

1363/22

I-1246/22

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 804893

Certified that the document is admitted to registration. The Signatures sheet/s and the endorsement sheet/s attached with this document is/are part of this document.

Adl. Dist. Sub-Registrar
Alipore, South 24 Pargana

30 MAY 2022

DEVELOPMENT GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT GENERAL POWER OF ATTORNEY

is made this the 30th day May of Two Thousand
Twenty Two (2022);

Contd...P/2

30.5.2022
13:03
8001664563/2022

2065

117 JUN 2021

No. Rs. 50/- Date.

Name.

Address.

Vendor.

Alipur Collectorate Te. Post (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Asim Kumar Jana
Advocate
High Court, Calcutta



Addl. Dist. Sub-Registrar
Alipore

9 MAY 2022

South 24 Parganas
Kolkata - 700077

Gusta Gopal Manna
S/o Late Ratan North Manna
Occ: Service
Add: 22HA, N.S.C. Bose Road
P.O.: Narktola
P.S.: Netaji Nagar
Kolkata - 700047

KNOW ALL MEN BY THESE PRESENTS that We, 1) SRI TAPOJYOTI BHATTACHARYA, son of Late Ganga Das Bhattacharya, by occupation- Service, PAN-AIJPB6800C, AADHAAR No. 7455 8899 0885, by residing at 45/5/5, Bholanath Nandy Lane, Tarama Bhavan, Ground Floor, (Flat No. 3), P.O. - Santragachhi, P.S.- Chatterjee Hat, PIN-711104, District Howrah, West Bengal, and 2) SRI SUBHRAJYOTI BHATTACHARYA alias SUBHRAJYOTI BHATTACHARYA, son of Late Ganga Das Bhattacharya, by occupation -Business, PAN-AWNPB7751L, AADHAAR No. 3004 2187 6583, residing at 45/5/5, Bholanath Nandy Lane, Tarama Bhavan, Ground Floor, (Flat No. 3), P.O.- Santragachhi, P.S.- Chatterjee Hat, PIN-711104, District Howrah, West Bengal, and 3) SMT. RUBY CHATTOPADHYAYA, wife of Sri Samir Kumar Chattopadhyaya and daughter of Late Jashoda Jiban Ganguly alias Jashoda Jiban Gangopadhyay, by occupation- Home keeper, PAN-AYLPC1020F, AADHAAR No. 9578 4679 8096, residing at P.K. Banerjee Road, Shasan Ward no.9, P.O.- Baruipur, P.S.- Baruipur, Kolkata-700144, District South 24- Parganas, West Bengal, and 4) KUMARI 'CHHABI GANGULY, daughter of Late Jashoda Jiban Ganguly alias Jashoda Jiban Gangopadhyay, by occupation- Pensioner, PAN-BIJPG7454G, AADHAAR No. 8136 1727 8142, residing at 10/29, Netaji Nagar, P.S.-Jadavpur now Netaji Nagar, P.O.- Regent Park, Kolkata- 700040, District South 24-Parganas, West Bengal, and 5) SMT. PURABI BANERJEE, wife of Sri Debashih Banerjee and daughter of Late Jashoda Jiban Ganguly alias Jashoda Jiban Gangopadhyay, by occupation- Home keeper, PAN-DIDPB8263E, AADHAAR No. 7615 6174 8864, residing at 232/58, Mahatma Gandhi Road, P.O.-R.C. Thakurani, P.S.- Haridevpur, Kolkata-700104, District South 24-Parganas, West Bengal, and 6) SMT. KARABI BASAK, wife of Sri Jhantu Basak and daughter of Late Jashoda Jiban Ganguly alias Jashoda Jiban Gangopadhyay, by occupation- Home keeper.

PAN- CDCPB2394D, AADHAAR No. 7543 0670 6889, residing at 10/4, Netaji Nagar, P.S.-Jadavpur now Netaji Nagar, P.O.- Regent Park, Kolkata- 700040, District South 24- Parganas, West Bengal, and 7) SMT. MOUSUMI KARANJAI, wife of Sri Tapas Karanjai and daughter of Late Jashoda Jiban Ganguly alias Jashoda Jiban Gangopadhyay, by occupation- Home keeper, PAN-AQYPK2498L, AADHAAR No. 7517 7285 2515, residing at 58/26, Pallyshree, Ruprekha Abasan , P.S.-Jadavpur now Netaji Nagar, P.O.- Regent Estate, Kolkata- 700092, District South 24-Parganas, West Bengal and all by faith- Hindu, all by nationality- Indian, all of 10/29, Netaji Nagar, P.S.-Jadavpur now Netaji Nagar, P.O.- Regent Park, Kolkata- 700040, District South 24-Parganas, West Bengal, - hereinafter referred to as the OWNERS/ PRINCIPAL send greetings.

WHEREAS the aforesaid Sri Tapojyoti Bhattacharya , Sri Subhrajyoti Bhattacharyya alias Subhrajyoti Bhattacharya, Smt. Ruby Chattopadhyaya, Kumari Chhabi Ganguly, Smt. Purabi Banerjee, Smt. Karabi Basak, Smt. Mousumi Karanjai, herein become the absolute joint Owners of the said property and in lawful & khas possession of the said land measuring 4 (four) Cottahs, more or less together with structure appertaining to E.P. No. 50, S.P. No.- 653, C.S. Plot No.- 88 (P) and 207 (P), of Mouza- Khanpur, J.L. No.-46, within the limits of K.M.C. Ward No.- 098, P.S.-Jadavpur thereafter Patuli now Netaji Nagar, K.M.C. Premises No.-349/81, Netaji Subhas Chandra Bose Road, known as postal Premises No.-10/29, Netaji Nagar Colony, Kolkata -700040, District South 24- Parganas, Assessee No.- 23-098-06-0521-8 fully described in First Schedule hereunder written and thereto and seized and possessed of the same, having unfettered right, title and interest thereto and free from all encumbrances and their respective undivided share is as follows :-

- 1) Sri Tapojyoti Bhattacharya, Sri Subhrajyoti Bhattacharyya alias Subhrajyoti Bhattacharya - Jointly hold 16.66 % (each 8.33%) 1/6th,
- 2) Smt. Ruby Chattopadhyaya, - hold 16.66 % (each 8.33%) 1/6th,
- 3) Kumari Chhabi Ganguly, hold 16.66 % (each 8.33%) 1/6th,
- 4) Smt. Purabi Banerjee, hold 16.66 % (each 8.33%) 1/6th,
- 5) Smt. Karabi Basak, hold 16.66 % (each 8.33%) 1/6th,
- 6) Smt. Mousumi Karanjai hold 16.66 % (each 8.33%) 1/6th..

AND WHEREAS the aforesaid Owners are desirous of developing the said property by constructing building accordance with the building plan to be sanctioned by the K.M.C. and in pursuance to the same the Developer has agreed to develop the said property by constructing new building on the said properties in accordance with the sanctioned plan on the terms and conditions hereinafter appearing.

AND WHEREAS the Owners are desirous of constructing a G+III storied building on the said land, on the basis of a building plan to be sanctioned by the K.M.C. but due to man power, set up and experience, the Owners have placed their offer to the Developer herein to take charge of the said construction work of the project, with some mutually settled terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

AND WHEREAS the Owners are desirous of developing the said landed property by constructing building accordance with the building plan to be sanctioned by the K.M.C. and in pursuance to the same and on representation of the Owners and subject to verification of the right, title and interest of the Owners concerning the said property the Developer has agreed to develop the said property by constructing new building on the said properties in

accordance with the sanctioned plan on the terms and conditions hereinafter appearing.

AND WHEREAS the Owners are desirous of constructing a G+III storied building on the said land, on the basis of a building plan to be sanctioned by the K.M.C. but due to man power, set up and experience, the Owners have placed their offer to the Developer herein to take charge of the said construction work of the project, with some mutually settled terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the terms and conditions.

AND WHEREAS with a view to develop the said land by constructing a G+III storied building, the Owners/Principal herein entered into an agreement for development, dated 30.05.2022 registered in the office of A.D.S.R. Alipore, vide Book No. I, Being No I-160501.245..... for the year 2022, with the Developer namely **S. D. CONSTRUCTION**, a sole proprietorship concern, having its place of business at 5/92, Netaji Nagar, P.S.-Netaji Nagar, P.O.-Regent Park, Kolkata -700040, District South 24-Parganas, West Bengal, represented by its proprietor **MR. SOURAV DAS**, son of Mr. Chandan Das, by occupation - Business, PAN-CPGPD2761A, Aadhaar No. 6053 4007 1905, by faith-Hindu, by nationality Indian, residing at 5/92, Netaji Nagar, P.S.-Jadavpur now Netaji Nagar, P.O.- Regent Park, Kolkata- 700040, District South 24-Parganas, West Bengal, in respect of the said land as mentioned in the Schedule hereunder certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions in the said Development Agreement, it is mutually settled and agreed by and between the Owners/Principal herein and the Developer, that the Owners herein will be entitled to get ALL THAT 50% of the total F.A.R. or constructed area including the car

Contd..P/6

S. D. CONSTRUCTION

Proprietor

Private Business
K.M.C. Alipore
Moussam Khanpur

Sobhrajyoti Bhattacharya
Riley Chatterjee

parking space of the proposed G+III storied building over the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and the Developer will get 50% of the total F.A.R. or constructed area including the car parking space over the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

AND WHEREAS for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building over the land, and to appear before any office and places, the Owners/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer **S. D. CONSTRUCTION**, a sole proprietorship concern, having its place of business at 5/92, Netaji Nagar, P.S.-Netaji Nagar, P.O.-Regent Park, Kolkata -700040, District South 24-Parganas, West Bengal, represented by its proprietor **MR. SOURAV DAS**, son of Mr. Chandan Das, by occupation -Business, PAN-CPGPD2761A, Aadhaar No. 6053 4007 1905, by faith-Hindu, by nationality Indian, residing at 5/92, Netaji Nagar, P.S.-Jadavpur now Netaji Nagar, P.O.- Regent Park, Kolkata- 700040, District South 24-Parganas, West Bengal, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things.

1. To look after, manage the aforesaid property morefully described in the Schedule below on our behalf.
2. To sign and execute all Agreements, Documents and all other necessary papers and documents concerning the said property for and on our behalf.
3. To apply for and obtain in our name and on our behalf temporary connections of water, electricity and also to apply for and obtain in our name on our behalf for permanent water, electric, drainage, sewerage connections to

the said premises and property and to sign as well as execute all plans, forms, papers, documents in connection therewith for and on our behalf.

4. To represent us before all the offices concerned and also like such the K.M.C. and to sign all papers, documents on our behalf for mutation of our name in respect of the relevant papers and to appear in all hearing before the authorities of the K.M.C. for such mutation, deal in objection and/or appeals on our behalf against the excess valuation assessed by the said K.M.C. and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf to move Petitions to plead, to argue, to act on our behalf and file petition, in original assessment, miscellaneous, review, revision or appellate proceeding, to accept service of notices, to produce and take back documents, to apply for and take delivery of copies, to authorise his representatives and registered clerks to take delivery of copies and to do clerical work in the office of the K.M.C. and Building Rules framed there under and all works covered by the provisions of the K.M.C. Act, before the K.M.C., to apply for depositing or adjust any money in connection therewith and the attorney is empowered & authorized to comply with all the requirements and the K.M.C. Act & Rules & the Building rules including signing on the Building plans to be submitted for sanction and take delivery sanction Plan from the K.M.C.

5. To sign letters, correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C., Fire Brigade and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.

6. To sign & submit of all document for the approval of proposed building plan on the K.M.C. building department and also office the approval of proposed building plan during construction if any declaration occurred

further to sign and submit the building plan for registration to attend and appear for the hearing of the authority of the K.M.C. for additional approval on the Building Department and correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C.

7. To sign & submit the plan of internal & external water connection and appear before the water supply department of the K.M.C. sign & submit the plan of internal and external drainage and sewerage connection and to be appear before the drainage department of the K.M.C. and to apply for the obtain connection for water, Sewerage , etc.
8. To prepare proposed drawing /plan for sanction from K.M.C. and submit and also to sign building plan on our behalf of the schedule below property and obtain such sanctioned plan thereof from the appropriate authorities concerned on our behalf and prepare and/or submit the plan or any revision plan or altered building plan by the said Attorney on our behalf for and on our said residential building purposes and other purposes.
9. To apply for and obtain all necessary sanction clearances, the said proposed building on our behalf.
10. To appear for and represent us before any competent authority, tribunal authority arbitrator or revenue, administrative civil, criminal, jurisdiction relating to the any matters, concerning the said property as mentioned in the schedule below property on our behalf.
11. To institute any case or defend any suit, proceedings, appeal, revision injunction proceedings, enquiry, claims etc. relating to the said landed property on our behalf.
12. To appoint and/or engage any legal practitioner, solicitors, auditors, valuer, assessor, arbitrators and/or any legal practitioner or any advocates other person or persons and to sign, execute and deliver all Vakalatnamas,

Ekrarhamas, show causes petitions etc. for the said purposes on our behalf.

13. To sign, execute, submit or deliver all complaints, written statements, objections, memorandum of appeals, applications, revision, injunction, petitions and all other appeals and all papers, documents, exhibits for the aforesaid purposes.

14. To visit and represent us before all the West Bengal Govt. Office or offices and/or Central Govt. offices concerned and all other offices concerned smooth management of our said landed property as stated and written in the schedule below on our behalf.

15. To apply for and obtain electricity, water, sewerages/ drainage or any other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalf.

16. To make and present any Deed of Sale or other documents for registration to be executed by our said Attorney after delivered Owners' allocation to us as per term of Development Agreement in respect of said Developer's allocation only and to admit, execution and registration thereof before as the registering authorities concerned like as such registrar of District Registrar and all D.S.R.-I, II, III, IV, V at Alipore and A.D.S.R. Alipore at South 24-Parganas and Assurances at Kolkata such like other registering offices concerned on our behalf in our name.

17. To make any kind of agreement or agreements with any Purchaser or Purchasers in respect of the schedule below property except our allocation, (i.e. only the specified allocation of the Developer as per the Development Agreement) on our behalf and after delivering our allocation the Developer present for registration of the Deed of Sale on our behalf, in favour of the intending Purchasers, names and to receive the all consideration money related to his allocations i.e. flats/unites/spaces/car parking space.

18. To sign all the receipt or receipts which to be registered by our said

Attorney in favour of the intending Purchasers in respect of our schedule below property and also to handed over the same to the said intending Purchasers on our behalf.

19. To prepare plan of building for development of the said landed property and to submit proposal from time to time for the amendment and/or modification of such building plan to the said K.M.C. for the purpose of obtaining sanction of the same.

20. To execute the development, work, manage, control and supervise the management of all and administer the property mentioned in the schedule hereunder and constitute, build and erect a building at the said K.M.C. Premises morefully described in the Schedule hereto and for the purpose to sign and execute all papers, documents and application which is required for the purposes of construction of a building.

21. To make necessary representations to the K.M.C., CESC, Fire and Police authority and/or other authorities and concerns for obtaining necessary permission as required in law for installations water line, drainage connection, electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and collectors of the K.M.C. and also to the other concerning authorities in respect of the fixation of taxes and its hearing to the above said authority in respect of the schedule property.

22. To appoint from time to time Architect, R.C.C. Consultants, Contractors, Sub-Contractors and other personal and workman for the Development of the property and construction in the said landed property.

23. To enter into Agreement for sale and sign and execute Agreement with prospective buyers of flats, car parking spaces, spaces etc. as the case may be of the proposed building to be constructed on the K.M.C. Premises morefully described in the Schedule hereto and to receive, realize and collect all purchase

money either in full or in part or in advance by way of earnest money and payment of purchase money from prospective Purchasers and to give, sign and grant effective receipts and discharge for the same from the Developer's allocation in terms of the Development Agreement .

24. After delivering the Owners' allocation to us as per term of Development Agreement to execute deed of sale in respect of the undivided proportionate share of land relating to the flats/unites/Car parking Space and the covered area in respect of the Developer's Allocation as per the said the Development Agreement in favour of any Purchaser or purchasers nominated by the said Attorney and to present the Deeds before the Registrar to admit execution of any deed executed by the Attorney on our behalf, receive consideration money and to give discharge thereof relating to the Developer's allocated portion only as per the said the Development Agreement in respect of the scheduled property written below. The Owners in no way shall be responsible to any miscellaneous- Acts if so committed by the Developer.

25. He is also empowered to sign on the documentation i.e., undertakings , declarations and also registration if any, filing indemnity bond and other matter relating to sanctioning of the building plan from the K.M.C.. If any deviations comes into picture out of the approved building plan in that event he is empowered to deal with issues related there to, he is empowered to sign documentation in this regard and can also submit revised building plan to the K.M.C. for the purpose of regularisation for the said building plan.

26. He is also empowered to sign documentation for the purpose of obtaining of Completion Certificate from the K.M.C. and also empowered to sign on the documentation regarding obtaining of inside& outside sanction of drainage connection from the drainage department of the premises as may behalf before the K.M.C. as and when required.

27. He also empowered to sign on the documentation regarding obtaining of inside & outside sanction of water connection from the water supply department of the premises as may behalf ,before the K.M.C. as and when required.

28. This registered Power of Attorney being collateral documents of the said the Development Agreement and whatsoever acts deeds and things concerning the said premises to be done by the Attorney shall be deemed to be done on behalf of the said Developer's firm be bound by such acts, deeds and things so done. Generally to do or execute all such acts, deeds and things in the same manner and to the same extends as we could do or execute such documents and We do hereby agree to confirm and ratify whatever have been done by Attorney or his men and agent during the continuance of the construction work as per Development Agreement . And we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained, shall lawfully do execute or perform in exercise of the power so vested upon him hereby confirmed upon under by virtue of this power provided however our said Attorney shall be bound to ensure day to day work in respect of the progress of the construction work in the premises to us.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the total property)

ALL THAT piece and parcel of land measuring 4(four) Cottahs, more or less together with one storied building totally measuring 1300 (one thousand three hundred) Sq.Ft. more or less , with mosaic floor, lying and situated appertaining to appertaining to E.P. No. 50, S.P. No.- 653, C.S. Plot No.- 88 (P)

Contd..P/13

and 207 (P), of Mouza- Khanpur, J.L. No.-46, within the limits of K.M.C. Ward No.- 098, P.S.-Jadavpur thereafter Patuli now Netaji Nagar, K.M.C. Premises No.-349/81, Netaji Subhas Chandra Bose Road, known as postal Premises No.-10/29, Netaji Nagar Colony, Kolkata -700040, District South 24- Parganas, Assessee No.- 23-098-06-0521-8 , together with all easements rights and appurtenances thereto attached being butted and bounded as follows :-

On the North : By Land of E.P. No.- 55(10/33, Netaji Nagar),
On the South : By Land of E.P. No.- 53 (10/28, Netaji Nagar),
On the East : By 10/48, Netaji Nagar and 10/49, Netaji Nagar,
On the West : By 17 feet wide K.M.C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT the 50% F.A.R. or constructed area, comprised of entire First floor (comprising four self contained flats) and 50% of the Second floor (comprising two self contained flats road facing) and 50% of the car parking space of the proposed G+III storied building over the said land and common service areas and facilities to be allotted to the Owners herein as mentioned the Development Agreement .

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, as stated in the Second Schedule, the remaining 50% F.A.R. or constructed area, comprised of 50% of the Second floor and entire Third floor and 50% of the car parking space of the proposed G+III storied building to be constructed on the said land, and common service areas and facilities shall be allotted to the Developer herein.

:: 14:

IN WITNESS WHEREOF We, the Executants herein, execute this The Development Power of Attorney on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of :

WITNESSES :-

1. Dibek Mitra

229 A, N.S. P. Dose Road

Kolkata - 700047

Tapasyoti Bhattacharya

Subhojit Bhattacharya

Rudoy Chattopadhyaya

Zohalai Fonguly

Purabi Banerjee

Kazali Basak

Mousumi Karanjai

SIGNATURE OF THE EXECUTANTS

2. Gesta Gopal Manna

224A, N.S.P. Dose Road

Kolkata - 700047

S. D. CONSTRUCTION

— Sanku Das
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me as per directions of the

Owners hereto and read over, explained.

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- WB/663/2000)

COMPUTER PRINTED BY :

Gesta Gopal Manna



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

Name TAPAJYOTI BHATTACHARYA

Signature Tapajyoti Bhattacharya



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

Name SUBHRAJYOTI BHATTACHARYA

Signature Subhrajyoti Bhattacharya



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

Name RUBY CHATTOPADHYAYA

Signature Ruby Chattopadhyaya



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

Name CHHABI GANGULY

Signature Chhabi Ganguly



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

Name PURABI BANERJEE
 Signature Purabi Banerjee



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

Name KARABI BASAK
 Signature Karabi Basak



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

Name MOUSUMI KARANJAN
 Signature Mousumi Karanjan



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

Name SOURAV DAS
 Signature Sourav Das

Major Information of the Deed

Deed No :	I-1605-01246/2022	Date of Registration	30/05/2022
Query No / Year	1605-8001602563/2022	Office where deed is registered	
Query Date	30/05/2022 1:12:44 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM KUMAR JANA 224A, N S C BOSE ROAD, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status : Advocate		
Transaction	Additional Transaction		
(0138) Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 7/-	Rs. 67,54,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 7/- (Article:E)		
REMARKS	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501245/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N S C Bose Road (Netaji Nagar Colony), , Premises No: 349/81, , Ward No: 098 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	(RS -)		Bastu	4 Katha	1/-	57,60,000/-	Width of Approach Road: 17 Ft
Grand Total :				6.6Dec	1/-	57,60,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft	1/-	9,94,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1300 sq ft	1 /-	9,94,500 /-	
---------	------------	------	-------------	--

Principal Details

Sl No Name Address Photo Finger print and Signature

Name	Photo	Finger Print	Signature
Mr TAPUJYOTI BHATTACHARYA Son of Late GANGA DAS BHATTACHARYA Executed by: Self, Date of Execution: 30/05/2022 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office			
	30/05/2022	LTI 30/05/2022	30/05/2022

10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIxxxxxx0C, Aadhaar No: 74xxxxxxxx0885, Status: Individual, Executed by: Self, Date of Execution: 30/05/2022
 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office

Name	Photo	Finger Print	Signature
Mr SUBHRAJYOTI BHATTACHARYA (Alias: Mr SUBHRAJYOTI BHATTACHARYA) Son of Late GANGA DAS BHATTACHARYA Executed by: Self, Date of Execution: 30/05/2022 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office			
	30/05/2022	LTI 30/05/2022	30/05/2022

10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWxxxxxx1L, Aadhaar No: 30xxxxxxxx6583, Status: Individual, Executed by: Self, Date of Execution: 30/05/2022
 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office

Name	Photo	Finger Print	Signature
Mrs RUBY CHATTOPADHYAYA Wife of Mr SAMIR KUMAR CHATTOPADHYAYA Executed by: Self, Date of Execution: 30/05/2022 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office			
	30/05/2022	LTI 30/05/2022	30/05/2022

10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYxxxxxx0F, Aadhaar No: 95xxxxxxxx8096, Status: Individual, Executed by: Self, Date of Execution: 30/05/2022
 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office

Name	Photo	Finger Print	Signature
Miss CHHABI GANGULY Daughter of Late JASHODA BAN GANGULY Executed by: Self, Date of Execution: 30/05/2022 Admitted by: Self, Date of Admission: 30/05/2022, Place Office			
30/05/2022	30/05/2022	30/05/2022	

10/29, NETAJI NAGAR, P.S. NOW NETAJI NAGAR, City: , P.O:- REGENT PARK, P.S:-Jadavpur,
 District: South 24 Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu,
 Occupation: Others, Citizen of: India, PAN No.: B1xxxxxx4G, Aadhaar No: 81xxxxxxxx8142, Status
 Individual, Executed by: Self, Date of Execution: 30/05/2022
 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office

Name	Photo	Finger Print	Signature
Mrs PURABI BANERJEE Wife of Mr. DEBASHIH BANERJEE Executed by: Self, Date of Execution: 30/05/2022 Admitted by: Self, Date of Admission: 30/05/2022, Place Office			
30/05/2022	30/05/2022	30/05/2022	

10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur,
 District: South 24 Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.: D1xxxxxx3E, Aadhaar No: 76xxxxxxxx8864,
 Status: Individual, Executed by: Self, Date of Execution: 30/05/2022
 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office

Name	Photo	Finger Print	Signature
Mrs KARABI BASAK Wife of Mr. JHANTU BASAK Executed by: Self, Date of Execution: 30/05/2022 Admitted by: Self, Date of Admission: 30/05/2022, Place Office			
30/05/2022	30/05/2022	30/05/2022	

10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur,
 District: South 24 Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.: CDxxxxxx4D, Aadhaar No: 75xxxxxxxx6889,
 Status: Individual, Executed by: Self, Date of Execution: 30/05/2022
 Admitted by: Self, Date of Admission: 30/05/2022, Place : Office



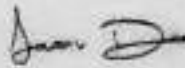
Name	Photo	Finger Print	Signature
Mrs MOUSUMI KARANJAI Wife of Mr. TAPAS KARANJAI Executed by: Self, Date of Execution: 30/05/2022 Admitted by: Self, Date of Admission: 30/05/2022, Place Office			
30/05/2022	30/05/2022	30/05/2022	

10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S.-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AQxxxxxx8L, Aadhaar No: 75xxxxxxxxx2515, Status: Individual, Executed by: Self, Date of Execution: 30/05/2022, Admitted by: Self, Date of Admission: 30/05/2022, Place: Office

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	S.D. CONSTRUCTION 5/92, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S.-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, PAN No.: CPxxxxxx1A, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Mr SOURAV DAS (Presentant) Son of Mr. CHANDAN DAS Date of Execution - 30/05/2022, , Admitted by: Self, Date of Admission: 30/05/2022, Place of Admission of Execution: Office			
		May 30 2022 2:01PM	LT 30/05/2022	30/05/2022
5/92, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District -South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CPxxxxxx1A, Aadhaar No: 60xxxxxxxxx1905 Status: Representative. Representative of : S.D. CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Late RADHA NATH MANNA 225A, N S C BOSE ROAD, City:- Kolkata, P.O:- NAKTALA P.S.-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047			
	30/05/2022	30/05/2022	30/05/2022

Identifier Of Mr TAPUJYOTI BHATTACHARYA, Mr SUBHRAJYOTI BHATTACHARYA, Mrs RUBY CHATTOPADHYAYA, Miss CHHABI GANGULY, Mrs PURABI BANERJEE, Mrs KARABI BASAK, Mrs MOUSUMI KARANJAI, Mr SOURAV DAS

Transfer of property for L1

S. No	From	To. with area (Name-Area)
1	Mr TAPUJYOTI BHATTACHARYA	S.D. CONSTRUCTION-0.942857 Dec
2	Mr SUBHRAJYOTI BHATTACHARYA	S.D. CONSTRUCTION-0.942857 Dec
3	Mrs RUBY CHATTOPADHYAYA	S.D. CONSTRUCTION-0.942857 Dec
4	Miss CHHABI GANGULY	S.D. CONSTRUCTION-0.942857 Dec
5	Mrs PURABI BANERJEE	S.D. CONSTRUCTION-0.942857 Dec
6	Mrs KARABI BASAK	S.D. CONSTRUCTION-0.942857 Dec
7	Mrs MOUSUMI KARANJA	S.D. CONSTRUCTION-0.942857 Dec

Transfer of property for S1

S. No	From	To. with area (Name-Area)
1	Mr TAPUJYOTI BHATTACHARYA	S.D. CONSTRUCTION-185.71428600 Sq Ft
2	Mr SUBHRAJYOTI BHATTACHARYA	S.D. CONSTRUCTION-185.71428600 Sq Ft
3	Mrs RUBY CHATTOPADHYAYA	S.D. CONSTRUCTION-185.71428600 Sq Ft
4	Miss CHHABI GANGULY	S.D. CONSTRUCTION-185.71428600 Sq Ft
5	Mrs PURABI BANERJEE	S.D. CONSTRUCTION-185.71428600 Sq Ft
6	Mrs KARABI BASAK	S.D. CONSTRUCTION-185.71428600 Sq Ft
7	Mrs MOUSUMI KARANJA	S.D. CONSTRUCTION-185.71428600 Sq Ft

On 30-05-2022

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

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

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

Presented for registration at 13:03 hrs on 30-05-2022, at the Office of the A.D.S.R. ALIPORE by Mr SOURAV DAS.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 67,54,500/-

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

Execution is admitted on 30/05/2022 by 1. Mr TAPUJYOTI BHATTACHARYA, Son of Late GANGA DAS BHATTACHARYA, 10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 2. Mr SUBHRAJYOTI BHATTACHARYA, Alias Mr SUBHRAJYOTI BHATTACHARYA, Son of Late GANGA DAS BHATTACHARYA, 10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Mrs RUBY CHATTOPADHYAYA, Wife of Mr SAMIR KUMAR CHATTOPADHYAYA, 10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Miss CHHABI GANGULY, Daughter of Late JASHODA JIBAN GANGULY, 10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 5. Mrs PURABI BANERJEE, Wife of Mr DEBASHIH BANERJEE, 10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 6. Mrs KARABI BASAK, Wife of Mr CHANDU BASAK, 10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 7. Mrs MOUSUMI KARANJAI, Wife of Mr TAPAS KARANJAI, 10/29, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife.

Notified by Mr GOSTA GOPAL MANNA, Son of Late RADHA NATH MANNA, 224A, N S C BOSE ROAD, P.O: NAYATOLA, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service.

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

Execution is admitted on 30-05-2022 by Mr SOURAV DAS, PROPRIETOR, S.D. CONSTRUCTION (Sole Proprietorship), 5/92, NETAJI NAGAR, P.S.-NOW NETAJI NAGAR, City:-, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Notified by Mr GOSTA GOPAL MANNA, Son of Late RADHA NATH MANNA, 224A, N S C BOSE ROAD, P.O: NAYATOLA, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

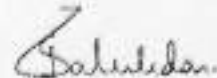
Payment of Stamp Duty

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

Description of Stamp

Stamp Type: Impressed, Serial no 2065, Amount: Rs.50/-, Date of Purchase: 17/06/2021, Vendor name:

SUBHANKAR DAS



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 47199 to 47224

being No 160501246 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2022.06.03 13:44:11 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/06/03 01:44:11 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)