

09/08/23

E- 9839/23

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

08/08/2023
Q-2001972673

2023
District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
9 AUG 2023

AK 026827

POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We, (1) **SRI SIBABRATA DASSHARMA**, (PAN - AHDPD8683N) (Aadhaar - 6276 8359 6516), son of Late Prafulla Dassharma, by occupation - Service and (2) **SMT. MALABIKA DASSHARMA**, (PAN - AHDPD8684M) (Aadhaar - 4709 7095 1761), wife of Sri Sibabrata Dassharma, by occupation - Housewife, both by faith - Hindu, by Nationality - Indian, both are residing at 83/1, New Santoshpur Main Road, Post Office - Santoshpur, Police Station - Purba Jadavpur now Survey Park, Kolkata

71010
Amal K. Saha, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

5 JUL 2023



Rahul Dhor
#10, Lake R. Dhor
Guj Nayar
Tel- #5

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

09 AUG 2023

- 700075, District South 24 - Parganas, hereinafter called and referred to as the **PRINCIPALS/OWNERS**, do hereby **SEND GREETINGS**:

WHEREAS by virtue of a registered Deed of Conveyance dated 16/12/1989 duly registered in the office of District Sub-Registrar, at Alipore and recorded in Book No. I, Being No. 16359, for the year 1989 the said Sri Sibabrata Dassharma and Smt. Malabika Dassharma jointly purchased a plot of land measuring an area of 03 Cottahs, 14 Chittacks & 14 Square Feet more or less, lying and situated at Mouza - Kalikapur, J.L. No. 20, Touzi Nos. 3, 4, 5 & 12, R.S. No. 2, Scheme Plot No. 8, comprising in R.S. Dag No. 356/406, appertaining to R.S. Khatian No. 356, within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Ward No. 109, Police Station - Purba Jadavpur, Calcutta now Kolkata - 700099, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas from the then recorded owner namely Smt. Reba Bardhan for the consideration mentioned therein.

AND WHEREAS after the aforesaid purchase the said Sri Sibabrata Dassharma and Smt. Malabika Dassharma became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 03 Cottahs, 14 Chittacks & 14 Square Feet more or less, lying and situated at Mouza - Kalikapur, J.L. No. 20, Touzi Nos. 3, 4, 5 & 12,

R.S. No. 2, Scheme Plot No. 8, comprising in R.S. Dag No. 356/406, appertaining to R.S. Khatian No. 356, within the limits of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Ward No. 109, Police Station – Purba Jadavpur, Calcutta now Kolkata – 700099, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, by construct a tile shed structure over the said plot of land, hereinafter for the sake of brevity referred to as the “**said Property**” free from all sorts of encumbrances.

AND WHEREAS while having absolute peaceful seized and possessed over the said property the said Sri Sibabrata Dassharma and Smt. Malabika Dassharma jointly mutate their names in the assessment records of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, subsequently the said concerned authority have assessed their names in the assessment roll and presently known as K.M.C. Premises No. 1260, Kalikapur, under Ward No. 109, Police Station – Purba Jadavpur, Kolkata – 700099, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and since the paying the relevant rates and taxes to the concerned authority under Assessee No. 31-109-06-6249-5.

AND WHEREAS thus the said Sri Sibabrata Dassharma and Smt. Malabika Dassharma (the Principals/Owners herein), thereto became the sixteen annas Owner of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **14** Chittacks & **14** Square Feet more or less, along with structure standing thereon, being Scheme Plot No. 8, lying and situated at Mouza – Kalikapur, J.L. No. 20, Touzi Nos. 3, 4, 5 & 12, R.S. No. 2, comprising in R.S. Dag No. 356/406, appertaining to R.S. Khatian No. 356, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1260, Kalikapur, under Ward No. 109, Police Station – Purba Jadavpur, Kolkata – 700099, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, dispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, more fully and particularly described in the **SCHEDULE** hereunder written, free from all encumbrances, liens, charges, attachment, liabilities etc..

AND WHEREAS the said Present Principals/Owners are desirous to construct an Ownership Flat system building on their said Premises more and fully described in **SCHEDULE** herein under through an efficient Developer/s who have sufficient resources to do so and coming to know the intention of the Owners/Principals, the Developers herein

have proposed to the Owners/Principals to appoint them as Developers for such construction of a proposed Multi Storied Building on the Scheduled land.

AND WHEREAS the Owners/Principals have agreed to allow the Developer namely **SRI BIPLAB BISWAS**, (PAN - AHMPB0345C) (Aadhaar - 4052 3487 2249), son of Late Birendra Biswas, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 213, Purbalok, Kalikapur, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099, being sole Proprietor of the firm under name and style **MESSRS BIPLAB BISWAS**, having its office at 213, Purbalok, Kalikapur, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099, to develop the Scheduled land at its own costs on the terms and conditions mentioned herein below.

AND WHEREAS the Principals therein for the purpose of developing the said property entered and into a registered Development Agreement, which was duly registered in the office of the D.S.R. - III, at Alipore and recorded in Book No. I, being Deed No. 07827, for the year 2014, with **SRI BIPLAB BISWAS**, son of Late Birendra Biswas, being sole Proprietor of the firm under name and style **MESSRS BIPLAB BISWAS**, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THAT We, (1) **SRI SIBABRATA DASSHARMA**, son of Late Prafulla Dassharma and (2) **SMT. MALABIKA DASSHARMA**, wife of Sri Sibabrata Dassharma, DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **SRI BIPLAB BISWAS**, son of Late Birendra Biswas, being sole Proprietor of the firm under name and style **MESSRS BIPLAB BISWAS**, to be our true and lawful **ATTORNEYS** and on our behalf and in our names to do and execute all or any of the following acts, deeds, things and matter, to represent the Principals, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-

1. To sign and execute any application of Affidavits and affirm the same on behalf of the Principals herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principals herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C., Telephone etc. in accordance with the said construction and development of the said premises

under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.

2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principals herein in respect of the **Developer's Allocated** Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorneys and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement.
3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces in respect of the **Developer's Allocation** of the said proposed building to be constructed by the Attorneys on behalf of the Principals at the said premises, **save and except the Owner's Allocated Portion**.
4. To present and sign before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, D.S.R. at Alipore, South 24 - Parganas, District •Registrar or any other Registrars for the purpose of registration of

the Agreement/Agreements, Deed of Conveyance in respect of the **Developer's Allocation** of any spaces or parts or portion to be constructed by the said Developers at the said premises on behalf of the Principals, **save and except the Owner's Allocation**.

5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principals and to protect the right, title and interest of the Principals in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of G+3 storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear and sign before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any other competent Authorities in connection of sanctioning of plans and other purposes.
8. To apply and sign for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to

appoint Architects and contractors for the purpose of the Development and construction of the said land.

9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
10. To accept notice and service of papers for and on behalf of the Principals from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principals.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principals.

13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation/ Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys excluding compensation of any nature from requisition and/or acquisition authorities only in the name of the Principals.
14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developer.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principals from **Developer Allocated only.**
16. To enter into any Agreements for the proposed Flats and other covered spaces to receive advance/earnest money/consideration money/security deposit/vide Account Payee Cheques in the name of ~~the~~ Developers in respect of the said **Developer's Allocation** spaces and the undivided proportionate impartiable share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principals in the land and to handover the copies of the relevant Documents in regard to 'title of the Principals to such intending

Purchaser/s in respect of **Developer's Allocation**, save and except the Owner's Allocation.

17. For all and any of the purposes herein before stated to appear and represent the Principals before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.
18. To appear and represent the Principal before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority/Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorneys in any manner concerning the Agreements/Conveyance in the said premises.
19. To sign and apply the sanction plan of the proposed building and to revise such plan, completion plan, water connection, drainage connection, etc. being right to sign on such plan and prepare any other document relating to Kolkata Municipal Corporation building sanction department.

AND the Principals hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorneys or agent appointed under this Power hereinabove contained

shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered "**Development Agreement**."

SCHEDULE OF LAND

ALL THAT piece and parcel of Bastu land measuring about **03** Cottahs, **14** Chittacks & **14** Square Feet more or less, along with tile shed structure standing thereon, being Scheme Plot No. 8, lying and situated at Mouza – Kalikapur, J.L. No. 20, Touzi Nos. 3, 4, 5 & 12, R.S. No. 2, comprising in R.S. Dag No. 356/406, appertaining to R.S. Khatian No. 356, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1260, Kalikapur, under Ward No. 109, Police Station – Purba Jadavpur, Kolkata – 700099, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 31-109-06-6249-5, together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:

ON THE NORTH :	Scheme Plot No. 7;
ON THE SOUTH :	20' – 0" Wide Road;
ON THE EAST :	Scheme Plot No. 8A;
ON THE WEST :	20' – 0" Wide Road.

IN WITNESS WHEREOF we the Principals, do hereto and hereunto set and subscribed our respective hands on this 8th day of August, in the year Two Thousand Twenty Three (2023).

SIGNED, SEALED AND DELIVERED

By the Principals at Kolkata.

In presence of:

WITNESSES

01) Bohul Dhor
Gay Nayar
Kol - 75

Dharma
(SIBABRATA DASSHARMA)

Dharma

(MALABIKA DASSHARMA)

**SIGNATURE OF THE
PRINCIPALS/OWNERS**

02) Mr. Dey
Mr.
Kol - 28

M/S. PIRLAF BISWAS

Piraf Biswas
Proprietor

**SIGNATURE OF THE
ATTORNEY**

Drafted by me:

Sarfaraz Ahmed
F-1776/03

Printed In:

PRINT ZONE

Alipore Police Court,
Kolkata - 700027

Sarfaraz Ahmed

	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 SIBADRITA DASSHARMA

Signature [Signature]



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

Name MAHABIKA DASSHARMA

Signature [Signature]



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

Name

Signature [Signature]

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240158277641

GRN Details

GRN: 192023240158277641
GRN Date: 06/08/2023 13:43:07
BRN : IK0CJYCDT1
GRIPS Payment ID: 060820232015827763
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 06/08/2023 13:44:00
Payment Init. Date: 06/08/2023 13:43:07
Payment Ref. No: 2001972673/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Tanmoy Dhar
Address: Ajoynagar
Mobile: 8981314794
Depositor Status: Others
Query No: 2001972673
Applicant's Name: Mr Rahul Dhar
Identification No: 2001972673/1/2023
Remarks: Sale, Development Power of Attorney
Period From (dd/mm/yyyy): 06/08/2023
Period To (dd/mm/yyyy): 06/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001972673/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	20000
2	2001972673/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				20007

IN WORDS: TWENTY THOUSAND SEVEN ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



060820232015827763

GRIPS Payment Detail

GRIPS Payment ID:	060820232015827763	Payment Init. Date:	06/08/2023 13:43:07
Total Amount:	20007	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CJYCDT1	BRN Date:	06/08/2023 13:44:00
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Tanmoy Dhar
Mobile: 8981314794

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240158277641	Directorate of Registration & Stamp Revenue	20007
Total			20007

IN WORDS: TWENTY THOUSAND SEVEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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

Query No / Year	2001972673/2023	Office where deed will be registered
Query Date	02/08/2023 11:29:11 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Deed Writer	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney		
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,05,42,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,000/- (Article:48(g))	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: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur – Kalikapur) , , Premises No: 1260, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak 14 Sq Ft	1/-	1,05,15,002/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.4258Dec	1 /-	105,15,002 /-	

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 /-	



Query No: 2001972673 of 2023, Printed On : Aug 2 2023 11:29AM, Generated from wbregistration.gov.in

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Sibabrata Dassharma Son of Late Prafulla Dassharma, 83/1, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ahxxxxxx3n, Aadhaar No.: 62xxxxxxxx6516, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt Malabika Dassharma Wife of Mr Sibabrata Dassharma, 83/1, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ahxxxxxx4m, Aadhaar No.: 47xxxxxxxx1761, 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	Messrs Biplab Biswas , 213, Purbalok, Kalikapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. ahxxxxxx5c, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Biplab Biswas Son of Late Birendra Biswas 213, Purbalok, Kalikapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ahxxxxxx5c, Aadhaar No.: 40xxxxxxxx2249	Messrs Biplab Biswas (as Proprietor)

Identifier Details :

Name & address
Mr Rahul Dhar Son of Late R Dhar Ajay Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Sibabrata Dassharma, Smt Malabika Dassharma, Mr Biplab Biswas



Owner and Land or Building Details as received from KMC :				
Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090662495 Premises No. : 1260 Ward No. : 109 Street Name : KALIKAPUR	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SHIBABRATA DAS SHARMA , & SMT MALABIKA DAS SHARMA Owner Address : 83/1, NEW SANTOSH PUR MAIN ROAD , KOLKATA-75 Pin No. : 700075	Character of Premises: Total Area of Land: 03 Cottah, 14 Chatak, 14 SqFeet,

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 01-09-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 01-09-2023)
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.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-09839/2023	Date of Registration	09/08/2023
Query No / Year	1604-2001972673/2023	Office where deed is registered	
Query Date	02/08/2023 11:29:11 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Deed Writer		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,05,42,002/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,050/- (Article:48(g))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



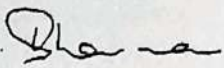


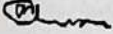
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 1260, , Ward No: 109 Pin Code : 700099

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	3 Katha 14 Chatak 14 Sq Ft	1/-	1,05,15,002/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.4258Dec	1 /-	105,15,002 /-	

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 :

No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sibabrata Dassharma Son-of Late Prafulla Dassharma Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo  08/08/2023	Finger Print  LTI 08/08/2023	Signature  08/08/2023
83/1, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ahxxxxxx3n, Aadhaar No: 62xxxxxxxxx6516, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				
2	Name Smt Malabika Dassharma Wife of Mr Sibabrata Dassharma Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo  08/08/2023	Finger Print  LTI 08/08/2023	Signature  08/08/2023
83/1, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ahxxxxxx4m, Aadhaar No: 47xxxxxxxxx1761, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Messrs Biplab Biswas 213, Purbalok, Kalikapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: ahxxxxxx5c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Biplab Biswas (Presentant) Son of Late Birendra Biswas Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office			
	Aug 8 2023 12:45PM	LTI 08/08/2023	08/08/2023
213, Purbalok, Kalikapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx5c, Aadhaar No: 40xxxxxxxxx2249 Status : Representative, Representative of : Messrs Biplab Biswas (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late R Dhar Ajay Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075			
	08/08/2023	08/08/2023	08/08/2023
Identifier Of Mr Sibabrata Dassharma, Smt Malabika Dassharma, Mr Biplab Biswas			

08-08-2023

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

Presented for registration at 12:36 hrs on 08-08-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Biplab Biswas .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,42,002/-

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

Execution is admitted on 08/08/2023 by 1. Mr Sibabrata Dassharma, Son of Late Prafulla Dassharma, 83/1, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Smt Malabika Dassharma, Wife of Mr Sibabrata Dassharma, 83/1, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajay Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 08-08-2023 by Mr Biplab Biswas, Proprietor, Messrs Biplab Biswas, 213, Purbalok, Kalikapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajay Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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 32.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2023 1:44PM with Govt. Ref. No: 192023240158277641 on 06-08-2023, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJYCDT1 on 06-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 20,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 71019, Amount: Rs.50.00/-, Date of Purchase: 05/07/2023, Vendor name: AMAL KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2023 1:44PM with Govt. Ref. No: 192023240158277641 on 06-08-2023, Amount Rs: 20,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJYCDT1 on 06-08-2023, Head of Account 0030-02-103-003-02

(Signature)

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

08-2023

ificate 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
(9) of Indian Stamp Act 1899.

(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 306113 to 306137

being No 160409839 for the year 2023.



Digitally signed by Anupam Halder

Date: 2023.08.09 13:41:08 +05:30

Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2023/08/09 01:41:08 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)