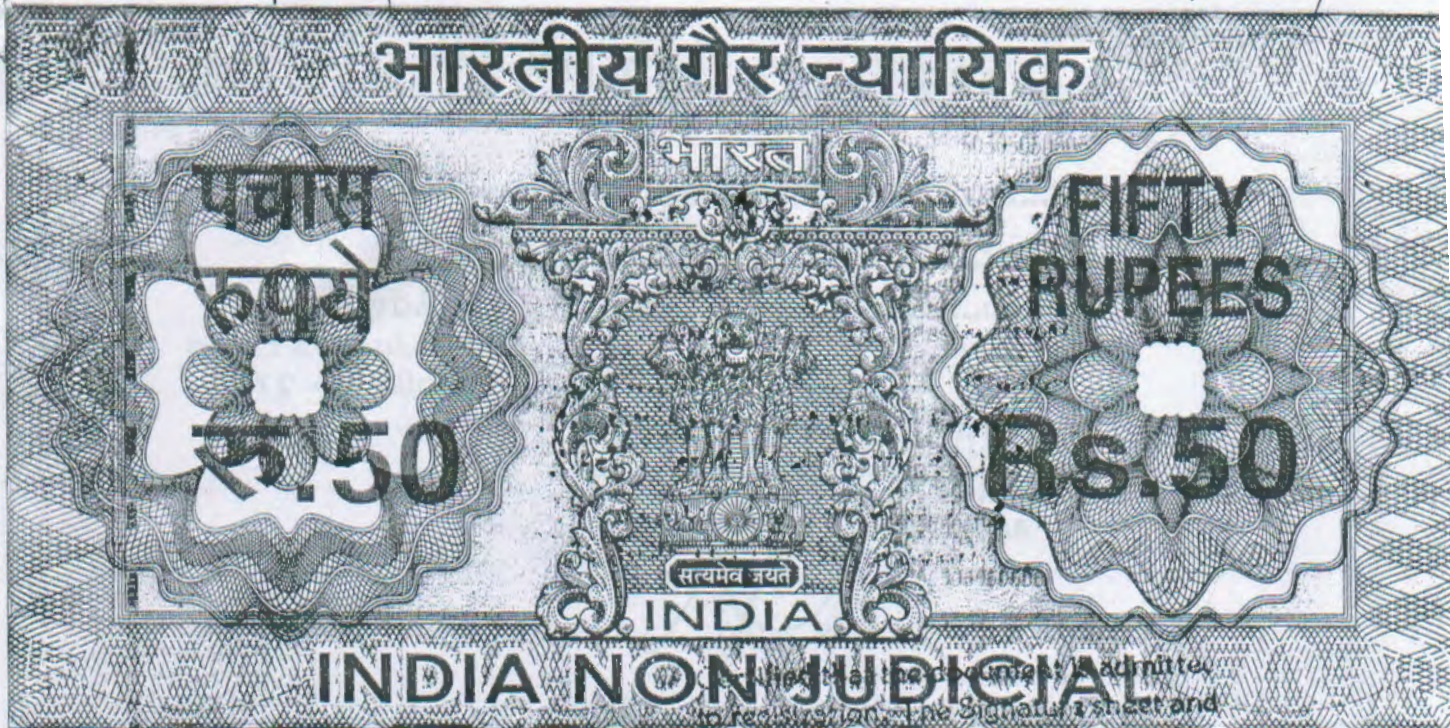


7898/22

I-7941/2022

# भारतीय गैर न्यायिक



पचास  
₹.50

FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

I hereby certify that the document is admitted to register in the Signature sheet and the endorsement sheets attached with this document are the part of this document.

AE 232443

12:06 PM  
6/6

Addl. District Sub-Registrar  
Bahala, South 24 Parganas

6 JUN 2022

## DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENT We (1) **DIPAK BHATTACHARYYA**, PAN - AQBPB4950H son of Late Braja Gopal Bhattacharjee, by Creed- Hindu, by Nationality Indian, by Occupation- Business, residing at 13/2, Nabapally Joka, P.O. Joka, P.S. Thakurpukur now Haridevpur, Kolkata- 700104, (2) **SANJAY BHATTACHARYA**, PAN - ALUPB8043P & Aadhaar No. 4427 9808 2491, son of Late Braja Gopal Bhattacharjee, by Creed - Hindu, by Nationality Indian, by Occupation-

80716  
Sole/Authorized Attorney of:-  
DIPAK BHATTACHARYYA  
SANJAY BHATTACHARYA  
ARCHANA CHAKRABORTY  
PARTHA SARKAR

PAUL ENTERPRISES  
Charan Paul  
Proprietor



## Major Information of the Deed

Deed No :	I-1607-07941/2022	Date of Registration	06/06/2022
Query No / Year	1607-8001682637/2022	Office where deed is registered	
Query Date	06/06/2022 11:37:26 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Mahsin 63 Panch Masjid Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831672757, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,37,122/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160707889/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally Main Road, , Premises No: 13/2, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 8 Chatak 44 Sq Ft	1/-	39,29,122/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>9.1758Dec</b>	<b>1 /-</b>	<b>39,29,122 /-</b>	

### Structure Details :



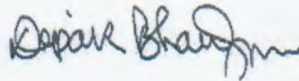


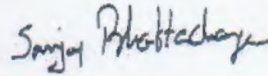


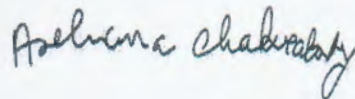
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1 /-</b>	<b>1,08,000 /-</b>	

**PAUL ENTERPRISE**  
*Chandani Paul*  
Proprietor

Constituted Attorney of :-  
DIPAK BHATTACHARYYA  
SANJAY BHATTACHARYA  
ARCHANA CHAKRABORTY  
PARTHA SARKAR



## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Dipak Bhattacharyya</b> Son of Late Braja Gopal Bhattacharjee Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office	 06/06/2022	 LTI 06/06/2022	 06/06/2022
13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office				
2	<b>Name</b> <b>Mr Sanjay Bhattacharya</b> Son of Late Braja Gopal Bhattacharjee Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office	 06/06/2022	 LTI 06/06/2022	 06/06/2022
13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx3p, Aadhaar No: 44xxxxxxxx2491, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office				
3	<b>Name</b> <b>Archana Chakraborty</b> Daughter of Late Braja Gopal Bhattacharjee Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office	 06/06/2022	 LTI 06/06/2022	 06/06/2022
13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office				

Constituted Attorney of :-

DIPAK BHATTACHARYYA  
 SANJAY BHATTACHARYA  
 ARCHANA CHAKRABORTY  
 PARTHA SARKAR

PAUL ENTERPRISE  
  
 Proprietor












4	Name	Photo	Finger Print	Signature
	<b>Mr Partha Sarkar</b> Son of Late Bimal Kumar Sarkar Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office			
	06/06/2022	LTI 06/06/2022	06/06/2022	
Ep-70, S P Nagar Colony Daspara,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx9j, Aadhaar No: 51xxxxxxxx9580, Status :Individual, Executed by: Self, Date of Execution: 06/06/2022 , Admitted by: Self, Date of Admission: 06/06/2022 ,Place : Office				



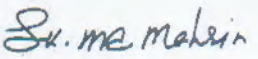
#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Paul Enterprise</b> 43, Majhi Para Road,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: amxxxxx4I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI 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> <b>Mr Chandan Paul (Presentant)</b>            Son of Mr Nitya Hari Paul            Date of Execution - 06/06/2022, , Admitted by: Self, Date of Admission: 06/06/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jun 6 2022 12:10PM</td> <td>LTI 06/06/2022</td> <td>06/06/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Chandan Paul (Presentant)</b> Son of Mr Nitya Hari Paul Date of Execution - 06/06/2022, , Admitted by: Self, Date of Admission: 06/06/2022, Place of Admission of Execution: Office				Jun 6 2022 12:10PM	LTI 06/06/2022	06/06/2022	
Name	Photo	Finger Print	Signature										
<b>Mr Chandan Paul (Presentant)</b> Son of Mr Nitya Hari Paul Date of Execution - 06/06/2022, , Admitted by: Self, Date of Admission: 06/06/2022, Place of Admission of Execution: Office													
Jun 6 2022 12:10PM	LTI 06/06/2022	06/06/2022											
43, Majhi Para Road,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By.Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4L, Aadhaar No: 88xxxxxxxx1123 Status : Representative, Representative of : Paul Enterprise (as Sole Proprietor)													

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Md Mahsin</b> Son of Late SK MD Shahriar 63. Panch Masjid Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063			
06/06/2022	06/06/2022	06/06/2022	

**PAUL ENTERPRISE**

*Chandan Paul*  
**Proprietor**

**DIPAK BHATTACHARYYA**  
**SANJAY BHATTACHARYA**  
**ARCHANA CHAKRABORTY**  
**PARTHA SARKAR**



Identifier Of Mr Dipak Bhattacharyya, Mr Sanjay Bhattacharya, Archana Chakraborty, Mr Partha Sarkar, Mr Chandan Paul

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Bhattacharyya	Paul Enterprise-2.29396 Dec
2	Mr Sanjay Bhattacharya	Paul Enterprise-2.29396 Dec
3	Archana Chakraborty	Paul Enterprise-2.29396 Dec
4	Mr Partha Sarkar	Paul Enterprise-2.29396 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Bhattacharyya	Paul Enterprise-100.00000000 Sq Ft
2	Mr Sanjay Bhattacharya	Paul Enterprise-100.00000000 Sq Ft
3	Archana Chakraborty	Paul Enterprise-100.00000000 Sq Ft
4	Mr Partha Sarkar	Paul Enterprise-100.00000000 Sq Ft

PAUL ENTERPRISE

*Chandan Paul*

**Proprietor**

Constituted Attorney of :-

DIPAK BHATTACHARYYA

SANJAY BHATTACHARYA

ARCHANA CHAKRABORTY

PARTHA SARKAR



On 06-06-2022

**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 12:05 hrs on 06-06-2022, at the Office of the A.D.S.R. BEHALA by Mr Chandan Paul ,.

**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 40,37,122/-

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

Execution is admitted on 06/06/2022 by 1. Mr Dipak Bhattacharyya, Son of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Mr Sanjay Bhattacharya, Son of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 3. Archana Chakraborty, Daughter of Late Braja Gopal Bhattacharjee, 13/2, Nabapally Joka,, P.O Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 4. Mr Partha Sarkar, Son of Late Bimal Kumar Sarkar, Ep-70, S P Nagar Colony Daspara,, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business

Indetified by Md Mahsin , , , Son of Late SK MD Shahriar, 63. Panch Masjid Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

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

Execution is admitted on 06-06-2022 by Mr Chandan Paul, Sole Proprietor, Paul Enterprise, 43, Majhi Para Road,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Md Mahsin , , , Son of Late SK MD Shahriar, 63. Panch Masjid Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

**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 Draff Rs 30/-, by Stamp Rs 50/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 232443, Amount: Rs.50/-, Date of Purchase: 27/04/2022, Vendor name: SUBHANKAR DAS

**Description of Draft**

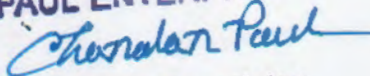
1. Draft(8554) No: 000464770362, Date: 06/06/2022, Amount: Rs.30/-, Bank: STATE BANK OF INDIA (SBI), SAKHER BAZAR



Asis Kumar Dutta

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

PAUL ENTERPRISE



Proprietor

Constituted Attorney of :-

DIPAK BHATTACHARYYA  
SANJAY BHATTACHARYYA  
ARCHANA CHAKRABORTY  
PARTHA SARKAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 254608 to 254629  
being No 160707941 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.06.08 15:30:11 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/06/08 03:30:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

PAUL ENTERPRISE  
*Charan Paul*

Proprietor:-  
Constituted Attorney of:-  
DIPAK BHATTACHARYYA  
SANJAY BHATTACHARYA  
ARCHANA CHAKRABORTY  
PARTHA SARKAR

(This document is digitally signed.)



PAUL ENTERPRISE

*Charan Paul*

Proprietor

Constituted Attorney of :-

DIPAK BHATTACHARYYA

SANJAY BHATTACHARYA

ARCHANA CHAKRABORTY

PARTHA SARKAR

Business, residing at 13/2, Nabapally Joka, P.O. Joka, P.S.

Thakurpukur now Haridevpur, Kolkata-700104,

**(3) ARCHANA CHAKRABORTY**, Daughter of Late Braja

Gopal Bhattacharjee, **Wife of Sri Subhas Chakraborty**, by

Creed- Hindu, by Nationality Indian, by Occupation-

Housewife, residing at 13/2, Nabapally Joka, P.O. Joka,

P.S. Thakurpukur now Haridevpur, Kolkata-700104,

**(4) PARTHA SARKAR, PAN - ALOPS2019J & Aadhaar No.**



**515591039580**, son of Late Bimal Kumar Sarkar, by Creed- Hindu, by Nationality Indian, by Occupation- Business, residing at EP-70, S.P. Nagar Colony, Das Para, P.S. Thakurpukur, Kolkata- 700063, Hereinafter jointly called and referred to as the "**PRINCIPALS**" of this Power of Attorney **SEND GREETING:-**

**WHEREAS** We are the Owners of **ALL THAT** piece or parcel of land together with structure standing thereon measuring more or less 5 Cottahs 8 Chittacks 44 Sq.ft with 400 sq.ft R.T shed structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No.11082, 11057, 10969, 10923, J .L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now under K.M.C. being Municipal Premises No. 13/2, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, hereinafter called and referred to as the said property and morefully described in the **SCHEDULE "A"** hereunder below.

**PAUL ENTERPRISE**

*Charoleen Paul*

**Proprietor**

**Constituted Attorney of :-**

**DIPAK BHATTACHARYYA**

**SANJAY BHATTACHARYA**

**ARCHANA CHAKRABORTY**

**PARTHA SARKAR**



**AND WHEREAS** We as per Joint Development Agreement executing and registering this Power of Attorney in favour of **"PAUL ENTERPRISE"**, a Proprietorship Firm, having its registered office at 43, Majhi Para Road, Police Station : Haridevpur, Kolkata-700063, represented by its sole Proprietor **SRI CHANDAN PAUL, PAN-AMHPP0634L, Aadhaar No. 881494141123**, son of Nitya Hari Paul, by creed: Hindu, by nationality: Indian, by Occupation- Business, residing at 43, Majhi Para Road, Police Station : Haridevpur, Kolkata-700063, District South 24 Parganas, as our true and lawful attorney to act on our behalf and to do all or any of the following acts, deeds and things on our behalf.

1. To construct building/s in terms of this agreement dated 6.06.2022 upon the land morefully described in the **SCHEDULE "A"** below on the basis of the plan as will be sanctioned in my name upon the said land by the competent authority. *The said Joint Development Agreement was registered in the office of the A.D.R. Bahala, 9 recorded in B-1. being no. 160707889, 7-2022*

**PAUL ENTERPRISE**  
*Chandan Paul*  
Proprietor

Constituted Attorney of :-  
DIPAK BHATTACHARYYA  
SANJAY BHATTACHARYYA  
ARCHANA CHAKRABORTY  
PARTHA SARKAR

PAUL ENTERPRISE  
*Chandan Paul*  
Proprietor



2. To execute conveyance/s in favor of intending purchaser/s for selling out the flat/s together with undivided proportionate share of land underneath the building and all other space/s and to receive all consideration money/s either in cash or in cheque, bank draft, demand draft, pay order etc. from the intending purchaser/s and to grant necessary receipt/s and acknowledgement/s excluding owners' allocation.

3. To execute all such deed/s of agreement/s with the intending purchaser/s for selling out the flat along with proportionate lateral and vertical rights on the said land to sign those agreement all such papers receipts bills etc. and to receive money either in cash, cheque, bank draft. Demand draft, pay order etc. from the intending purchaser/ purchasers and to grant necessary receipts and acknowledgement /s in respect of the developer's allocation.

4. To make such correspondences with the said intending purchaser/s and serve notice/s, take such legal steps through their appointed lawyer/s against those intending purchaser/s as and when he will feel necessary to receive

**PAUL ENTERPRISE**

*Charan Kumar*

**Proprietor**

*Constituted Attorney of :-*

DIPAK BHATTACHARYYA

SANJAY BHATTACHARYYA

ARCHANA CHAKRABORTY

PARTHA SARKAR



all papers, letters notice etc. to sign vakalatnama/s and to file suit/s against any of the intending purchaser/s of the flat/s of the proposed multi storied building to depose in the suit/s that will be filed by him and to execute decree and to realize benefits and profits in accordance with the said decree/s to prefer appeal/s against all such decree/s to serve notice/s to the intending purchaser/s of the proposed multi storied building and to present all such deed of agreement/s before the registrar/ sub-registrar for admission and registration and to sign the receipts, notice etc.

5. To settle and/or fix the sale price of the flats and/or any portion of the developer's allocation in the multi-storied building along with proportionate lateral and vertical rights on the said land in accordance with their own will and calculation and to appoint architects, engineer, overseer, laborers etc. for the purpose of the said construction at their own costs.

6. To supervise, manage and conduct all sorts of administration in respect our said property hereinafter

**PAUL ENTERPRISE**

*Charndan Paul*

**Proprietor**

*Constituted Attorney of :-*

**DIPAK BHATTACHARYYA**

**SANJAY BHATTACHARYA**

**ARCHANA CHAKRABORTY**

**PARTHA SARKAR**



stated and to handle all sorts of matters, letters and correspondences arising in course of or in relation to matter concerning of my said premises.

7. To plan design work manage control and supervise all sorts of the works of the said premises and to engage plan makers, designs architects, engineers for the said purpose.

8. To appear and represent me before the fire briged authorities Calcutta Metropolitan Development authority and all other authorities concerned having jurisdiction over the said premises and sign, verify, affirm deposit submit as the case may be required from time to time for modification of building plan for and/or in respect of construction of multi storied building on the said land and for all or any of such purpose to sign and submit revised modified and/or fresh plan as has been sanctioned in our name as may from time to time required in connection therewith.

9. To apply for appear and represent me before the Government, Semi Government and all appropriate and concerned authorities and/or agencies for allotment and/or grant and/or supply of quota and/or building materials of

**PAUL ENTERPRISE**

*Charalata Paul*

Proprietor

*Constituted Attorney of :-*

DIPAK BHATTACHARYYA

SANJAY BHATTACHARYA

ARCHANA CHAKRABORTY

PARTHA SARKAR



all and every description including cement, steel, bricks, stone, wood and to sign verify, affirm, deposit, submit all necessary, affidavit, declarations, letters, money, application as may be required from time to time for receiving the allotments and/or delivery orders of all or any of the building materials for construction of the multi storied building as herein mentioned.

10. To serve and accept service of summons, notices, warrants or other process of court and authorities concerned as aforesaid and to do all things necessary in connection therewith.

11. To compromise and settle all or any of the aforesaid matter, action, suits and/or other proceedings as the said attorney may deem fit and proper.

12. To effect insurance of the multi- storied building to be constructed as aforesaid either during or after completion of construction thereof and for such purpose to pay deposit insurance premium thereafter and also to sign all proposal forms and other documents as may be necessary.

**AND GENERALLY** to do all acts, deeds, matters and things and to exercise all such power of authority as may said attorney may deem fit and proper. The executant shall not to do anything contrary or inconsistent with the terms and condition embodied in the Agreement executed and registered along with this power by and between the executant and the Power of Attorney holder.

*Constituted Attorney of :-*

DIPAK BHATTACHARYYA

**PAUL ENTERPRISE** SANJAY BHATTACHARYYA

*Charadeer Paul* ARCHANA CHAKRABORTY

**Proprietor** PARTHA SARKAR



**AND** we do hereby agree to ratify and confirm all and whatsoever acts, deeds, matters, and things powers and authorities herein given shall lawfull do or purport to do or cause to be done by virtue of these presents.

**SCHEDULE -"A" ABOVE REFERRED TO**

**ALL THAT** piece or parcel of land together with structure standing thereon measuring more or less 5 Cottahs 8 Chittacks 44 Sq.ft with 400 sq.ft R.T shed structure standing thereon comprising R.S. & L.R. Dag No. 2521 & 2543 under R.S. Khatian No. 656, 674, L.R. Khatian No.11082, 11057, 10969, 10923, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-19, 12-16, in Mouza Purba Barisha, previously under Joka No.II Gram Panchayat now under K.M.C. being Municipal Premises No. 13/2, Nabapally Main Road, P.S. Haridevpur, under Ward No. 143, the said property is shown by butted and bounded by.

East : Property of Chittya Chakraborty.  
West : 6'ft Common Passage.  
North : Property of Hiralal Chakraborty.  
South : Nabapally Main Road

**PAUL ENTERPRISE**

*Charanan Paul*

Proprietor

Constituted Attorney of :-  
DIPAK BHATTACHARYYA  
SANJAY BHATTACHARYYA  
ARCHANA CHAKRABORTY  
PARTHA SARKAR



IN WITNESSES WHEREOF the parties have set and  
subscribed their respective hands on the  
6th day June, 2022

**SIGNED SEALED & DELIVERED**

In presence of:-

**WITNESSES**

1. Bijoy Mantra  
121 Das Para Road  
Thakurpukur  
KOL-700063

2. Sand Mahin  
63, Park Masjid Road  
KOL-63.

Dipak Bhattacharyya .

Sanjay Bhattacharya

Archana Chakraborty .

Partha Sarkar .

**Signature of the OWNERS**

**PAUL ENTERPRISE**

Charan Paul

Proprietor

**Signature of the DEVELOPER**

Drafted by:

ASOK KUMAR Chaudhuri  
Advocate

Alipore Judges' Court, Kol-27.

Computed/Typed

Mahin

Alipore Judges' Court, Kol-27.

Constituted Attorney of :-


DIPAK BHATTACHARYYA

PAUL ENTERPRISE SANJAY BHATTACHARYA

Charan Paul ARCHANA CHAKRABORTY

Proprietor PARTHA SARKAR



	RIGHT HAND	THUMB	1 <sup>ST</sup>	MIDDLE	RING	SMALL
	LEFT HAND	SMALL	RING	MIDDLE	1 <sup>ST</sup>	THUMB

NAME CHANDAN PAUL

SIGNATURE Chandan Paul

	RIGHT HAND	THUMB	1 <sup>ST</sup>	MIDDLE	RING	SMALL
	LEFT HAND	SMALL	RING	MIDDLE	1 <sup>ST</sup>	THUMB

NAME.....

SIGNATURE.....

	RIGHT HAND	THUMB	1 <sup>ST</sup>	MIDDLE	RING	SMALL
	LEFT HAND	SMALL	RING	MIDDLE	1 <sup>ST</sup>	THUMB

NAME.....

SIGNATURE.....

	RIGHT HAND	THUMB	1 <sup>ST</sup>	MIDDLE	RING	SMALL
	LEFT HAND	SMALL	RING	MIDDLE	1 <sup>ST</sup>	THUMB

NAME.....

SIGNATURE.....

Constituted Attorney of :-  
**PAUL ENTERPRISES**  
*Chandan Paul*  
 Proprietor  
**DIPAK BHATTACHARYYA**  
**SANJAY BHATTACHARYYA**  
**ARCHANA CHAKRABORTY**  
**PARTHA SARKAR**





Name: DIPAK BHATTACHARYYA

Signature: Dipak Bhattacharyya



Little Ring Middle Fore Thumb

(LEFT HAND)



Thumb Fore Middle Ring Little

(RIGHT HAND)



Name: SANJAY BHATTACHARYA

Signature: Sanjay Bhattacharya



Little Ring Middle Fore Thumb

(LEFT HAND)



Thumb Fore Middle Ring Little

(RIGHT HAND)



Name: ARCHANA CHAKRABORTY

Signature: Archana Chakraborty



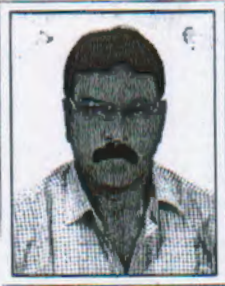
Little Ring Middle Fore Thumb

(LEFT HAND)



Thumb Fore Middle Ring Little

(RIGHT HAND)



Name: PARTHA SARKAR

Signature: Partha Sarkar



Little Ring Middle Fore Thumb

(LEFT HAND)



Thumb Fore Middle Ring Little

(RIGHT HAND)

Proprietor: **PAUL ENTERPRISES**  
DIPAK BHATTACHARYYA  
SANJAY BHATTACHARYYA  
ARCHANA CHAKRABORTY  
PARTHA SARKAR





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001682637/2022	Office where deed will be registered
Query Date	06/06/2022 11:37:26 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Mahsin 63 Panch Masjid Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831672757, Status :Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 40,37,122/-	
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]:- 160707889/2022	

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally Main Road, , Premises No: 13/2, , Ward No: 143 Pin Code : 700104

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	5 Katha 8 Chatak 44 Sq Ft	1/-	39,29,122/-	Property is on Road , Project Name :
Grand Total :				9.1758Dec	1/-	39,29,122 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	

AS- 1 of 3

Query No: 8001682637 of 2022, Printed On : Jun 6 2022 11:46AM, Generated from Registration office

PAUL ENTERPRISE

*Charan Paul*

Proprietor

Constituted Attorney of :-

DIPAK BHATTACHARYYA

SANJAY BHATTACHARYA

ARCHANA CHAKRABORTY

PARTHA SARKAR



**Principal Details :**

Sl No	Name & address	Status	Execution/Admission Details
1	Mr Dipak Bhattacharyya Son of Late Braja Gopal Bhattacharjee13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sanjay Bhattacharya Son of Late Braja Gopal Bhattacharjee13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx3p, Aadhaar No: 44xxxxxxxx2491, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Archana Chakraborty Daughter of Late Braja Gopal Bhattacharjee13/2, Nabapally Joka,, City:- , P.O:- Joka, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Partha Sarkar Son of Late Bimal Kumar SarkarEp-70, S P Nagar Colony Daspara,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx9j, Aadhaar No: 51xxxxxxxx9580, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Attorney Details :**

Sl No	Name & address	Status	Execution/Admission Details
1	Paul Enterprise 43, Majhi Para Road,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: amxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr Chandan Paul Son of Mr Nitya Hari Paul43, Majhi Para Road,, City:- , P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxx4L, Aadhaar No: 88xxxxxxxx1123	Paul Enterprise (as Sole Proprietor)

AS- 2 of 3

Query No: 8001682637 of 2022, Printed On : Jun  
8 2022 11:46AM, Generated from Registration  
office

Constituted Attorney of :-

DIPAK BHATTACHARYYA

SANJAY BHATTACHARYA

ARCHANA CHAKRABORTY

PARTHA SARKAR

PAUL ENTERPRISE

*Chandan Paul*

Proprietor



**Identifier Details :**

Name & address
Md Mahsin Son of Late SK MD Shahriar 63. Panch Masjid Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Mr Dipak Bhattacharyya, Mr Sanjay Bhattacharya, Archana Chakraborty, Mr Partha Sarkar, Mr Chandan Paul

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Bhattacharyya	Paul Enterprise-2.29396 Dec
2	Mr Sanjay Bhattacharya	Paul Enterprise-2.29396 Dec
3	Archana Chakraborty	Paul Enterprise-2.29396 Dec
4	Mr Partha Sarkar	Paul Enterprise-2.29396 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Bhattacharyya	Paul Enterprise-100.00000000 Sq Ft
2	Mr Sanjay Bhattacharya	Paul Enterprise-100.00000000 Sq Ft
3	Archana Chakraborty	Paul Enterprise-100.00000000 Sq Ft
4	Mr Partha Sarkar	Paul Enterprise-100.00000000 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 06-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 06-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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 lacs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

AS- 3 of 3

Query No: 8001682637 of 2022, Printed On : Jun  
6 2022 11:46AM, Generated from Registration  
office

Constituted Attorney of :-

DIPAK BHATTACHARYYA

PAUL ENTERPRISE SANJAY BHATTACHARYYA

*Chandan Paul* ARCHANA CHAKRABORTY

Proprietor PARTHA SARKAR