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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Certified that the Document is admitted to registration. The Signature Sheet and the Endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

20 JUL 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER EXECUTION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this
20th day of July, 2022 (Two Thousand Twenty Two) A.D.

Li'lip Kumar Ray

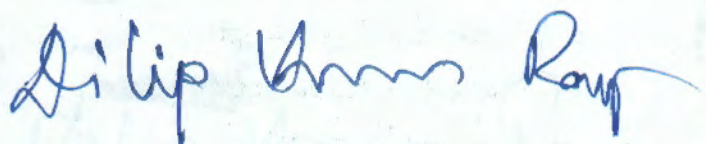
MAA MANASA BUILDER

Proprietor

CONSTITUTED ATTORNEY OF
SITEN KUMAR BHOWMICK
JAYANTI BHOWMICK

KNOW ALL MEN BY THIS PRESENTS, WE, 1) SHRI SITEN KUMAR BHOWMICK, having VOTER CARD No. WB/18/113/753690, PAN-ADTPB5157D & AADHAAR No. 5701 5478 8117, Son of Late Nripendra Chandra Bhowmick, 2) SMT. JAYANTI BHOWMICK, having VOTER CARD No. WB/18/113/753691, PAN- AHTPB8767H & AADHAAR No. 7824 3548 6618, Wife of Shri Siten Kumar Bhowmick, both by Nationality- Indian, by Religion- Hindu, by Occupation- No. 1 Business, No. 2 Housewife, residing at 299, 2 Bachar Para Road, P.O. & P.S.- Thakurpukur, Kolkata- 700063, District- South 24 Parganas, in the State of West Bengal, hereinafter jointly called and referred to as the "APPOINTERS SEND GREETING".

WHEREAS one Shri Priyalal Sen, Son of Nishikanta Sen was the absolute owner of All that piece and parcel of land, admeasuring an area of 19 decimals, out of which 13 decimals in Dag No. 2182, under Khatian No. 893 & 894 and measuring an area of 06 decimals in Dag No. 2182/2219, under Khatian No. 805, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, under P.S.- Thakurpukur at present Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S. Unit), in the District of South 24 Parganas TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and had been seized and possessed over the same by exercising right, title and interest without interruption from any



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corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS while seized and possessed of and/or otherwise well sufficiently entitled to the same, said **Shri Priyalal Sen** sold, transferred, conveyed, assigned, assured and granted All that piece and parcel of land, admeasuring an area of 19 decimals, out of which 13 decimals in Dag No. 2182, under Khatian No. 893 & 894 and measuring an area of 06 decimals in Dag No. 2182/2219, under Khatian No. 805, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, under P.S.- Thakurpukur at present Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S. Unit), in the District of South 24 Parganas TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto, unto and in favour of **Smt. Ashalata Sur** by dint of a Registered Deed of Conveyance (Kobala), being No. 7093, dated 19/11/1952, which was duly registered in the Office of S.R.- Alipore and the same was recorded in Book No. I, Volume No. 112, Pages from 159 to 163 for the year 1952 against the valuable consideration mentioned therein and some portion of land transferring, said **Smt. Ashalata Sur** became the absolute owner of rest 04 Cottahs more or less, in Dag No. 2182 under Khatian No. 893 & 894, along with a residential structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, under P.S.- Thakurpukur at present


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Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S. Unit), in the District of South 24 Parganas TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and had been seized and possessed over the same by exercising right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS subsequently said **Smt. Ashalata Sur** executed a Will and testament on 23rd day of July, 1998 and thereby bequeathed her aforesaid property unto and in favour of her youngest son namely **Shri Amal Sur alias Amalendu Sur** and upon demise of said **Smt. Ashalata Sur**, said **Shri Amal Sur alias Amalendu Sur** being only beneficiary and executor in the said Will, applied for granting Probate of the said WILL before the Hon'ble Additional District Court at Alipore, vide Case No. 205 of 2005 in Act 39 and the Hon'ble Court was pleased to pass an order on 08/05/2009 for granting the probate and on the strength on the probate, said **Shri Amal Sur alias Amalendu Sur** became the absolute owner of All that piece and parcel of land measuring an area of 04 decimals more or less, in Dag No. 2182 under L.R. Khatian No. 894, along with a residential structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, under P.S.- Thakurpukur at present Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S.

Sitip Kumar Ray
 CONSTITUTED ATTORNEY OF
 SITEN KUMAR BHOWMICK
 JAYANTI BHOWMICK

Unit), in the District of South 24 Parganas TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto and since obtained said **Shri Amal Sur alias Amalendu Sur** duly got mutated his name in the records of L.R.R.O.R., vide L.R. Khatian No. 894 in Dag No. 2182 and also recorded his name in the assessment Books of Kolkata Municipal Corporation, being Holding No. 55, Mahatma Gandhi Road, Assessee No. 711431402158, Kolkata- 700104 by paying all relevant rents, taxes and other outgoings accordingly and had been seized and possessed over the same by exercising right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS while seized and possessed of and/or otherwise well sufficiently entitled to the same, said **Shri Amal Sur alias Amalendu Sur** sold, transferred, conveyed, assigned, assured and granted All that piece and parcel of land measuring an area of 04 Cottahs be the same a little more or less, along with a residential structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, comprised in R.S. & L.R. Dag No. 2182, appertaining to L.R. Khatian No. 894, under P.S.- Thakurpukur at present Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S. Unit), in Ward No. 143, being Holding No. 55, Mahatma Gandhi Road, Assessee No. 711431402158, Kolkata- 700104 in the District of South 24 Parganas TOGETHERWITH the benefits of

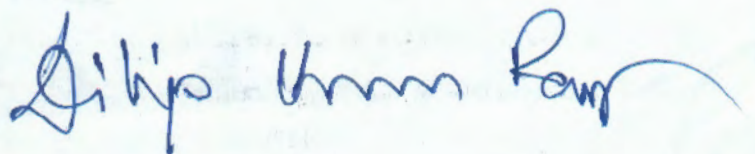
Shri Amalendu Sur

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JAYANTA BHOWMICK

Proprietor

ancient of other rights, liberties, easements, appendages and appurtenances thereto, unto and in favour of 1) **Shri Siten Kumar Bhowmick**, Son of Late Nripendra Chandra Bhowmick, 2) **Smt. Jayanti Bhowmick**, Wife of Shri Siten Kumar Bhowmick, & 3) **Shri Anirban Bhowmick**, Son of Shri Siten Kumar Bhowmick, by dint of a Registered Deed of Conveyance (Kobala), being No. 13498, dated 29/10/2021, which was duly registered in the Office of A.D.S.R.- Behala and the same was recorded in Book No. I, Volume No. 1607-2021, Pages from 499835 to 499865 for the year 2021 against the valuable consideration mentioned therein and since purchased they duly got mutated their names in the Assessment Books of Kolkata Municipal Corporation and have been owing, possessing and enjoying over the same by metes and bounds in equal undivided $1/3^{\text{rd}}$ share and exercising their respective right, title and interest without interruption from any corner, which is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS while seized and possessed of and/or otherwise well sufficiently entitled to the same, said **Shri Anirban Bhowmick**, Son of Shri Siten Kumar Bhowmick, sold, transferred, conveyed, assigned, assured and granted All that piece and parcel of undivided $1/3^{\text{rd}}$ share of land, measuring an area of 01 Cottah 05 Chittacks 15 Chittacks be the same a little more or less out of 04 Cottahs more or less, along with a residential structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, comprised in R.S. & L.R. Dag No. 2182,



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appertaining to L.R. Khatian No. 894, under P.S.- Thakurpukur at present Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S. Unit), in Ward No. 143, being Holding No. 55, Mahatma Gandhi Road, Assessee No. 711431402158, Kolkata- 700104 in the District of South 24 Parganas TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto, unto and in favour of 1) Shri Siten Kumar Bhowmick, Son of Late Nripendra Chandra Bhowmick, 2) Smt. Jayanti Bhowmick, Wife of ~~Smt~~ Siten Kumar Bhowmick, they present Vendors/Landlords herein, by date of a Registered Deed of Conveyance (Kobala), being No. 160707742, dated 02/06/2022, which was duly registered in the Office of A.D.S.R.- Behala and the same was recorded in Book No. 1, Volume No. 1607 - 2022, Pages from 248850 to 248872 for the year 2022 against the valuable consideration mentioned therein and delivered actual peaceful physical possession in their favour.

AND WHEREAS consequently in the aforesaid manner, the present Vendors/Landlords became the absolute joint Owners of ALL THAT piece and parcel of 'Bastu' land, measuring an area of 04 (Four) Cottahs be the same a little more or less, along with a residential structure standing thereon [undivided 2/3rd share by way of purchase and 1/3rd share by way of Deed of Gift], lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, comprised in R.S. & L.R. Dag No. 2182, appertaining to L.R. Khatian No. 894, under P.S.- Thakurpukur at


 CONSTITUTED ATTORNEY OF
 Siten Kumar Bhowmick
 Jayanti Bhowmick MAA MANASA BUILDER

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present Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S. Unit), in Ward No. 143, being Holding No. 55, Mahatma Gandhi Road, Assessee No. 711431402158, Kolkata- 700104 in the District of South 24 Parganas TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto, which is more particularly described in the First schedule hereunder written and hereinafter referred to said land or property, and since obtained the present Vendors have been, owing, possessing and enjoying by exercising their right, title and interest over the same peacefully, quietly and without interruption of others and the said property is free from all sorts of encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS the Owners are desirous of the construction of a multi-storied building (G+4) on the said plot of land consisting with various numbers of floors according to the drawing, plan and specification.

AND WHEREAS the APPOINTERS have full right and absolute authority to transfer the property which is described in below schedule written, there is no bar either under the law or by or under any court proceeding for the APPOINTERS to execute the present indenture and the Owners have further represented that the title of the APPOINTERS is free, clear and marketable and free from all encumbrances including free from alignment, acquisition, requisition, barga, trespassers, lisepondens, trust, debutter, mortgage, howsoever, whatsoever.

CONSTITUTED ATTORNEY OF
SITEN KUMAR BHOWMICK
JAYANTI BHOWMICK

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AND WHEREAS for Developing and constructing the multistoried (G+4) building over the aforesaid land the developer herein are required an irrevocable general power of attorney subjected to the terms and condition embodied entered into a Development agreement, being No. 11455..., dated 20/7/22, registered before A.R.A - IV, Kolkata and as such with the Appointers herein appointed nominated the constitute Attorney SRI DILIP KUMAR RAY (having PAN AFOPR7932P), having VOTER CARD No. KTF0624536 & AADHAAR No. 8834 5713 7597, son of Late Samir Chandra Ray, residing at 1/B/19, Ramlal Agarwal Lane, P.O - Sinthee, P.S. - Baranagar, Kolkata - 700050, District - North 24 Parganas, being the Proprietor of "MAA MANASA BUILDER" having its office and place of business at 1/B/19, Ramlal Agarwal Lane, P.O. - Sinthee, P.S. - Baranagar, Kolkata - 700050, District - North 24 Parganas, in the State of West Bengal, represented through its partners namely under the jurisdiction of Baguiati Police Station, in the Dist. North 24 Parganas to be our true and lawful Attorneys in our name and on our behalf and we the Appointers empowered them to do all acts, deeds, matter and things mentioned hereinafter specially.

1. To submit the building plan or plans / applications to the local Panchayet and Concerned Authority and all Revenue Authorities, West Bengal State Electricity Board and CESC Ltd. and other concerned authorities in accordance with the rules and regulations such plans, lay outs and mutations, sub-divisions of the said property and in respect of building or buildings constructed on the said property and for the aforesaid purpose to

Dilip Kumar Ray
 CONSTITUTED ATTORNEY OF MANASA BUILDER
 SITEN KUMAR BHOWMICK
 JAYANTI BHOWMICK

Proprietor

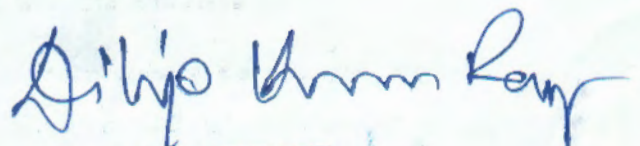
sign and execute all applications, specifications, indemnities etc. as may be required by the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said lay-outs amalgamation, subdivisions and plans thereof in respect of construction of such building and take all necessary and incidental steps including making application for water connection, electric supply and other incidental matters.

2. To appoint from time to time Architects, R.C.C. Consultants, Contractor, Engineer, Supervisors, Workmen for the purpose of construction on the said property and to represent us before the concerned Panchayet Authority and other public and/or Government, Semi-Government Authorities, Authorities under Land Revenue Code, Municipal Act, Urban Land (Ceiling & Regulation) Act, 1976 and other provisions of all relevant laws and its department and to do all acts, deeds, matters and things including to make an application, give undertakings, writings as may be required for the purpose of development of the said property.
3. To execute and sign any Affidavit, Verification, Petition, Plaint, Application, Written Statement, Caveat and Objection in our names and on our behalf as our attorney/s thinks fit and proper.
4. To appear and present ourselves and act on behalf of us all Court or Courts, Civil and Criminal including High Court, Revenue or in

Sitip Kumar Bandyopadhyay
 MAA MANASA BUILDER
 Proprietor
 CONSTITUTED ATTORNEY OF
 SITEN KUMAR BHOWMICK
 JAYANTI BHOWMICK

the Registration Office or any other Government Authority or Department whatsoever.

5. To institute any suits and other legal proceedings and to appoint Advocate, Solicitor for the purpose of Court cases in our names and on our behalf and to sign any plaint, pleadings, Vakalatnama, Objection whatsoever.
6. To pay tax, rents and any other statutory imposition in any manner whatsoever in our name and on our behalf.
7. To appear for and represent on our behalf before the Electricity Supply authorities including any statutory body or authorities, Government or semi-Government concern or concerns for getting the electricity connection in the proposed project on our behalf.
8. To negotiate and settle terms with the intending buyers/purchasers, for sale and/or for construction Agreement of any kind in respect of the Development Agreement in the proposed building of the Developer's portion/ allocation.
9. To appear for and represent ourselves before the office of the West Bengal State Electricity Board of concerned Electricity Supply all times as may be necessary for getting electricity connection and to sign/execute relevant papers in regard to the said connection before the Official of the concerned department on our behalf and to do any acts, deed or things as may be necessary to complete the said work in the manner required by said department.



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Proprietor

10. To negotiate and settle terms with the intending buyers/purchasers, for sale and/or transfer the property under developer's allocation in the proposed building.
11. To enter into an Agreement for Sale and/or transfer of the developer's allocation mentioned in the Development agreement with any person or persons under any terms and conditions and to Advance / Earnest Money by granting receipt thereof.
12. To receive consideration money, sale proceeds and/or any money in connection with the Development Agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed buildings and to grant proper and effectual receipt thereof.
13. To execute and register necessary documents including the Sale Deed in respect of flats, shops, garage to present any such Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar or A.R.A.-II, Kolkata having authority for and to have said Conveyance registered and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats / shops / Garages and/or service area in respect of the Developer's allocation in the proposed building or part thereof as the case may be.

Sitip Kumar Bhowmick

MAA MANASA BUILDER

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JAYANTI BHOWMICK

- 13 A. That the Developer will have to complete the Entire New Building within 24 Months failing of which will lead to a penalty which will be imposed by the Owner as per directions of the Appex Court. But if anything occurs by Act of God/Vis Major or Lockdown then the Entire Time Frame would not Count.
14. The Developer will be bound to make over owners' allocation as described in the said Development Agreement (dated) mentioned therein and thereafter the developer shall be entitled to transfer /dispose of Developers' allocation to any one they like by sale, gift, lease and mortgage or by any other lawful means as prescribed in the law of Transfer of property Act.
15. That by virtue of this Development Power of Attorney the developer of this Development Agreement shall do their job by maintaining and performing all legal formalities and in such case we the Appointers shall always be bound to extend full co-operation.
16. That under no circumstances the developer to be empowered to transfer their allocation by sell, gift, lease or mortgage before handing over the owners allocation by this presents.

AND I Appointers hereby agree and undertake to ratify and confirm all and whatsoever our said attorney/s, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exorcise of the power, authorities and liabilities hereby conferred upon, under and by virtue of these presents.



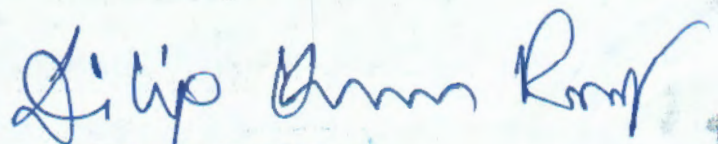
MAA MANASA BUILDER

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of 'Bastu' land, measuring an area of 04 (Four) Cottahs be the same a little more or less, along with a residential structure standing thereon, lying and situated at Mouza- Purba Barisha, J.L. No. 23, Re: Su: No. 43, in Touzi No. 1-6, 8-10, 12-16, Pargana- Kashpur, comprised in R.S. & L.R. Dag No. 2182, appertaining to L.R. Khatian No. 894, under P.S.- Thakurpukur at present Haridevpur, A.D.S.R.O.- Behala, within the local limits of Joka 2 No. Gram Panchayet at present the Kolkata Municipal Corporation (S. S. Unit), in Ward No. 143, being Holding No. 55, Mahatma Gandhi Road, Assessee No. 711431402158, Kolkata- 700104 in the District of South 24 Parganas TOGETHERWITH the benefits of ancient of other rights, liberties, easements, appendages and appurtenances thereto. The Original Landlord Govt. of West Bengal represented by the Collector of the District- North 24 Parganas and It's proportionate annual rent is payable to the Collector of the District- North 24 Parganas. The property is butted and bounded as follows-

BUTTED AND BOUNDED

On the North	:	by Mahatma Gandhi Road;
On the South	:	by Land of Suman Das;
On the East	:	by Biswabani Christian Organization;
On the West	:	by Property of Gopal Banik;



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CONSTITUTED ATTORNEY OF
SITEN KUMAR BHOWMICK
JAYANTI BHOWMICK

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and executed this POWER OF ATTORNEY on this day of July, 2022.

SIGNED, SEALED AND
DELIVERED IN PRESENTS OF
FOLLOWING :-

1. Siten K. Bhowmick
2. Jayanti Bhowmick

WITNESSES :

1. Refon Chandra Saha
B.B.S.R. 752006

Signature of the Attorneys

2. Priyanka Basu.
Adv.
Barasat Jds.
Court.

1. MAA MANASA BUILDER
Dip Kumar Sen
Proprietor

Drafted by :-

Ratna Basu

Advocate

Enrol. No. WB 712/98
Barasat Judges' Court,
North 24 Parganas.

Signature of the Attorney

Computerized by :-

C. Biswas,
Barasat Court.

Dip Kumar Sen







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CONSTITUTED ATTORNEY OF
SITEN KUMAR BHOWMICK
JAYANTI BHOWMICK

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Jayanti Bhowmick

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p>  <p>জয়ন্তী বসু</p> <p>ডান হাত</p>
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Jayanti Bhowmick

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> <div data-bbox="1253 1399 1484 1618" data-label="Image"> <p>PHOTO FEST</p> </div> <p>ডান হাত</p>
THUMB	FORE	MIDDLE	RING	LITTLE	

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

MAA MANASA BUILDER

CONSTITUTED ATTORNEY OF
SITEN KUMAR BHOWMICK Proprietor
JAYANTI BHOWMICK

Dilip Kumar Roy

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Dilip Kumar Roy

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Dilip Kumar Roy
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Siten K. Bhowmick

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Siten K. Bhowmick

Siten K. Bhowmick
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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CONSTITUTED ATTORNEY OF
SITEN KUMAR BHOWMICK
JAYANTI BHOWMICK Proprietor

Dilip Kumar Roy

Major Information of the Deed

Deed No :	I-1904-11468/2022	Date of Registration	20/07/2022
Query No / Year	1904-8002208913/2022	Office where deed is registered	
Query Date	20/07/2022 2:08:44 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RATNA BASU BARASAT JUDGES COURT,Thana : Barasat, District : North24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7980247396, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 62,23,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190411455/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



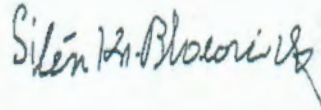



District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (D.H. Rd -- J.L. Sarani
(Premises located on M.G. Rd)) , , Premises No: 55, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	1/-	61,56,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				6.6 Dec	1 /-	61,56,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	67,500 /-	

Principal Details :



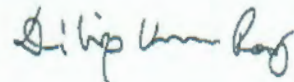


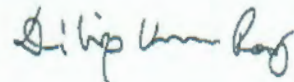


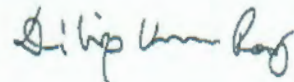
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Siten Kumar Bhowmick Son of Late NRIPENDRA CHANDRA BHOWMICK Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office	 20/07/2022	 LTI 20/07/2022	 20/07/2022
299, 2 BACHAR PARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 2 Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No.: ADxxxxxx7D, Aadhaar No: 57xxxxxxxx8117, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt JAYANTI BHOWMIK Wife of Shri Siten Kumar Bhowmick Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office	 20/07/2022	 LTI 20/07/2022	 20/07/2022
299, 2 BACHAR PARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 2 Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.: AHxxxxxx7H, Aadhaar No: 78xxxxxxxx6618, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA MANASA BUILDER 1/B/19, RAMLAL AGARWAL LANE, City:- , P.O:- SINTHEE, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.: AFxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative			

MAA MANASA BUILDER
 CONSTITUTED ATTORNEY OF
 Siten Kumar Bhowmick
 JAYANTI BHOWMICK
 Proprietor

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri DILIP KUMAR RAY (Presentant) Son of Late SAMIR CHANDRA RAY Date of Execution - 20/07/2022, , Admitted by: Self, Date of Admission: 20/07/2022, Place of Admission of Execution: Office </td> <td>  <small>Jul 20 2022 2:49PM</small> </td> <td>  <small>LTI 20/07/2022</small> </td> <td>  <small>20/07/2022</small> </td> </tr> </tbody> </table> <p>1/B/19, RAMLAL AGARWAL LANE, City:- , P.O:- SINTHEE, P.S:-Baranagar, District:-North 24-Parga West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: Indi PAN No.:: AFxxxxxx2P, Aadhaar No: 88xxxxxxxx7597 Status : Representative, Representative of : M. MANASA BUILDER (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Shri DILIP KUMAR RAY (Presentant) Son of Late SAMIR CHANDRA RAY Date of Execution - 20/07/2022, , Admitted by: Self, Date of Admission: 20/07/2022, Place of Admission of Execution: Office	 <small>Jul 20 2022 2:49PM</small>	 <small>LTI 20/07/2022</small>	 <small>20/07/2022</small>
Name	Photo	Finger Print	Signature						
Shri DILIP KUMAR RAY (Presentant) Son of Late SAMIR CHANDRA RAY Date of Execution - 20/07/2022, , Admitted by: Self, Date of Admission: 20/07/2022, Place of Admission of Execution: Office	 <small>Jul 20 2022 2:49PM</small>	 <small>LTI 20/07/2022</small>	 <small>20/07/2022</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
RATNA BASU Wife of Arunangshu Basu Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			 <small>20/07/2022</small>
	<small>20/07/2022</small>	<small>20/07/2022</small>	<small>20/07/2022</small>

Identifier Of Shri Siten Kumar Bhowmick, Smt Jayanti Bhowmik, Shri Dilip Kumar Ray

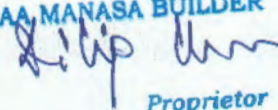
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Siten Kumar Bhowmick	MAA MANASA BUILDER-3.3 Dec
2	Smt Jayanti Bhowmik	MAA MANASA BUILDER-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Siten Kumar Bhowmick	MAA MANASA BUILDER-50.00000000 Sq Ft
2	Smt Jayanti Bhowmik	MAA MANASA BUILDER-50.00000000 Sq Ft

MAA MANASA BUILDER


 Proprietor

On 20-07-2022

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:10 hrs on 20-07-2022, at the Office of the A.R.A. - IV KOLKATA by Shri DILIP KUMAR RAY, ..

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 62,23,502/-

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

Execution is admitted on 20/07/2022 by 1. Shri SITEN KUMAR BHOWMICK, Son of Late NRIPENDRA CHANDRA BHOWMICK, 299, 2 BACHAR PARA ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business, 2. Smt JAYANTI BHOWMIK, Wife of Shri SITEN KUMAR BHOWMICK, 299, 2 BACHAR PARA ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife

Indetified by RATNA BASU, , Wife of Arunangshu Basu, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , No 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-07-2022 by Shri DILIP KUMAR RAY, PROPRIETOR, MAA MANASA BUILDER, 1/B/1: RAMLAL AGARWAL LANE, City:- , P.O:- SINTHEE, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by RATNA BASU, , Wife of Arunangshu Basu, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , No 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4355, Amount: Rs.100/-, Date of Purchase: 18/07/2022, Vendor name: H Ch Sadhu

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

MAA MANASA BUILDER

Proprietor

CONSTITUTED ATTORNEY OF
SITEN KUMAR BHOWMICK
JAYANTI BHOWMICK

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 760206 to 760239
being No 190411468 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.07.25 15:55:08 +05:30
Reason: Digital Signing of Deed.

mm

(Mohul Mukhopadhyay) 2022/07/25 03:55:08 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

MAA MANASA BUILDER

Silip Kumar Roy

Proprietor

(This document is digitally signed.)