

1176423

V- 11783/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 799000

Q. No. 800248702/2023

Certifies that the document is submitted to registration. The Signature sheet and the endorsement is attached with this document as part of the document.

2 P.M.
29/9

Addl. District Sub-Registrar
Behala, South 26 Parganas

29 SEP 2023

Rina Sarker
Rina Sarker
Paharika Sarker (Dag)

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

For MAJUMDER ENTERPRISE
Dipak Majumder
Proprietor

4170 26 SEP 2023
NO. DATE RS
NAME Ring Sarkin 2.085 Ghosh Rd
ADDRESS 49 Chandi Charan 147-8
ALIPORE JUDGES COURT
A. K. SAMAJPATI
STAMP VENDOR
SIGNATURE



Identified by me
Rajiv Chahby
Shrook
3/0 Ajit Chakrabarty
Alipore Judges Court
P.O + P.S. - Alipore
Kd-27

Major Information of the Deed

Deed No :	I-1607-11783/2023	Date of Registration	29/09/2023
Query No / Year	1607-8002487702/2023	Office where deed is registered	
Query Date	29/09/2023 12:17:09 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	P CHATTERJEE ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8420461356, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,21,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160711720/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

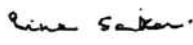
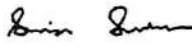
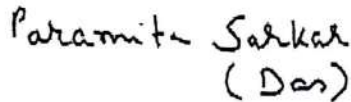
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road – J L Sarani (Ward 123,124)) , , Premises No: 49, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 13 Chatak	1/-	34,31,252/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				6.2906Dec	1 /-	34,31,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	7,89,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	7,89,750 /-	

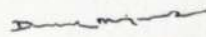
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs RINA SARKAR Wife of Mr SANKAR PRASAD SARKAR Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	Photo  29/09/2023	Finger Print  Captured LTI 29/09/2023	Signature  29/09/2023
49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				
2	Name SRIYA SARKAR Daughter of Mr ASHIS SARKAR Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	Photo  29/09/2023	Finger Print  Captured LTI 29/09/2023	Signature  29/09/2023
49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EXxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				
3	Name Mrs PARAMITA DAS, (Alias: Mrs PARAMITA SARKAR) Wife of Mr DEBASISH SARKAR Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	Photo  29/09/2023	Finger Print  Captured LTI 29/09/2023	Signature  29/09/2023
49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				

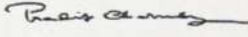
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAJUMDER ENTERPRISE 46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: Alxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIPAK MAJUMDAR, (Alias Name: Mr DIPAK MAJUMDER) (Presentant) Son of Late TARANI KUMAR MAJUMDER Date of Execution - 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office		 Captured	
	Sep 29 2023 2:15PM	LTI 29/09/2023	29/09/2023	
46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAJUMDER ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
PRADIP CHAKRABORTY Son of A CHAKRABORTY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	29/09/2023	29/09/2023	29/09/2023
Identifier Of Mrs RINA SARKAR, SRIYA SARKAR, Mrs PARAMITA DAS, Mr DIPAK MAJUMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-2.09687 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-400.00000000 Sq Ft
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-400.00000000 Sq Ft
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-400.00000000 Sq Ft

On 29-09-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 29-09-2023, at the Office of the A.D.S.R. BEHALA by Mr DIPAK MAJUMDAR Alias Mr DIPAK MAJUMDER..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,21,002/-

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

Execution is admitted on 29/09/2023 by 1. Mrs RINA SARKAR, Wife of Mr SANKAR PRASAD SARKAR, 49, Road: Chandi Charan Ghosh Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. SRIYA SARKAR, Daughter of Mr ASHIS SARKAR, 49, Road: Chandi Charan Ghosh Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 3. Mrs PARAMITA DAS, Alias Mrs PARAMITA SARKAR, Wife of Mr DEBASISH SARKAR, 49, Road: Chandi Charan Ghosh Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

Indetified by PRADIP CHAKRABORTY, , , Son of A CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-09-2023 by Mr DIPAK MAJUMDAR, , Mr DIPAK MAJUMDER PROPRIETOR, MAJUMDER ENTERPRISE, 46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by PRADIP CHAKRABORTY, , , Son of A CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 799000, Amount: Rs.100.00/-, Date of Purchase: 26/09/2023, Vendor name: A K Samajpati

S. D. Chakraborty

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 352438 to 352462
being No 160711783 for the year 2023.



S. D. Chakraborty

Digitally signed by SOURAV CHAKRABORTY
Date: 2023.10.10 16:01:50 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 10/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

KNOW ALL THESE MEN BY THESE PRESENTS that We, (1) **RINA SARKAR, (PAN: AKVPS0996A, AADHAAR NO. 8564 8462 7516, Mob. No. 9339329201)** wife of Sri Sankar Prasad Sarkar, by Occupation - Retired, by faith Hindu, by Nationality Indian, residing at 49, Chandi Charan Ghosh Road, P.O. - Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24 Parganas, (2) **SRIYA SARKAR (PAN : EXSPS1567M, AADHAAR NO. 9610 2903 9585, Mob. No. 9875381529)**, daughter of Sri Ashis Sarkar, by occupation - Service, by faith Hindu, by Nationality-Indian, (3) **PARAMITA DAS alias PARAMITA SARKAR (PAN : AICPD3786A, AADHAAR NO. 2536 3795 8679, Mob. No. 9830269221)**, wife of Sri Debasish Sarkar, by occupation - Service, by faith Hindu, by Nationality-Indian, all are residing at 49, Chandi Charan Ghosh Road, P.O.- Barisha, P.S.- Thakurpukur, Kolkata- 700008, District- South 24 Parganas, hereinafter called and known as the **OWNERS/EXECUTANTS** send the following greetings :

WHEREAS we are the joint owners of **ALL THAT** the piece and parcel of land measuring more or less 03 Cottah 13 Chittack along with two storied building measuring more or less 1200 sq.

*Rina Sarkar.
Sriya Sarkar.
Paramita Sarkar (Dor)*

For MAJUMDER ENTERPRISE

Dipankar Majumder
Debit Officer

ft .i.e. (600 sq. ft. each on the ground floor and first floor) built up area be the same a little more or less lying in and situate at Mouza - Purba Barisha, J.L. No. 23, Touzi No. 1-6, 8-10, 12-16, Dag No.78, R.S. Khatian No. 2445, Kolkata Municipal Corporation Premises No. 49, Chandi Charan Ghosh Road, Kolkata- 700008, within Ward No. 123, Assessee No. 41-123-05-0049-0 formerly under the South Suburban Municipality now under the Kolkata Municipal Corporation under Police Station Thakurpukur, District 24 Parganas (South) Sub-Registration Office at Behala and District Registration office at Alipore, more fully and particularly described in the Schedule hereunder written.

AND WHEREAS by a Development Agreement dated 29.9.23, and registered before A.D.S.R. Behala being Deed No-1-160711720/23 we the aforesaid executor herein have entered into Development

Agreement in respect of the said property to construction of multi storied building thereon with **MAJUMDER ENTERPRISE**, a proprietorship firm, having its registered office at 46, Prasanta Roy Road, Post Office - Barisha, Kolkata 700008, Police Station: Haridevpur, District: South 24- Parganas, represented by its sole proprietor, namely **SRI DIPAK MAJUMDAR** alias **SRI DIPAK MAJUMDER** having (PAN:

Rita Sarkar.
Dipak Sarkar
Palanika Sarkar (Dag)

For MAJUMDER ENTERPRISE

Dipak Majumder

AIMPM0298C, AADHAAR No. 4774 9098 6356, M- 7890338283), son of Late Tarani Kumar Majumder, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 46, Prasanta Roy Road, Post Office - Barisha, Police Station: Thakurpukur at present Haridevpur, Kolkata 700008, District: South 24- Parganas, for the consideration and other terms and conditions therein contained.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we the executors abovenamed doth hereby make, nominate, constitute retain and appoint and has nominated, constituted, retained and appointed the said **MAJUMDER ENTERPRISE**, a proprietorship firm, having its registered office at 46, Prasanta Roy Road, Post Office - Barisha, Kolkata 700008, Police Station: Haridevpur, District: South 24- Parganas, represented by its sole proprietor, namely **SRI DIPAK MAJUMDAR alias SRI DIPAK MAJUMDER** having (PAN: AIMPM0298C, AADHAAR No. 4774 9098 6356, M- 7890338283), son of Late Tarani Kumar Majumder, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 46, Prasanta Roy Road, Post Office - Barisha, Police Station: Thakurpukur at present Haridevpur, Kolkata 700008, District: South 24- Parganas,

Riva Sarkar.
Srin Sen
Palamita Sarkar (Duo)

For MAJUMDER ENTERPRISE
Dipak Majumder
Proprietor

(hereinafter referred to as the said **ATTORNEY**) to act in our name and on our behalf and to do jointly or severally all or any of the following acts, Deeds, matters and things namely :-

1. To take charge or look after, manage and administer the said portion of the property which has been mentioned in the Schedule hereunder thereof as the said attorney shall think proper.
2. To appear and represent the executor before the Kolkata Municipal Corporation, authorities Police authorities, Fire Brigade Authority, CESC Ltd., Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said portion of the premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall reasonable think proper.

Reva Sarkar.
Sini Sarkar
Pasamita Sarkar (Da)

For MAJUMDER ENTERPRISE

Sibon Majumder
Proprietor

3. To demolish or cause to be demolished the sheds, and other structure whatsoever lying erected at the said premises or portions thereof.
4. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said portion of premises thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
5. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Kolkata Municipal Corporation authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time necessary or require for the development of the said portion of the premises and/or demolition of the existing structures thereon comprised in the said portion of

For MAJUMDER ENTERPRISE

Dipak Majumder
Proprietor

Reena Sarkar.
Prasanna Sarkar (Dad)

the premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall reasonably think proper.

6. To apply for and obtain water, drainage connection, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said portion of the premises and/or in the new building that may hereafter be erected for that the said attorney or he shall reasonably think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall reasonable think proper.

7. To undertake and carry out the development of the said portion of the premises and / or construction of the proposed building and other structures in or upon the land comprised in the said portion of the premises after

Reva Sarker.
 Dipu Sen
 D-1, ...
 2010/8 (An)

For MAJUMDER ENTERPRISE

Dipou Majumder
 Proprietor

demolishing the existing structures if any comprised therein as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

8. To institute and/or prosecute all or any suit/suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said portion of the premises and / or the development thereof and/or construction of the proposed new buildings in the portion of the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation, and for the said purpose to do all acts deed matters and things as the said Attorney shall reasonable think proper.

9. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said portion of the premises and/or the land comprised therein and/or construction of the

Reva Sarkar.
For Reva Sarkar
Padam Kumar Sarkar (Das)

For MAJUMDER ENTERPRISE
Dipankar Majumder
 Proprietor

proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

10. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.

11. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the portion of the said premises thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall reasonable think proper.

12. To refer all or any disputes concerning or relating to the said portion of the premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to proper Court of law.

For MAJUMDER ENTERPRISE

Dipak Majumder
Proprietor

Reena Sarkar
Joint Sign
02.01.2017 - 12.01.2017

13. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authorize letters and further to revoke such appointment as the said attorney think proper.

14. To retain and appoint architects, engineers, contractor, Masons, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the portion of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

15. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

16. Save and except the Owners' Allocation portion the said attorney may enter into negotiation as also agreements and

Reva Sarker.
Juni Sarker
Paharikh Sahakar (Dad)

For MAJUMDER ENTERPRISE

Diipen Majumder
Proprietor

contracts for sale on ownership basis or otherwise the flats and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said portion of the premises.

17. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
18. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.
19. To appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning

Reena Sankar
Anita
Padamita Sankar (Dn)

Deena Sankar

or relating to the flats or other saleable spaces of the developer's allocation of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.

20. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper at their own risk and responsibility.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND I the said APPOINTER above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

Riva Sarker.
Sakin Sh
Pahamika Sarker (Dad)

For MAJUMDER ENTERPRISE

Dipon Majumder
Proprietor

SCHEDULE ABOVE REFERRED TO**(DESCRIPTION OF THE SAID LAND)**

ALL THAT the piece and parcel of land measuring more or less 03 Cottah 13 Chittack along with two storied building measuring more or less 1200 sq. ft .i.e. (600 sq. ft. each on the ground floor and first floor) built up area be the same a little more or less lying in and situate at Mouza - Purba Barisha, J.L. No. 23, Touzi No. 1-6, 8-10, 12-16, Dag No.78, R.S. Khatian No. 2445, Kolkata Municipal Corporation Premises No. 49, Chandi Charan Ghosh Road, Kolkata- 700008, within Ward No. 123, Assessee No. 41-123-05-0049-0 formerly under the South Suburban Municipality now under the Kolkata Municipal Corporation under Police Station Thakurpukur, District 24 Parganas (South) Sub-Registration Office at Behala and District Registration office at Alipore, Zone : 2 (D.H Road to J.L. Sarani) shown in the plan annexed hereto and therein bordered with RED ink, treated to be as part of this deed and butted and bounded as follows, that is to say :

- ON THE NORTH : 20ft. wide KMC maintained Road and 2ft wide KMC drain;
- ON THE SOUTH : Land of Mrs. Pushpa Mukherjee;
- ON THE EAST : 14ft. wide common passage; (MNTD, By K.M.C.)
- ON THE WEST : Pond of Dulal Chandra Dey, Dag No. 75;

Reva Sarkar.
Dina Mitra Sarkar (Dag)

For MAJUMDER ENTERPRISE

Diya Majumder
Proprietor

IN WITNESSES WHEREOF we the parties above named and attorney have hereunto set our respective hands and seals on this 29th day of September, 2023.

SIGNED, SEALED AND DELIVERED

by the Appointers, abovenamed
at Kolkata in presence of :

1. Sankar Prasad Sarkar
8/c/2, Bhattacharya Garden
Lane, Anulyakanan,
P.O. Hallickpara,
P.S. - Saranagar,
Dist. Hooghly. Pin 712203

Rina Sarkar.

Simu Sarkar

Paramita Sarkar (Das)

Signature of the Executants

2. Amisha Majumder

46, Prasanta Roy Road,
P.O.- Barisha,
P.S.- Haridevpur,
Kolkata-700 008

I accept this power

For MAJUMDER ENTERPRISE

Dipon Majumder
Proprietor

Signature of the Attorney

Drafted & Prepared by
(as per instructions and document
supplied by the parties herein)

Pradip Chakrabarty

Advocate

Regd. No. O-2439/01
Alipore Judges' Court,
Kolkata-700 027.

Computer print by :

S. Paul
Alipore Judges' Court,
Kolkata-700 027.



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name RINA SARKAR
Signature Rina Sarkar



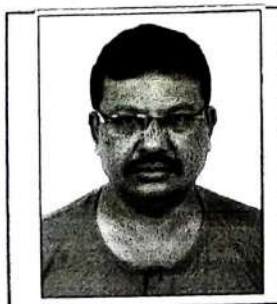
	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SRINA SARKAR
Signature Srina Sarkar



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name PARAMITA DAS
Signature Paramita Sarkar (Das)



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name DIPAK MAJUMDAR
Signature Dipak Majumdar



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	8002487702/2023	Office where deed will be registered
Query Date	29/09/2023 12:17:09 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P CHATTERJEE ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8420461356, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 42,21,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160711720/2023	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road – J L Sarani (Ward 123,124)) , , Premises No: 49 , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 13 Chatak	1/-	34,31,252/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				6.2906Dec	1 /-	34,31,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	7,89,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	7,89,750 /-	

AS- 1 of 3

Query No: 8002487702 of 2023, Printed On :
Sep 29 2023 12:25PM, Generated from
Registration office

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs RINA SARKAR Wife of Mr SANKAR PRASAD SARKAR49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AKxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	SRIYA SARKAR Daughter of Mr ASHIS SARKAR49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: EXxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs PARAMITA DAS, (Alias: Mrs PARAMITA SARKAR) Wife of Mr DEBASISH SARKAR49, Chandi Charan Ghosh Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: Alxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	MAJUMDER ENTERPRISE 46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No.: Alxxxxxx8C,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 DIPAK MAJUMDAR, (Alias Name: Mr DIPAK MAJUMDER) Son of Late TARANI KUMAR MAJUMDER46, Prasanta Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx8C,Aadhaar No Not Provided by UIDAI	MAJUMDER ENTERPRISE (as PROPRIETOR)

Identifier Details :**Name & address**

PRADIP CHAKRABORTY
Son of A CHAKRABORTY
ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India,
PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs RINA SARKAR,
SRIYA SARKAR, Mrs PARAMITA DAS, Mr DIPAK MAJUMDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-2.09687 Dec
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-2.09687 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA SARKAR	MAJUMDER ENTERPRISE-400.00000000 Sq Ft
2	SRIYA SARKAR	MAJUMDER ENTERPRISE-400.00000000 Sq Ft
3	Mrs PARAMITA DAS	MAJUMDER ENTERPRISE-400.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-10-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 29-10-2023)
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.

AS- 3 of 3

Query No: 8002487702 of 2023, Printed On :
Sep 29 2023 12:25PM, Generated from
Registration office