

11173/23

T- 11190/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 783767

Q.No : 800236954/2023
 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.

(Signature)

Addl. District Sub-Registrar
Behala, South 24 Parganas

18 SEP 2023

DEVELOPMENT POWER OF ATTORNEY
 After Registration of Development Agreement

KNOW ALL MEN BY THIS POWER OF ATTORNEY that I, **SRI RAJDEEP GUPTA** having PAN – AIIPG2030L and Aadhaar No. 6780 5580 9850, son of Late Sujit Kumar Gupta, by faith Hindu, by Nationality Indian, by Occupation Service, residing at 49B, Goyala Para Road, Ramkrishna Sarani, P.O. Parnasree, P.S. Behala now Parnasree, Kolkata – 700060, Dist. South 24-Pargana hereinafter referred to as the **PRINCIPAL**. **SEND GREETINGS**:

20/23

8867

13 SEP 2023

No..... ₹ 100/- Date.....

Name : Anil Paul

Address : Advocate
Alipur Police Court
Kolkata- 27

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



A.D.S.R Behala

13 SEP 2023

Dist. - South 24 Pgs.

Identified by me

Chand Kumar Haldar
90, Sukanta Haldar
C-30, Saradana Uprabesh
P.S-Behala ; P.O-Parmagree

Kol-60

Major Information of the Deed

Deed No :	I-1607-11190/2023	Date of Registration	18/09/2023
Query No / Year	1607-8002369541/2023	Office where deed is registered	
Query Date	18/09/2023 11:43:09 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	A.PAL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831566091, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 57,87,000/-		
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]:- 160711181/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) -) , , Premises No: 316A, , Ward No: 130 Pin Code : 700034

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	4 Katha		57,60,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :			6.6Dec	0/-	57,60,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq FT	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0/-	27,000/-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr Rajdeep Gupta Son of Late Sujit Kumar Gupta Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023 ,Place : Office</p>			
<p>49B, Goyala Para Road, Ramkrishna Sarani, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: aixxxxxx01, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/09/2023 Admitted by: Self, Date of Admission: 18/09/2023 ,Place : Office</p>				

Attorney Details :

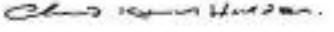
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>M.S. JISHU BASU 74/4, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: awxxxxxx1c, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr Jishu Basu (Presentant) Son of Late Promod Ranjan Basu Date of Execution - 18/09/2023 , Admitted by: Self, Date of Admission: 18/09/2023 , Place of Admission of Execution: Office</p>			
<p>74/4, BECHARAM CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxxx1C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M.S. JISHU BASU (as sole proprietor)</p>				



Identifier Details :

Name	Photo	Finger Print	Signature
CHAND KUMAR HALDER Son of S HALDER C-30, SARADA MAA UGANIBESH, City:- , P.O:- PARNASREE, P.S:-Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060			
	18/09/2023	18/09/2023	18/09/2023

Identifier Of Mr Rajdeep Gupta, Mr Jishu Basu

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-100.00000000 Sq Ft



Endorsement For Deed Number : I - 160711190 / 2023

On 18-09-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:18 hrs on 18-09-2023, at the Office of the A.D.S.R. BEHALA by Mr. Jishu Basu ,

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 57,87,000/-

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

Execution is admitted on 18/09/2023 by Mr Rajdeep Gupta, Son of Late Sujit Kumar Gupta, 49B, Goyala Para Road, Ramkrishna Sarani, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service

Identified by CHAND KUMAR HALDER, , Son of S HALDER, C-30, SARADA MAA UPANIBESH, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Others

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

Execution is admitted on 18-09-2023 by Mr Jishu Basu, sole proprietor, M.S. JISHU BASU, 74/4, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by CHAND KUMAR HALDER, , Son of S HALDER, C-30, SARADA MAA UPANIBESH, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8867, Amount: Rs.100.00/-, Date of Purchase: 13/09/2023, Vendor name: S DAS



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023. Page from 332497 to 332516

being No 160711190 for the year 2023.



© Drury

Digitally signed by SOURAV CHAKRABORTY
Date: 2023.09.22 14:43:11 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 22/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.



WHEREAS I, the Principal herein, by executing a Development Agreement dated 18-09-2023 registered at the Office of A.D.S.R. Behala and recorded in Book No. I, Being No. 1607.11.81..... for the year 2023 entered into a contract or agreement with a Developer namely M/S. JISHU BASU, a proprietorship Firm, having its Office at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, represented by its Proprietor SRI JISHU BASU having PAN- AWKPB8201C and Aadhaar No. 5001 5064 1271, son of Late Promod Ranjan Basu, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, for development of my Property being ALL THAT piece and parcel of Land measuring 4 Cottahs more or less together with a Tile Shed Structure measuring 100 sq.ft. now standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas WITH all sorts of easement rights thereto, by constructing a new Ground Plus Three Storied Building as per sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation, at the said Premises after demolishing the existing structure and at the cost, expenses, efforts, risks and supervision of the said Developer, subject to the terms, conditions, obligations and Allocation of the Parties fully mentioned in the said Development Agreement.

AND WHEREAS it has clearly been mentioned in the said Development Agreement that I, the Principal herein as Owner's Allocation will get the following constructed area of the said proposed New Ground Plus Three Storied Building :

30/21



A.D.S.R Behala

18 SEP 1990

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**One Flat measuring 600 sq.ft. built up area at the North-East side
on the Third Floor/Top Floor ;**

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises as fully mentioned in the Fourth Schedule hereunder written along with a sum of Rs. 96,00,000/- (Rupees Ninety Six Lakhs) only which will be paid by the Developer to the Owner i.e. the Principal herein in the manner written hereunder :

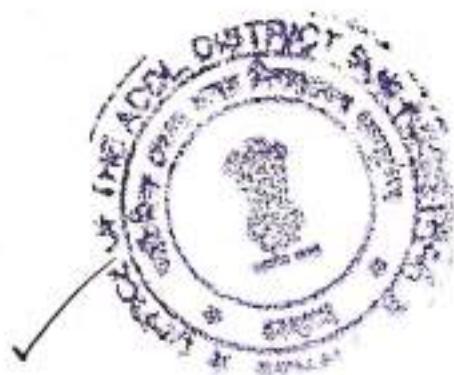
a. At the time of execution and registration Of Development Agreement.	Rs. 1,00,000/-
b. At the time of delivery of Owner's Allocation.	Rs. 95,00,000/-

AND WHEREAS the said Developer will get the following constructed area of the said proposed Three Storied Residential Building :

- a. Entire Ground Floor ;
- b. Entire First Floor ;
- c. Entire Second Floor ;
- d. Remaining Flat/s and other constructed on the Third Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities & amenities of the said Building & Premises.





A.D.S.R Behala

10 SEP 1960

DRM

AND WHEREAS in terms thereof I, the Principal herein do hereby nominate appoint and constitute said **SRI JISHU BASU** having PAN- **AWKPB8201C** and Aadhaar No. 5001 5064 1271, son of Late Promod Ranjan Basu, by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, sole Proprietor of **M/S. JISHU BASU**, a proprietorship Firm, having its Office at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, as my true and lawful Attorney for me in me name and on my behalf to do and execute the following acts, deeds and things :

1. To look after, manage, control, properly administer and also supervise all the affairs of the said property, fully described in the Schedule hereunder written, on my behalf.
2. To appear and represent me before the Office of the B.L. & L.R.O. & the Kolkata Municipal Corporation for mutation, if require and also conversion, if require and to amend, if require the records in those offices and to apply for and obtain sanctioned Building Plan from the Kolkata Municipal Corporation and / or other necessary permission /approval/consents from any other authorities and to sign, execute and register any such papers, documents or instruments such as Boundary Declaration, declaration for Common Passage, Corner Splay, Strip of Land, and other declarations and undertakings etc. that may be required in this regard.
3. To sign and submit all applications, Maps, Building Plans, specifications, Drawings and obtain the same upon sanction from the Office of the Kolkata Municipal Corporation and to sign and execute and submit any Plan, papers and documents and perform all the





A.D.S.R. Behala

18 SEP 1999

Dist. - 17/99

formalities and obligations as may be required or necessary from time to time.

4. To pay fees for obtaining sanctioned Building Plan and other records, permission and/or consents to the appropriate authority/ies may be required for modification, alteration and also to sign other documents as may be required by the Authorities from time to time.
5. To appear and represent me before the necessary authorities including Office of B.L. & L.R.O., all Police Stations for necessary permission/approval in connection with the said Property and to appear before the appropriate authorities for the purpose of obtaining clearance and/or to convert the said land and to sign necessary application, Affidavits, Undertakings, Bonds and other papers & documents etc.
6. To appear in all Courts either Civil, Criminal or Revenue Original, Revisional or Appellate or in the Registration offices and in any other offices concerned whatsoever and to institute and defend any case, suit or proceeding and to sign and verify the Vokalatnamas, Ekrarnamas, Powernamas, Showcauses Petitions, Objection Petitions before any Magistrate either Executive Magistrate, Judicial Magistrate, District Magistrate, Addl. Dist. Magistrate or before any Sub-judge, Munsiff, Civil Judge, Session Judges, District Judges, Chief Judicial Magistrate, Additional Chief Judicial Magistrate, District Consumer Forum and/or State Consumer Forum and/or National Consumer Forum whomsoever in respect of the property mentioned in the Schedule below.
7. To institute and file any case, suit or proceedings before any Court of Law including District Consumer Forum or State Consumer Forum or National Consumer Forum





A.D.S.R Behala

A.D.S.R Behala	
10 DEP 1999	
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against any person, firm, association or any authority on my behalf in respect of my said property.

8. To appoint, constitute and discharge any pleader, Advocate or any other legal Practitioner or any agent whenever my said Attorney may think fit and proper to do so on my behalf.
9. To sign, verify and file applications for execution of any decree or orders of any Court of Law on our behalf in respect of the said Property mentioned in the Schedule below.
10. To apply for all electrical connections, water connections, sewerage connection, telephone connections Lift etc. etc. in the said Property for residential use and/or commercial use and the said Attorney shall have all right to sign all the applications, forms, Declarations, Affidavit etc. on my behalf.
11. To demolish the existing Structure.
12. To take physical measurement and Survey of the said Property by engaging any L.B.S/Surveyor or any other person or persons or any Engineer or persons to do the same in respect of the said Property on my behalf.
13. To make boundary Wall or Walls in and around the said property on my behalf.
14. To build and/or erect a new Ground Plus Three Storied Building on the said of Land/Premises, fully described in the Schedule hereunder written and to supervise and take appropriate steps regarding erection of the said building and to engage Architect/Engineers, L.B.S., Labours, Masons and/or all such persons in connection with the construction of the said new Building on my behalf.
15. To make any agreement or agreements for Sale and to sell the Developer's Allocation or any part thereof i.e. :





A.D.S.R Behala

18 SEP 2000

Officer

- a. Entire Ground Floor ;
- b. Entire First Floor ;
- c. Entire Second Floor ;
- d. Remaining Flat/s and other constructed on the Third Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities & amenities of the said Building & Premises, to any intending buyer or buyers on my behalf and to sign, execute, register any Deed of Agreement/s for Sale with appropriate Registering Authority and to receive earnest money and/or advance money on proper and valid receipt and appropriate the same for the purpose of construction and others.

16. To sign ,execute and register the Deed of Conveyance/s in respect of the Developer's Allocation or any part thereof i.e :

- a. Entire Ground Floor ;
- b. Entire First Floor ;
- c. Entire Second Floor ;
- d. Remaining Flat/s and other constructed on the Third Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said plot of land comprised in the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas **TOGETHER WITH** undivided imparable proportionate share of land comprised in the said Premises No. 316A, Becharam Chatterjee





A.D.S.R Behala	
1. 8 SEP 1970	
Dist	1970

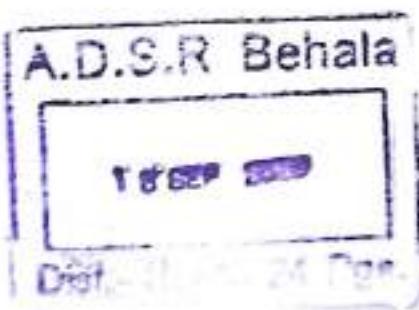
Road, P.S. Behala now Parnasree, Kolkata – 700034, within the limits of the Kolkata Municipal Corporation Ward No. 130, A.D.S.R. Office Behala, District : South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities & amenities of the said Building & Premises, to present the said Deed/Deeds before any registering authority either District Registrar, District Sub-Registrar-I to V, Alipore, Addl. Dist. Sub-Registrar Behala, Registrar of Assurances, Addl. Registrar of Assurances, Kolkata and admit execution thereof and to have the said Deed/s registered on receipt of the full and/or balance consideration money, in favour of any Purchaser/s.

17. To present and also attend before all the Registration office or offices concerned by signing and executing all sorts of Declaration, undertaking, Bonds and other Deeds and documents as and when necessary and I do hereby further authorize my said Attorney to sell, transfer and convey the Owner's Allocation and for such sale to sign, execute, register any Deed of Conveyance/s in respect of owner's Allocated Flat and to deposit the said money in my account.
18. To swear Affidavit, Declaration, undertaking, Bond etc. etc. before any Magistrate either Executive Magistrate or Judicial Magistrate or Notary Public for and on my behalf.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the said property in all manner whatsoever as I could have lawfully done if present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said Property as aforesaid.





SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Land measuring 4 Cottahs more or less together with a Tile Shed Structure measuring 100 sq.ft. (cemented floor) now standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas **WITH** all sorts of easement rights thereto, being butted and bounded by :

On the North : Premises No. 316, Becharam Chatterjee Road ;

On the South : By Postal Premises No. 131/3/5, Becharam Chatterjee Road ;

On the East : 16`ft. Wide K.M.C. Road ;

On the West : 317, Becharam Chatterjee Road ;

8/6



A.D.S.R Behala

15 SEP 1999

Distt. Behala 24 Parg.

IN WITNESS WHEREOF I, the Principal hereto have set and subscribed my hands & Signatures on the 18th day of September, Two Thousand and Twenty Three.

IN PRESENCE OF :

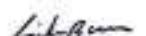
1. Samir Chakrabarty
123/313 B.C. Road
Kol - 34



Signature of the Principal

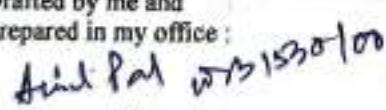
2. Samiron S
Flat no. - 3A "VAISHNA"
109, Maylis Para Road
Thakurpukur
Kolkata - 700063

M/s. JISHU BASU


Proprietor

Signature of the Attorney

Drafted by me and
Prepared in my office:


Advocate
Alipore Police Court
Kol 127





A.D.S.R Behala

1988

Set - Smith 24 Pgs.

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

Name

Signature

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

Name

Signature

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

Name

Signature



A.D.S.R Behala

18 SEP 2007

Bhat - South 24 Pgs.

संसद कर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJDEEP GUPTA
SUJIT KUMAR GUPTA
30/11/1975

Post Office Account Number
AIIPG2030L

Rajdeep Gupta
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIITSU
Plot No. 5, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड का लाने/दाने का काम प्रमाणित कर/दोषाद
आपका प्रिय सहाय्या, UTIITSU
प्लॉट नं. 5, सेक्टर 11, नवी मुंबई.
कार्ड द्वारा कोड: 1111

*Self attested
Rajdeep Gupta*



80/5/11

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002369541/2023	Office where deed will be registered
Query Date	18/09/2023 11:43:09 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A PAL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831566091, Status : Advocate	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value		Market Value
		Rs. 57,87,000/-
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]:- 160711181/2023	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 130) -) , Premises No: 316A, , Ward No: 130 Pin Code : 700034

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	4 Katha		57,60,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :			6.6Dec	0/-	57,60,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	27,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Rajdeep Gupta Son of Late Sujit Kumar Gupta49B, Goyala Para Road, Ramkrishna Sarani, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: aixxxxxx01,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M.S. JISHU BASU 74/4, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: awxxxxxxxx1c,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 Jishu Basu Son of Late Promod Ranjan Basu74/4, BECHARAM CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxxxxx1C,Aadhaar No Not Provided by UIDAI	M.S. JISHU BASU (as sole proprietor)

Identifier Details :

Name & address	
CHAND KUMAR HALDER Son of S HALDER C-30, SARADA MAA UPANIBESH, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Rajdeep Gupta, Mr Jishu Basu	

Transfer of property for L1

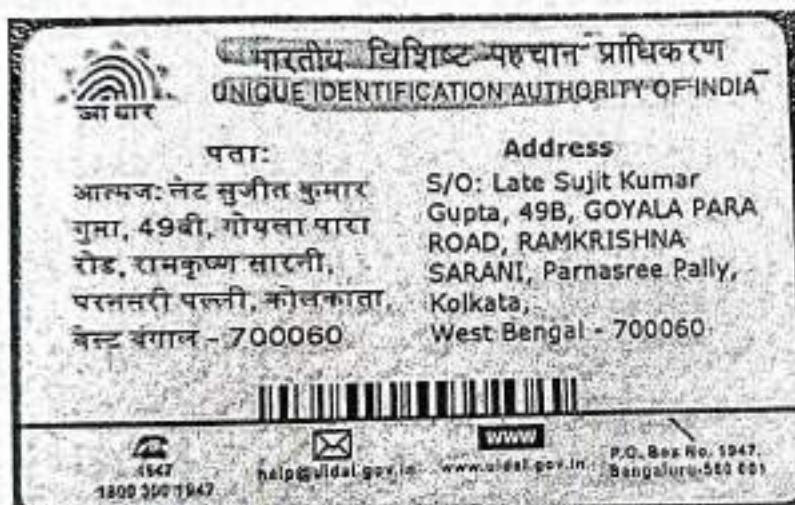
Sl.No	From	To, with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-6.6 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Rajdeep Gupta	M.S. JISHU BASU-100.0000000 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 18-10-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 18-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Self attested
Rajdeep Gupta





ভারতীয় বিনিষ্পত্তি পরিচয় প্রতিকর্ম

ভারত সরকার
Unique Identification Authority of India
Government of India

ভর্তীনম্বর নং / Enrollment No. : 1040/19721/42595

To
Jishu Basu
নিম্ন
৭৪/৪
SECHARAM CHATTERJEE ROAD
BEHALA
Behala S.O
Behala, Kolkata
West Bengal - 700034
04/02/2013
3402013



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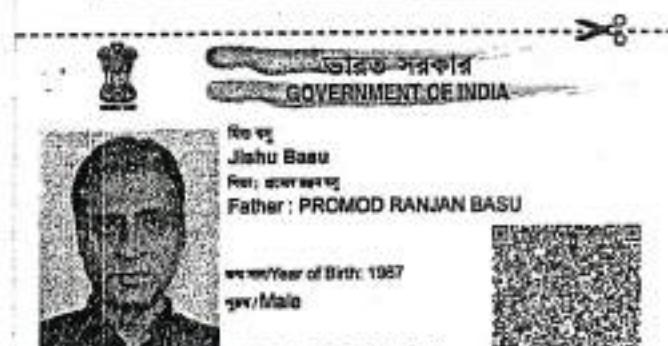
21151989



আপনার আধার সংখ্যা / Your Aadhaar No. :

5001 5064 1271

আধার - সাধারণ মানুষের অধিকার



আধার - সাধারণ মানুষের অধিকার

