-03-2023 by Smt Snigdha Saha, Partner, D.S. Enterprise (Partnership Firm), 45, Talpukur Baghajatin Road, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

(Signature)

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

On 14-03-2023

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 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

ment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 619, Amount: Rs.100.00/-, Date of Purchase: 02/03/2023, Vendor name: SMRITI BIKASH DAS

(Signature)

Anupam Halder
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 1604-2023, Page from 89969 to 89994
being No 160402926 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.20 15:15:21 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/03/20 03:15:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)