

9795/22

I. 9801/2022



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AM 098085

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Jr. Dist. Sub-Registrar  
Bahala, South 24 Parganas

DEVELOPMENT

13 JUL 2022

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

We, (1) **DEBASISH SAMADDAR** son of Sunil Kumar Samaddar by faith: Hindu, by nationality: Indian, having **Aadhaar No.9283 1784 7309** and having **PAN: IGAPS3334B**, residing at 111/3, Kailash Ghosh Road, Sakher Bazar, District- South 24-Parganas, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata-700008;

Debasish Samaddar Ashis Samaddar  
 Uttam Samaddar Partha Samaddar  
 Ranjali Samaddar  
 Bahin Roy Chowdhury Akhona Samaddar  
 Suman Roy Chowdhury Samir Das Jolly Saha

2 PM  
13/7  
2022  
0993/22



21422

11 JUL 2022

.....DATE.....

SOLD TO.....SUTANU KARMAKAR

ADDRESS.....High Court, Calcutta  
Advocate

RS.....Regn. No. WB/756/2006

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-700 001

11 JUL 2022

11 JUL 2022



*Handwritten mark*

Addl. District Sub-Registrar  
Behala, South 24 Parganas

13 JUL 2022

## Major Information of the Deed



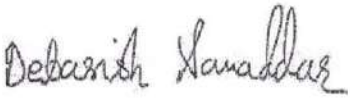
Deed No :	I-1607-09801/2022	Date of Registration	13/07/2022
Query No / Year	1607-8002120993/2022	Office where deed is registered	
Query Date	13/07/2022 3:12:58 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	T K MAITY HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831818356, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 50,42,485/-		
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]:- 160709800/2022 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: Kailash Ghosh Road, , Premises No: 871, , 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	10 Katha 6 Chatak 22 Sq Ft		50,42,485/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>				17.1692Dec	0 /-	50,42,485 /-	



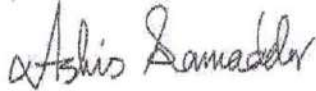
### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Debasish Samaddar</b> Son of Sunil Kumar Samaddar Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office	 13/07/2022	 LTI 13/07/2022	 13/07/2022





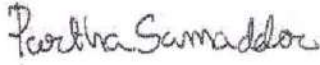


5

Name	Photo	Finger Print	Signature
<b>Ashis Samaddar</b> Son of Sunil Kumar Samaddar Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	

111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, 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.:: MVxxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office

6

Name	Photo	Finger Print	Signature
<b>Partha Samaddar</b> Son of Sunil Kumar Samaddar Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	


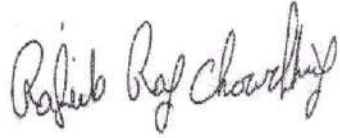
111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DRxxxxxx3K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office

7

Name	Photo	Finger Print	Signature
<b>Jolly Saha</b> Daughter of Sunil Kumar Samaddar Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	

87/1, Jatindra Mohan Avenue, Hatkhola, City:- Kolkata, P.O:- Hathkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JWxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office



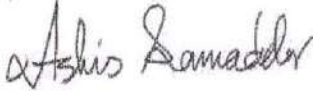
8

Name	Photo	Finger Print	Signature
<b>Rajib Roy Chowdhury</b> Son of Late Poly Roy Chowdhury Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	








5

Name	Photo	Finger Print	Signature
<b>Ashis Samaddar</b> Son of Sunil Kumar Samaddar Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	

111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, 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.:: MVxxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office

6

Name	Photo	Finger Print	Signature
<b>Partha Samaddar</b> Son of Sunil Kumar Samaddar Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	




111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, 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.:: DRxxxxxx3K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office

7

Name	Photo	Finger Print	Signature
<b>Jolly Saha</b> Daughter of Sunil Kumar Samaddar Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	

87/1, Jatindra Mohan Avenue, Hatkhola, City:- Kolkata, P.O:- Hathkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JWxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office

8




Name	Photo	Finger Print	Signature
<b>Rajib Roy Chowdhury</b> Son of Late Poly Roy Chowdhury Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
13/07/2022	LTI 13/07/2022	13/07/2022	







Flat No.a2, Ground Floor, 493, Kailash Ghosh Road, Sakher Bazar, 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.:: AZxxxxxx4C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office

9	Name	Photo	Finger Print	Signature
	<b>Suman Roy Chowdhury</b> Son of Late Poly Roy Chowdhury Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office	 13/07/2022	 LTI 13/07/2022	 13/07/2022

Kalitola, Laskarpur, City:- , P.O:- Laskarpur, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bixxxxx0n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office

10	Name	Photo	Finger Print	Signature
	<b>Sharmistha Das</b> Wife of Debasis Das Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office	 13/07/2022	 LTI 13/07/2022	 13/07/2022

Kanaipur Dakshin Pally, City:- , P.O:- Kanaipur, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712234 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GKxxxxxx1N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office



#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Deviscape Realtors Private Limited</b> 7C, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7P,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
1	<p><b>Dipak Dutta (Presentant )</b>                      Son of Dukari Dutta                      Date of Execution - 13/07/2022, , Admitted by: Self, Date of Admission: 13/07/2022, Place of Admission of Execution: Office</p>   <p>Jul 13 2022 3:50PM LTI 13/07/2022</p> <p>Signature: <i>Dipak Dutta</i></p> <p>13/07/2022</p> <p>39/3, Kajkrishna Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx3N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Deviscape Realtors Private Limited (as Authorised Representative)</p>

2	Name Photo Finger Print Signature
2	<p><b>Mr ARUP CHATTERJEE</b>                      Son of Mr HARIDAS CHATTERJEE                      Date of Execution - 13/07/2022, , Admitted by: Self, Date of Admission: 13/07/2022, Place of Admission of Execution: Office</p>   <p>Jul 13 2022 3:51PM LTI 13/07/2022</p> <p>Signature: <i>Arup Chatterjee</i></p> <p>13/07/2022</p> <p>TOLLY NIKET FLAT NO.2B 2ND FLOOR, City:- Not Specified, P.O:- AZAD GARH, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Deviscape Realtors Private Limited (as )</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr TAPAS KUMAR MAITY</b>                      Son of Mr K L MAITY                      MAHAMMADPUR, City:- Not Specified, P.O:- MAHAMMADPUR, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601</p>			<p>Signature: <i>Tapas Kumar Maity</i></p>
<p>Identifier Of Debasish Samaddar, Kakali Samadder, Aahana Samadder, Samaddar, Jolly Saha, Rajib Roy Chowdhury, Suman Roy Chowdhury, CHATTERJEE</p>	13/07/2022	13/07/2022	13/07/2022

Uttam Samadder, Ashis Samaddar, Partha Sharmistha Das, Dipak Dutta, Mr ARUP CHATTERJEE





**Transfer of property for L1**

<b>S.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Debasish Samaddar	Deviscape Realtors Private Limited-1.71692 Dec
2	Kakali Samadder	Deviscape Realtors Private Limited-1.71692 Dec
3	Aahana Samadder	Deviscape Realtors Private Limited-1.71692 Dec
4	Uttam Samadder	Deviscape Realtors Private Limited-1.71692 Dec
5	Ashis Samaddar	Deviscape Realtors Private Limited-1.71692 Dec
6	Partha Samaddar	Deviscape Realtors Private Limited-1.71692 Dec
7	Jolly Saha	Deviscape Realtors Private Limited-1.71692 Dec
8	Rajib Roy Chowdhury	Deviscape Realtors Private Limited-1.71692 Dec
9	Suman Roy Chowdhury	Deviscape Realtors Private Limited-1.71692 Dec
10	Sharmistha Das	Deviscape Realtors Private Limited-1.71692 Dec





**Endorsement For Deed Number : I - 160709801 / 2022**

**On 13-07-2022**

**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 : 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 13-07-2022, at the Office of the A.D.S.R. BEHALA by Dipak Dutta ,

**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 50,42,485/-

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

Execution is admitted on 13/07/2022 by 1. Debasish Samaddar, Son of Sunil Kumar Samaddar, 111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Kakali Samadder, Wife of Late Shibasis Samadder, 111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 3. Aahana Samadder, Daughter of Late Shibasis Samadder, 111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 4. Uttam Samadder, Son of Sunil Kumar Samadder, 111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 5. Ashis Samaddar, Son of Sunil Kumar Samaddar, 111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 6. Partha Samaddar, Son of Sunil Kumar Samaddar, 111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 7. Jolly Saha, Daughter of Sunil Kumar Samaddar, 87/1, Jatindra Mohan Avenue, Hatkhola, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 8. Rajib Roy Chowdhury, Son of Late Poly Roy Chowdhury, Flat No.a2, Ground Floor, 493, Kailash Ghosh Road, Sakher Bazar, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 9. Suman Roy Chowdhury, Son of Late Poly Roy Chowdhury, Kalitala, Laskarpur, P.O: Laskarpur, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 10. Sharmistha Das, Wife of Debasish Das, Kanaipur Dakshin Pally, P.O: Kanaipur, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712234, by caste Hindu, by Profession House wife

Indetified by Mr TAPAS KUMAR MAITY , , Son of Mr K L MAITY , MAHAMMADPUR, P.O: MAHAMMADPUR, Thana Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Business

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

Execution is admitted on 13-07-2022 by Dipak Dutta, Authorised Representative, Devscape Realtors Private Limited, 7C, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr TAPAS KUMAR MAITY , , Son of Mr K L MAITY , MAHAMMADPUR, P.O: MAHAMMADPUR, Thana Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Business

Execution is admitted on 13-07-2022 by Mr ARUP CHATTERJEE , , Devscape Realtors Private Limited, 7C, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr TAPAS KUMAR MAITY , , Son of Mr K L MAITY , MAHAMMADPUR, P.O: MAHAMMADPUR, Thana Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-





**Payment of Stamp Duty**

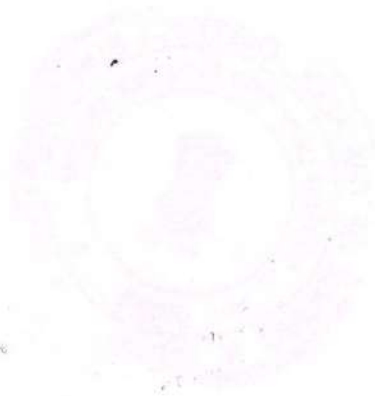
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 098085, Amount: Rs.100/-, Date of Purchase: 11/07/2022, Vendor name:  
ANJUSHREE BANERJEE



**Asis Kumar Dutta**  
**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 1607-2022, Page from 296230 to 296261

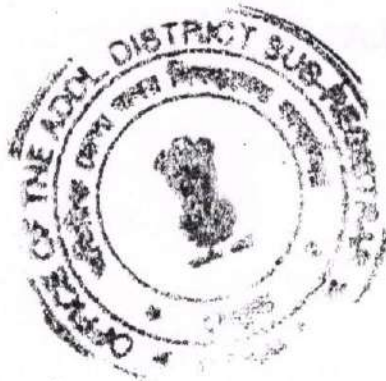
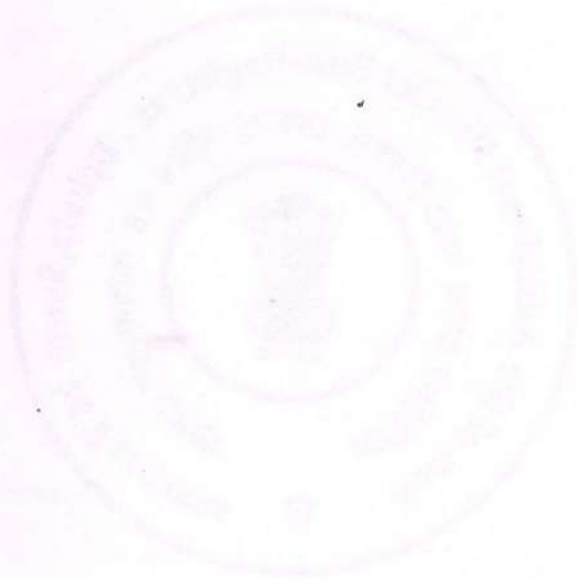
being No 160709801 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.07.13 17:31:25 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/07/13 05:31:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)





(2) **KAKALI SAMADDER** wife of Late Shibasis Samadder by faith: Hindu, by nationality: Indian, having **Aadhaar No. 8958 7775 9972** and having **PAN: FGAPS7156C**, residing at 111/3, Kailash Ghosh Road, Sakher Bazar, District- South 24-Parganas, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata-700008;

(3) **AAHANA SAMADDER** daughter of Late Shibasis Samadder, by faith: Hindu, by nationality: Indian, having **Aadhaar No.7352 2822 8120** and having **PAN: GRBPS5843H** residing at 111/3, Kailash Ghosh Road, Sakher Bazar, District- South 24-Parganas, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata-700008;

(4) **UTTAM SAMADDER** son of Sunil Kumar Samaddar by faith: Hindu, by nationality: Indian, having **Aadhaar No.4573 4680 5974** and having **PAN: ECHPS9566Q** residing at residing at 111/3, Kailash Ghosh Road, Sakher Bazar, District- South 24-Parganas, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata-700008;

(5) **ASHIS SAMADDAR** son of Sunil Kr. Samaddar by faith: Hindu, by nationality: Indian, having **Aadhaar No.5069 1751 1452** and having **PAN: MVNPS9598H** residing at residing at 111/3, Kailash Ghosh Road, Sakher Bazar, District- South 24-Parganas, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata-700008;

(6) **PARTHA SAMADDAR** son of Sunil Kumar Samaddar by faith: Hindu, by nationality: Indian, having **Aadhaar No.5243 8952 5938** and having **PAN: DRSPS4453K** residing at residing at 111/3, Kailash Ghosh Road, Sakher Bazar, District- South 24-Parganas, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata-700008;

Debasish Samaddar

Ashis Samaddar

Uttam Samaddar

Kakali Samadder

Babub Roy Chowdhury

Partha Samaddar

Aahana Samadder

Sunil Roy Chowdhury

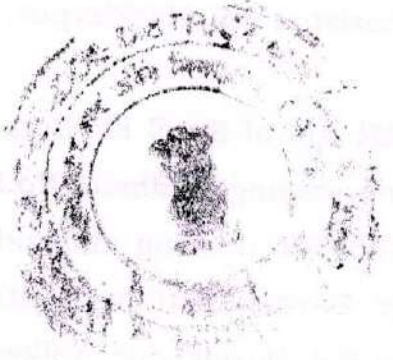
Sourashtra Das

LET KARALI BANARSI...

LET BANARSI BANARSI...

LET BANARSI BANARSI...

LET BANARSI BANARSI...



Handwritten mark resembling a checkmark or the number 7.

Addl. District Sub-Registrar  
Behala, South 24 Parganas.

13 JUL 2022



(7) **JOLLY SAHA** daughter of Sunil Kumar Samaddar, by faith: Hindu, by nationality: Indian, having **Aadhaar No.5271 7886 7633** and having **PAN: JWWPS3314G** residing at 87/1, Jatindra Mohan Avenue, Hathkhola, P.O. Hathkhola, District: Kolkata, P.S. Shyampukur, Kolkata-700005;

(8) **RAJIB ROY CHOWDHURY** alias **RAJIB ROY CHOWDHURY** son of Late Poly Roy Chowdhury and Ramakanta Roychowdhury, by faith: Hindu, by nationality: Indian, having **Aadhaar No.7559 2208 4480** and having **PAN: AZGPR8424C** residing at residing at **Flat No.A2, Ground Floor**, 493, Kailash Ghosh Road, Sakher Bazar, District- South 24-Parganas, Purba Barisha, P.O. Barisha, P.S. Haridevpur, Kolkata-700008;

(9) **SUMAN ROY CHOWDHURY** son of Late Poly Roy Chowdhury and Ramakanta Roychowdhury, by faith: Hindu, by nationality: Indian, having **Aadhaar No.5961 6794 6793** and having **PAN: BILPC1400N** residing at residing at Kalitala, Rajpur Sonarpur(M) Laskarpur, District: South 24-Parganas, P.O. Laskarpur, & P.S. Narendrapur, Pin Code-700153;

(10) **SHARMISTHA DAS** wife of Debasis Das and daughter of Late Poly Roy Chowdhury and Ramakanta Roy Chowdhury, by faith: Hindu, by nationality: Indian, having **Aadhaar No.5665 2035 7700** and having **PAN: GKGPD9471N** residing at residing at Kanaipur Dakshin Pally, P.O. Kanaipur, P.S. Kanaipur, District: Hooghly, Pin Code-712234; **SEND GREETINGS:**

**WHEREAS:**

A. By a Development Agreement dated 13<sup>th</sup> July, 2022, registered at the office of Additional District Sub- Registrar, Behala,

*Suman Roy Chowdhury*  
*Jolly Saha*  
*Sarmistha Das*  
*Kangali Samaddar*  
*Rajib Roy Chowdhury*

*Ashis Samaddar*  
*Debasis Samaddar*  
*Dilak Das*



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Behala, South 24 Parganas

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South 24-Parganas, Serial No. 1607009794 for the year 2022, Deed No. 1-160709800 for the year 2022, hereafter called the said **Development Agreement**, the Principal has engaged and appointed **DEVISCAPE REALTORS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having (**PAN: AAJCD1997P**) having its registered office at 7C, Kiran Shankar Roy Road, P.O. G.P.O. & P.S. Hare Street, Kolkata-700001 duly represented by its authorised representative **DIPAK DUTTA**, son of Late Dukari Dutta, by faith: Hindu, by occupation: business, Nationality: Indian, having Voter ID No. ZYR2371474 and having **Aadhaar No. 9926 5973 5206** and having **PAN: AESPD5883N**, residing at 39/3, Rajkrishna Chatterjee Road, Kolkata Municipal Corporation, Kasba, P.O. Kasba, P.S. Kasba, Kolkata-700042, hereinafter called "**the Company**" as Developer for the development by way of construction of multistoried building at the plot of land being **ALL THAT** piece and parcel of land measuring about **10 cottah 6 chittack 22 sq.ft.** more or less comprised in Dag No. 915, R.S. Khatian No. 1343 under Mouza- Purba Barisha, J.L. No. 23, Re. Su. No. 43, Touzi No. 238, Pargana- Khaspur, lying and situate at 871, Kailash Ghosh Road, District- South 24-Parganas, P.O. Barisha, P.S. Haridevpur, under Kolkata Municipal Corporation (S.S. Unit) Ward No. 123 (previously under South Suburban Municipality) Kolkata-700008; as morefully and particularly described in the **SCHEDULE**, hereunder written, hereinafter referred to as the **said property**;

- B. In consideration of such development of the **said property** by constructing multistoried building thereon at its own cost the Developer is entitled to get certain constructed area in the said

*Ashis Samadder*

*Kangali Samadder*

*Rohit Roy Chowdhury*

*Debarish Samadder*

*Dipak Dutta*

*Suman Roy Chowdhury*

*Tolly Saha*

*Sarveshwar Das*



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Behala, South 24 Parganas

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multistoried building, as referred in the said Development Agreement dated

- C. For effectively getting the space allocated in favour of the Developer and/or in favour of its nominee or purchaser transferred and for smooth and expeditious development of the **said property** and to relieve the principal from day to day affairs of the development works, it has been considered necessary to grant a General Power of Attorney in favour of nominee of the Developer, namely **(1) DIPAK DUTTA**, son of Late Dukari Dutta, by faith: Hindu, by occupation: business, Nationality: Indian, having Voter ID No.ZYR2371474 and having **Aadhaar No.9926 5973 5206** and having **PAN: AESPD5883N**, residing at 39/3, Rajkrishna Chatterjee Road, Kolkata Municipal Corporation, Kasba, P.O. Kasba, P.S. Kasba, Kolkata-700042, **(2) ARUP CHATTERJEE** son of Haridas Chatterjee, by faith: Hindu, by occupation: business, Nationality: Indian, having Voter ID No.ZZC2839975 and having **Aadhaar No.4358 0161 1137** and having **PAN: AEOPC0018G** residing at TOLLY NIKET, Flat No.2B, 2<sup>nd</sup> Floor, 163/5/1, N.S.C. Road, Netaji Nagar, P.O. & P.S. Netaji Nagar, District: South 24-Parganas, Kolkata-700040, to do following acts deeds and things jointly and severally.

**NOW KNOW YE AND THESE PRESENTS WITNESS** that we

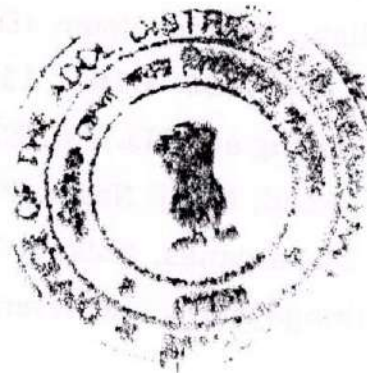
- (1) DEBASISH SAMADDAR, (2) KAKALI SAMADDAR, (3) AAHANA SAMADDAR, (4) UTTAM SAMADDAR, (5) ASHIS SAMADDAR, (6) PARTHA SAMADDAR, (7) JOLLY SAHA, (8) RAJIB ROY CHOWDHURY, (9) SUMAN ROY CHOWDHURY and (10) SHARMISTHA DAS, do hereby nominate, constitute and appoint the said **(1) DIPAK DUTTA**, son of Late Dukari Dutta, by faith: Hindu,

Suman Roy Chowdhury  
Jolly Saha  
Sharmistha Das

Kakali Samaddar  
Rajib Roy Chowdhury

Ashis Samaddar  
Debasish Samaddar  
Uttam Samaddar

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Behala, South 24 Parganas

13 JUL 2022

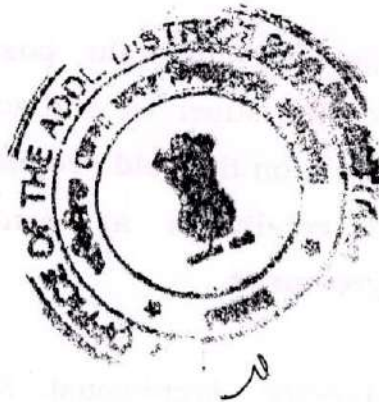


by occupation: business, Nationality: Indian, having Voter ID No.ZYR2371474 and having **Aadhaar No.9926 5973 5206** and having **PAN: AESPD5883N**, residing at 39/3, Rajkrishna Chatterjee Road, Kolkata Municipal Corporation, Kasba, P.O. Kasba, P.S. Kasba, Kolkata-700042, **(2) ARUP CHATTERJEE** son of Haridas Chatterjee, by faith: Hindu, by occupation: business, Nationality: Indian, having Voter ID No.ZZC2839975 and having **Aadhaar No.4358 0161 1137** and having **PAN: AEOPC0018G** residing at TOLLY NIKET, Flat No.2B, 2<sup>nd</sup> Floor, 163/5/1, N.S.C. Road, Netaji Nagar, P.O. & P.S. Netaji Nagar, District: South 24-Parganas, Kolkata-700040 as our true and lawful Attorney and agent, in our name and on our behalf, to execute and perform or cause to be done, executed and performed jointly and severally all or any of the following acts, deeds, matters and things **jointly and severally** as mentioned hereafter:

1. To hold, manage and maintain possession of the **said property**, to look after, supervise and administer construction of building to be built on the **said property** in accordance with the terms and conditions as contained in the said **Development Agreement**.
2. To appoint Engineer(s), Architect(s), Structural Engineer(s), Licensed Building Surveyor(s) and other experts necessary for the purpose of construction of building on the **said property** as our said attorney shall think fit and proper.
3. To take all steps for preparation of the building plan including survey, soil test etc.

Suman Roy Chowdhury  
Tolly Saha  
Sarmistha Das

Karali Samadder  
Rabik Roy Chowdhury  
Uttam Samadder  
Ashis Samadder  
Debasish Samadder



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**13 JUN 2022**

4. To take all steps for appointment of labour contractor and other person(s), agent(s) for the purpose of construction building on the said property.
5. To get the building plan(s) prepared and apply for and obtain sanction of building plan(s) (including the revisions and modifications thereof) for construction of building(s) on the said property before Kolkata Municipal Corporation Authority and to deposit fees in connection therewith and for getting clearances and permissions from all the government departments and authorities including Fire Brigade, K.M.D.A., Police and any other Government or Semi Government Authorities as may be necessary for the construction of the new building(s) on the said property.
6. To manage and supervise the construction works of building(s) at the **said property**.
7. To apply to the concerned Municipal Authority and/or any other authorities for Variation/alteration and/or modification on the plan or plans sanctioned or to be sanctioned by the concerned Municipal Authority and to sign such applications, maps and documents, bonds and representations as may be necessary as the said attorney shall think fit and proper for the said purpose.
8. To appear on our behalf before any authority including the Municipality concerned, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, concerned Police authority and any

Siman Roy Chowdhury  
 Jolly Saha  
 Sovamitra Das

Kajali Samaddar  
 Rohit Pal Chowdhury

Abhis Samaddar  
 Debasish Samaddar  
 Uttam Samaddar





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other department in connection with the sanction of the plan and/or modification and/or alteration of the same.

9. To deposit any fee and/or any amount on our behalf which may have to be paid to the concerned Municipal authority and/or any other authority or authorities before commencing and/or in course of construction of the building or buildings at the **said property**.
10. To apply for sanction of drainage plan, internal water line, supply of water, sinking of tube well, permission for lift erection, supply of electricity, installation of transformer (if necessary) and other utilities as may be necessary for the convenience and enjoyment of the residential apartments in the said building to be constructed at the **said property** and to sign all documents on our behalf for the said purposes.
11. To apply before CESC Ltd. or WBSEDCL for connection of electricity at the **said property** and to sign all documents on our behalf for the said purpose.
12. To receive registered letters or any other documents in our names in respect of the **said property** and to grant proper receipts for the same.
13. To make payment of all Municipal Taxes and other outgoings on our behalf during the period of construction.
14. To complete the building(s) in all respects and to get the construction completion certificate from the concerned Municipal Authority.

Simon Roy Chowdhury  
Tolly Saha  
Sarmistha Das

Kanali Samaddar  
Rabib Roy Chowdhury

Ashis Samaddar  
Debarish Samaddar  
Uttam Samaddar



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15. To sign and execute necessary documents for obtaining loans and finance for construction purpose only by creating charge on the Developer's Allocation share from any Bank and/or the Financial Institution and/or Non-Banking Financial Corporation and to sign all deeds and/or documents in respect thereto.
16. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything in which we may be a party in any court in civil, criminal, revenue or Revisional Jurisdiction, including special jurisdiction of the High Court under Article 226 of the Constitution of India, etc., before Income Tax and Wealth Tax Authorities and to sign and verify all complaints, written statements, accounts, inventories, to affirm affidavit on our behalf, to accept service of all summonses, notices and other judicial processes to execute any judgment, decree or order and to sign Terms Of Settlement, to sign, verify and affirm compromise petition to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any vokalatnama, warrant of attorney or other authority to act and plead.
17. To appoint brokers/estate agents/sole selling agents for selling the flats in the new building as the said Attorney or any one of them may deem fit and proper.

*Rajali Samadder*  
*Rabib Roy Chowdhury*

*Ashis Samadder*  
*Debasish Samadder*  
*Uttam Samadder*

*Sumen Roy Chowdhury*

*Tolly Saha*  
*Sarmita Das*



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18. To sign and execute all deeds and documents as a Confirming Party or parties and in any document or Agreement which may be entered into by the intending Purchasers in respect of transfer or sale of flat/unit/apartment/constructed space and/or car parking spaces of the Developer's Allocation in the **said property**.
19. To negotiate with the intending person for selling flats in the building to be constructed on the **said property** from the Developer's Allocation in terms of the said Development Agreement dated \_\_\_\_\_ 2022 registered at the office of Additional District Sub- Registrar, Behala, South 24-Parganas.
20. To enter into agreement/agreements for sale with the intending persons and to accept earnest money in respect thereof to execute and carry into effect and perform all those agreement/ agreements and contract(s) as our own act and deed and/or cancel and/or repudiate the same for the developer's allocation only.
21. To receive and realise and collect all moneys which may become payable in respect of any flats/ units/apartments/ constructed spaces/ car parking spaces in respect of Developer's Allocation agreed to be sold and to give effectual receipts and discharges therefor.
22. To sign, execute and deliver any deed or deeds of Conveyance in our name and on our behalf as our act and deed in favour of such Transferee(s) or his/their nominee or nominees or

Kajali Samaddar  
 Ashis Samaddar  
 Rabib Roy Chowdhury  
 Debasish Samaddar  
 Uttam Samaddar

Simon Roy Chowdhury  
 Jolly Saha  
 Sarmita Das





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assignee/assignees and to accept consideration for the same in respect of Developer's Allocation only.

23. To sign, execute and deliver any deed in our name and on our behalf as our act and deed, inter alia, concerning release and/or relinquishment of our right, title and interest in respect of the Developer's Allocation except Owners' Allocation area.
24. To sign and execute all other deeds, instruments and assurances which the Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions, as may be required for fully and effectually transferring our right, title and interest in the Developer's Allocation as we could do ourselves, if we had been a party in the said Deeds of Conveyance.
25. To sign, execute and register the Deed of Boundary Declaration in respect of the said property on our behalf. To appear before the Registering Authority for presentation of the said Deed of Boundary Declaration in respect of the said property and registration of the same as we could do ourselves.
26. To submit the registered Deed of Boundary Declaration in respect of the said property with the concerned department of the Kolkata Municipal Corporation.
27. To do every other things whatsoever which may be deemed necessary, proper or expedient in the opinion of our said attorney for fully and effectually vesting and transferring our

Suman Koyal Chowdhury  
 Tolly Saha  
 Sarmita Das

Kajali Samadhu  
 Rajib Choudhary  
 Debasis Samadda  
 Sanadda



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Behala, South 24 Parganas

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right, title and interest in the Developer's Allocation and appropriate the rents, issues and profits there of and of all our estate right and title as fully to all intents and purpose whatsoever as ourselves might do if, we had been a party in the said Deeds of Conveyance.

28. To appear before the registering authority and to submit Deed(s) for registration and admit execution thereof.
29. To do every other things whatsoever which may be deemed necessary, proper or expedient in the opinion of our said attorney for fully and effectually vesting and transferring our undivided share in the **said property** and appropriate the rents, issues and profits there of and of all our estate right and title to all intents and purpose whatsoever as ourselves might do if personally present.
30. To handover possession of the flat or flats on our behalf to the transferee(s).
31. To execute and sign all such deeds or documents as may be required in relation to all or any of the matters or purposes aforesaid or to do any other act deed or thing which may be connected with or incidental thereto.
32. Be it specially stated that we are the absolute Joint Owners of the land free from all encumbrance and have the right to sell, convey and transfer the right, title interest of the property by appointing such attorney to do that acts in our name and on our behalf and the schedule mentioned property is not

Gayatri Samaddar  
 Rajib Prat Chowdhary  
 Atish Samaddar  
 Debarish Samaddar  
 H. S. D.

Suman Roy Chowdhary  
 Tolly Saha  
 Saemista Das



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Behala, South 24 Parganas

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situated within the Notified Area, Cantonment area, leasehold Property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/ Competent Authority / Govt. Authority for transferring the land/ flat in question / no violation of the section 22/1, of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.

33. This Power of Attorney is always Revocable in nature at our will without servicing any notice to attorney.

**AND GENERALLY** to do all incidental acts, deeds and things in the aforesaid matter as effectually as the Principal could personally do.

**AND** We hereby agree to ratify and confirm all those acts, deeds or things by the said attorney by virtue of these present.

**IN WITNES WHEREOF** We, (1) DEBASISH SAMADDAR, (2) KAKALI SAMADDER, (3) AAHANA SAMADDER, (4) UTTAM SAMADDER, (5) ASHIS SAMADDAR, (6) PARTHA SAMADDAR, (7) JOLLY SAHA, (8) RAJIB ROY CHOWDHURY, (9) SUMAN ROY CHOWDHURY and (10) SHARMISTHA DAS, have hereunto set and subscribed their hands on this 13<sup>th</sup> day of July 2022.

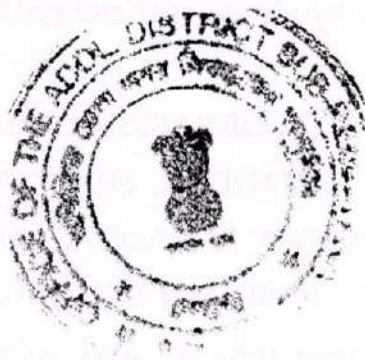
**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about **10 cottah 6 chittack 22 sq.ft.** more or less comprised in Dag No.915, R.S. Khatian No.1343 under Mouza- Purba Barisha, J.L. No.23, Re.Su. No.43, Touzi No.238, Pargana- Khaspur, lying and situate at 871, Kailash Ghosh Road, District- South 24-Parganas, P.O. Barisha, P.S.

Kajali Samadder  
 Rajib Roy Chowdhury  
 Ashis Samadder  
 Debasish Samadder  
 Uttam Samadder

Suman Roy Chowdhury  
 Jolly Saha  
 Sharmistha Das





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Haridevpur, under Kolkata Municipal Corporation (S.S. Unit) Ward No.123 (previously under South Suburban Municipality) Kolkata-700008; and butted and bounded as follows:-

On the North	Land and building of Mr. Mandal;
On the South	6 ft. wide common passage;
On the East	Land and building of Shri Sukumar Biswas;
On the West	12 ft. wide KMC Road;

**SIGNED SEALED AND DELIVERED**

by the within named at Kolkata

**Witnesses:**

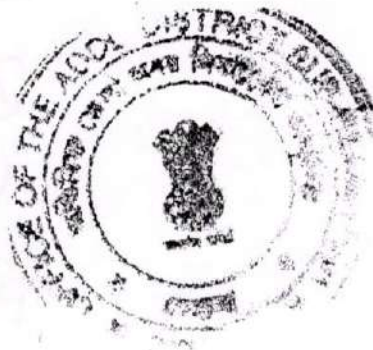
① Avijit Samadder.  
111/3 K g Road  
kol- 700008.

② Tapas Kumar -  
FC. K.S. Ray  
Kul Keta - 700001

Jolly Saha  
Kanya Samadder  
Rafik Roy Chowdhury  
Debasish Sauaddar  
Ashis Samadder  
Uttam Samadder  
Paratha Samadder  
Aahana Samadder  
Suman Roy Chowdhury  
Sarmistha Das  
Dipak Dutta  
Anup Chatterjee

**Drafted by :**

Santanu Karmakar, F-345706  
Advocate, High Court, Calcutta









































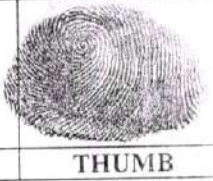





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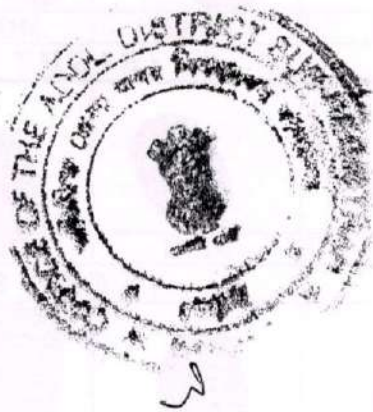
Addl. District Sub-Registrar  
Behala, South 24 Parganas

13 JUL 2022



# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presente							
1.	 <i>Debarish Samadder</i>	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB		
		(LEFT HAND)						
		 THUMB	 FORE	 MIDDLE	 RING	 LITTLE		
		(RIGHT HAND)						
		2.	 <i>Gayatri Samadder</i>	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
				(LEFT HAND)				
 THUMB	 FORE			 MIDDLE	 RING	 LITTLE		
(RIGHT HAND)								
3.	 <i>Abhane Samadder</i>			 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
				(LEFT HAND)				
		 THUMB	 FORE	 MIDDLE	 RING	 LITTLE		
		(RIGHT HAND)						
		4.	 <i>Utham Samadder</i>	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
				(LEFT HAND)				
 THUMB	 FORE			 MIDDLE	 RING	 LITTLE		
(RIGHT HAND)								















































Addl. District Sub-Registrar  
Behala, South 24 Parganas

13 JUN 2022



# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Present					
1.	 <i>Debansh Samadder</i>	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
		(LEFT HAND)				
		 THUMB	 FORE	 MIDDLE	 RING	 LITTLE
		(RIGHT HAND)				
2.	 <i>Gayatri Samadder</i>	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
		(LEFT HAND)				
		 THUMB	 FORE	 MIDDLE	 RING	 LITTLE
		(RIGHT HAND)				
3.	 <i>Aahane Samadder</i>	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
		(LEFT HAND)				
		 THUMB	 FORE	 MIDDLE	 RING	 LITTLE
		(RIGHT HAND)				
4.	 <i>Uttam Samadder</i>	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
		(LEFT HAND)				
		 THUMB	 FORE	 MIDDLE	 RING	 LITTLE
		(RIGHT HAND)				



























REGISTER FOR THE DISTRICT



Addl. District Sub-Registrar  
Behata, South 24 Parganas

13 JUN 2022

# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 <i>Suman Roy Chowdhury</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 <i>Saxmshadas</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				








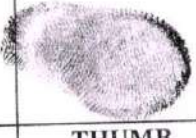




















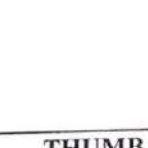
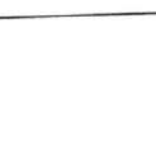
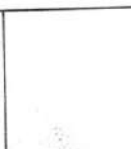







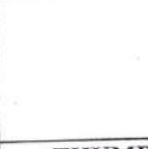

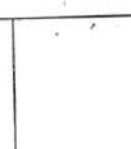



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Addl. District Sub-Registrar  
Behala, South 24 Parganas

13 JUL 2022



# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Agents							
1.	  <i>Dipak Dutta</i>							
		(LEFT HAND)						
								
		(RIGHT HAND)						
		2.	  <i>Anup Chatterjee</i>					
				(LEFT HAND)				
								
(RIGHT HAND)								
3.								
				(LEFT HAND)				
								
		(RIGHT HAND)						
		4.						
				(LEFT HAND)				
								
(RIGHT HAND)								



~

Addl. District Sub-Registrar  
Behala, South 24 Parganas

13 JUN 2022





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002120993/2022	Office where deed will be registered
Query Date	13/07/2022 3:12:58 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	T K MAITY HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831818356, Status : Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
	Rs. 50,42,485/-	
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]:- 160709800/2022	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 871, , 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	10 Katha 6 Chatak 22 Sq Ft		50,42,485/-	Width of Approach Road: 12 Ft. , Project Name :
Grand Total :				17.1692Dec	0 /-	50,42,485 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Debasish Samaddar Son of Sunil Kumar Samaddar 111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, City:- , P.O:- Barishã, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: IGxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



2	<p>Kakali Samadder Wife of Late Shibasis Samadder111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, City:-, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FGxxxxx6C,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>Aahana Samadder Daughter of Late Shibasis Samadder111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, City:-, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GRxxxxx3H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>Uttam Samadder Son of Sunil Kumar Samadder111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, 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.:: ECxxxxx6Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p>Ashis Samaddar Son of Sunil Kumar Samaddar111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, 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.:: MVxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p>Partha Samaddar Son of Sunil Kumar Samaddar111/3, Kailash Ghosh Road, Sakher Bazar, Purba Barisha, 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.:: DRxxxxx3K,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
7	<p>Jolly Saha Daughter of Sunil Kumar Samaddar87/1, Jatindra Mohan Avenue, Hatkhola, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JWxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

8	Rajib Roy Chowdhury Son of Late Poly Roy Chowdhury Flat No.a2, Ground Floor, 493, Kailash Ghosh Road, Sakher Bazar, 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.:: AZxxxxx4C,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Suman Roy Chowdhury Son of Late Poly Roy Chowdhury Kalitala, Laskarpur, City:- , P.O:- Laskarpur, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bixxxxx0n,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	Sharmistha Das Wife of Debasis Das Kanaipur Dakshin Pally, City:- , P.O:- Kanaipur, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712234 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GKxxxxx1N,Aadhaar No Not Provided, 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	Deviscape Realtors Private Limited 7C, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 PAN No.:: AAxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

#### Representative Details :

SI No	Name & Address	Representative of
1	Dipak Dutta Son of Dukari Dutta 39/3, Kajkrishna Chatterjee Road, City:- , P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxx3N,Aadhaar No Not Provided by UIDAI	Deviscape Realtors Private Limited (as Authorised Representative)
2	Mr ARUP CHATTERJEE Son of Mr HARIDAS CHATTERJEETOLLY NIKET FLAT NO.2B 2ND FLOOR, City:- Not Specified, P.O:- AZAD GARH, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI	Deviscape Realtors Private Limited (as )



**Identifier Details :****Name & address**

Mr TAPAS KUMAR MAITY  
Son of Mr K L MAITY  
MAHAMMADPUR, City:- Not Specified, P.O:- MAHAMMADPUR, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Debasish Samaddar, Kakali Samadder, Aahana Samadder, Uttam Samadder, Ashis Samaddar, Partha Samaddar, Jolly Saha, Rajib Roy Chowdhury, Suman Roy Chowdhury, Sharmistha Das, Dipak Dutta, Mr ARUP CHATTERJEE

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Debasish Samaddar	Deviscape Realtors Private Limited-1.71692 Dec
2	Kakali Samadder	Deviscape Realtors Private Limited-1.71692 Dec
3	Aahana Samadder	Deviscape Realtors Private Limited-1.71692 Dec
4	Uttam Samadder	Deviscape Realtors Private Limited-1.71692 Dec
5	Ashis Samaddar	Deviscape Realtors Private Limited-1.71692 Dec
6	Partha Samaddar	Deviscape Realtors Private Limited-1.71692 Dec
7	Jolly Saha	Deviscape Realtors Private Limited-1.71692 Dec
8	Rajib Roy Chowdhury	Deviscape Realtors Private Limited-1.71692 Dec
9	Suman Roy Chowdhury	Deviscape Realtors Private Limited-1.71692 Dec
10	Sharmistha Das	Deviscape Realtors Private Limited-1.71692 Dec

**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 12-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 12-08-2022)
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.



7  
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DATED THIS      DAY OF      2022  
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**FROM**

DEBASISH SAMADDAR ORS.

**TO**

DIPAK DUTTA & ANR.

**POWER OF ATTORNEY**