

00863/19

V.C 1702

I-798/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

1604—1000332100/18

• Registration the signature should be  
in order : several sheets attached with  
the documents are sent of the documents  
to the concerned office of the concerned  
Y 132103

District Sub-Registrar-IV  
Alipore, South 24-Pur.

27

DEC 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, 1. Mr.

**DEEPAK KUMAR SINGH** (PAN ALMPS6178C) son of  
M. P. Singh and **Mrs. SANDHYA SINGH** (PAN  
ALUPS9229C) wife of Deepak Kumar Singh both by  
faith Hindu, nationality- Indian, resident of 106, Kiran  
Singh Chandra Road, P.O – Shibpur P. S – Shibpur  
District – Howrah, West Bengal, Pin- 711102,  
hereinafter referred to as the "PRINCIPALS" send  
greetings.

113897-7

PI/Go/009

56537

Serial No.

Same

Address

Puja Builders

Kamthenu More, Rajarhat, Kt. 55

13 DEC 2018

Prop: Srikrishna Tewari  
Licensed Stamp Dealer  
BACHAN GANJ  
2 & 3, Banksimali Street  
Kolkata - 700 001

13 DEC 2018

Some Ratra

Ven 3941

PUJA BUILDERS

Some Ratra

Proprietor

Some Ratra



Deepak Kumar Singh

Ven 3941

District Sub-Registrar-IV  
Alibore, South 24-Pgs.

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Sandhya Singh

Identified by me

Chandakant Kashwoha

Advocate

Calcutta High Court

F/1989/2010

S/o Sheojee Ram Kashwoha

WHEREAS by virtue of 3 Deed of Sale, dated 9<sup>th</sup> September, 2016, registered in the office of A.D.S.R, Sonarpur and recorded being n.i. 10468 of 2018, Deed of Sale, dated 23<sup>RD</sup> June, 2015, registered in the office of D.S.R, Alipore and recorded being n.i. 04863 of 2015 and Deed of Sale, dated 13<sup>th</sup> October, 2018, registered in the office of A.R.A 1, Kolkata being 7961 of 2018, the above mentioned "PRINCIPALS" had purchased and ALL THAT the Owners are the absolute owners of That piece and parcel of the land measuring an area of **20 Khatta 1 Chittak and 32 Sqft.** comprised in R.S Dag No. 480/600, 480/601, appertaining to L R Dag No. 621 and 622 and Khatian No. 1473 and 1474 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur - Sonarpur Municipality Dist - South 24 Parganas, Pin code. 700154.



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AND

That piece and parcel of the land measuring an area of **3 Satak (1Khatta 8 Chittaks)**, Comprised in part of R.S Dag No. 480/601, appertaining to L R Dag No. 621 and Khatian no. 466 laying and situated at Mouza – Paschim Nischintapur, J.L No. 60, P.S – Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur – Sonarpur Municipality Dist - South 24 Parganas, Pin code. 700154

AND

That piece and parcel of the land measuring an area of **I Khatta 6 Chittak**, Comprised in part of R.S Dag No. 517, appertaining to L.R Dag No. 655 and Khatian-No. 584 laying and situated at Mouza – Paschim Nischintapur, J.L No. 60, P.S – Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur – Sonarpur Municipality Dist - South 24 Parganas Pin code. 700154 adjacent to 18ft. Road (hereinafter referred to as the said property); the said property hereunder written from the then lawful owner Sri. Deepak Kumar Singh and (2) Smt. Sandhya Singh.



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AND WHEREAS the Principal herein are seized and possessed of the said land at Mouza – PaschimNischintapur, having unfettered right, title and interest thereto but we ,being engaged in our own profession, it is not possible for is to appear before any office and to sell, transfer, lease, mortgage or otherwise alienate the said land or part thereof, being personally present, hence it is necessary and expedient for us to appoint an Attorney and we do hereby nominate, constitute authorise and appoint (1) **Mr.SONU ROHRA** (Pan No. AIRPR2484C) son of Harish Kumar Rohra, by faith Hindu, Indian, by occupation –Business, proprietor of **PUJA BUILDERS** firm having office at Kamdhenu more, Kharibari, Post office- - Kamdhenu, P.S – Rajarhat Pin -- 700055, resident at 73 BL-C, Bangur Avenue South Dum Dum (M) Jessor Road Post office – Bangur, Police station – Lake Town as our true and lawful **ATTORNEYS** for us, in our names and on our behalf to do and execute inter alia the following acts, deeds and things :-

1. To appear and represent us before and all concern Authorities as may be necessary in connection with the Development of the Schedule below property.



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4. To enter upon the Schedule below property either alone or along with other men, mason for the purpose to demolish the existing dilapidated structure standing on the Schedule below property and for erecting the new multi storied building on the Schedule below property hereunder written.
5. To supervise the development work in respect of the Schedule below property and to carry out and/or to get carried out through contractors in such manner as may be determined by the Attorney and construction of the structure on the Schedule below property in accordance with the plans and specifications sanctioned by the Rajpur Sonarpur Municipality and other concerned authorities and in accordance with all the applicable rules and regulations made by Municipality and other concerned authorities.
6. To apply for and obtain electricity from W.B.S.E.B. to install Electrical equipment for supply of the electricity to the entire Apartment /building and to install separate electric meters for each apartment and cost of the same will be born by the



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Executants, Flat Owners, tenants or occupants proportionately.

7. To apply for and obtaining water connection for the newly constructed building on the Schedule below property for supply of water from the pipe of Rajpur Sonarpur Municipality or any appropriate authority and authorities.
8. That constructed or built up area of the multi storied building *Chintan Kukde* our attorney shall sell or enter into agreement for sale of flats or units or apartments *of developer allocation* to any intending Purchaser or *Chintan Kukde* Purchasers for realization of the cost of the building which our Attorney has already Vested.
9. To enter into agreement for sale of flats *of developer allocation* or apartments to be constructed on the Schedule below property as an ownership basis and to take advances or payments in respect thereof, give possession and execute Deed of Conveyance *of flat of developer allocation* as an when necessary on such term and conditions as our Attorney may think fit and proper with the law.
10. To negotiate for sale/lease/mortgage/transfer or in any manner of the total area *including* in respect of area with any *Chintan Kukde*

*Chintan Kukde*



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prospective buyer/purchaser/ Banks/Financial Institution, before or in-course of construction or after the construction together with proportionate share of land on which the said multistoried building will be constructed at such consideration in relation to the said projects and on such terms and conditions and with such person or persons as think fit and proper.

11. To ask, receive and realize from all occupiers or purchasers of Flats, for charges, expenses, rates, cesses and other sum due or that might became due and payable by them and on non payment to take appropriate steps for realization thereof.
12. To attend before D.S.R.& A.D.S.R. Alipore or Registrar of Assurances, Kolkata and to execute and present for registration and admit execution by us of any Agreement, deed, conveyance, transfer, assignment, assurances, releases, indemnity or other instrument or writing the registration of which is compulsory under Registration Act and generally to do all acts, things necessary or expedient for registering the



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said Deed, instruments and writings or any of them fully and effectually as we could do if we were personally present.

13. To appear for and represent before the Board of Revenue, Collector of the District Sub-Divisional Officer any Magistrate, Judge, Munsiff, and in all Government Offices and Semi-Government Offices, Local Authorities, local bodies in all matters and things relating to our said Schedule below property.
14. To represent us before the Rajpur Sonarpur Municipality or B.L. & L.R.O, or any appropriate authority and authorities for mutation our names in the Assessment Demand Register and other records and payment of Taxes of Rajpur Sonarpur Municipality and take Tax Clearance Certificate from the Authority of Rajpur Sonarpur Municipality or any appropriate authority and authorities.
15. To represent us before the B.L. & L.R.O. Office for Mutation our names in the Record-of-Rights or Settlement parcha, payment of khazna take certified copy of Parcha etc. whatsoever our said attorney shall do on our behalf.



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16. To submit sanction/revised plan before the Authority of Rajpur Sonarpur Municipality or any appropriate authority and authorities after signing on the plan on our behalf and submit sanction fee in respect of the sanction plan, withdraw sanction plan from the Authority of Rajpur Sonarpur Municipality or any appropriate authority and authorities and to pay taxes to the Rajpur Sonarpur Municipality in respect of the Schedule below property and represent us before the Rajpur Sonarpur Municipality, Mayor, Commissioner, Assessor, Engineer, or any appropriate authority and authorities for hearing any matter with regard to the Schedule below property from the said Department of Rajpur Sonarpur Municipality and make petitions, Applications, Affidavits and appeals against any order passed by the said Departments before the competent authority of Municipal Courts or appropriate forum.
17. To appear for and represent us in all Courts Civil, Criminal or Revenue, Revisional or Appellate or Original Side in any Registration Offices and to sign, execute, verify and file



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plaints, written statements and petitions, affidavits, objections and also present appeals in any Court and to accept services of all summons, notices and other process of law.

18. To appoint, engage on our behalf, pleaders, Advocates or Solicitors whenever our said Attorney shall think and proper to do and to discharge and/or terminate his or their appointments.
19. To compromise, compound, withdraw case or non-suited matter referred to arbitration all dispute and differences.
- 20) Save and except the area of the which is allotted for ourselves as mentioned in the development agreement the rest portion of the multi storied building our attorney shall sell out the remaining flats or units in the newly constructed multi storied building to the intending purchaser or purchasers by executing registered Deed of Conveyance in favour of the Purchaser or Purchasers on our behalf.
20. To do all other acts, deeds, matters and things which may be necessary to be done for rendering those presents valid and



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effectual to all matters to all intents and purposes according to law.

21. AND we hereby declare that this Power of Attorney is given in favour of the said Attorney and accordingly said Attorney shall be entitled to exercise the powers conferred upon him.
22. For performing and carrying out the purposes of these presents we hereby grant unto the said Attorney full and absolute authority and power to exercise all or any of the Power and authorities hereby conferred with regard to the completion of multi storied newly constructed building on the Schedule below property in all respect.
23. And we hereby agree to ratify and confirm whatsoever the said Attorney shall do in the Schedule below property by virtue of these presents and we hereby declare that we shall not do anything in consistent with this Power of Attorney.
24. And we hereby declare that the Power and Authorities hereby granted are in force till the Schedule below property is fully and properly developed as per the Registered Development Agreement dated 27.12.2018. being Deed No. 160407551 of 2018 and no. 1604000193464 of 2018.

*Sandeep Kumar Singh*  
*Sandeep Singh*  
*Sandeep Kumar*



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8102.51.F2

of the owner's allocation

of developer allocations

and give possession <sup>of the owner's allocation</sup> in our favour and to sell out the flats or units in favour of the Transferee by executing registered Deed of Conveyance and this Power of Attorney is revocable <sup>only</sup> after completion of Development of the building and completion of sale of Flats of the said building.) AND **GENERALLY** to do all other acts, deeds and things which will be required in connection with the management and transfer of our said land and all acts, deeds by my said Attorney shall be taken as our acts, deeds and things as if We were personally present and done the same myself.

AND We do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

BE It expressly stated that this Power of Attorney is not created , constituted assumed any kind of transfer, enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall ~~not~~ have obtain or have power for development work on such property.

Urjagar

Federally Administered

Tribal



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ALL the receivable shall be paid back to the Principals and all the payable shall be borne by the Principals.

**SCHEDULE ABOVE REFERRED TO**

The Owners are the absolute owners of that That piece and parcel of the land measuring an area of **20 Khatta 1 Chittak and 32 Sqft.** comprised in R.S Dag No. 480/600, 480/601, appertaining to L R Dag No. 621 and 622 and Khatian No. 1473 and 1474 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur - Sonarpur Municipality Dist - South 24 Parganas, Pin code. 700154.

AND

That picce and parcel of the land measuring an area of **3 Satak (1Khatta 8 Chittaks)**, Comprised in part of R.S Dag No. 480/601, appertaining to L R Dag No. 621 and Khatian no. 466 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No.



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9 Ward No. 33 within the ambit of Rajpur - Sonarpur  
Municipality Dist - South 24 Parganas, Pin code. 700154

AND

That piece and parcel of the land measuring an area of **I**  
**Khatta 6 Chittak**, Comprised in part of R.S Dag No. 517,  
appertaining to L.R Dag No. 655 and Khatian No. 584  
laying and situated at Mouza - Paschim Nischintapur,  
J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33  
within the ambit of Rajpur - Sonarpur Municipality Dist -  
South 24 Parganas Pin code. 700154 adjacent to 18ft. Road  
(hereinafter referred to as the said property)



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IN WITNESSES WHEREOF We, the Principal, named above, have hereunto set and subscribed our hands and signatures on the .....<sup>27<sup>th</sup></sup> Day of December, 2018.

SIGNED & DELIVERED

In presence of:-

1) Pritam Pal.

(A, ramsitar Row  
No - 1

2) Subir Ghosh

(A, ramsitar Row  
No - 1

1. *Debjata Kumar Majumdar*

2. *Somdhyo Singh*

Principals

PUJA BUILDE

Some Ratan

Proprietor

This power is accepted by us  
Attorney

85 DEC 2018

Drafted by me

Chandrasekhar Keshwaria

Advocate

Calcutta High Court

F/1989/2010



District Sub-Registrar IV  
Alipore, South 24-Pgs.

27 DEC 2018

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## SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Deepak Kumar Singh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Somnath Singh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sonu Rishi

27 DEC 2018

Aborigines South Africa  
District Sud-Région-Ty





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000332100/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEEPAK KUMAR SINGH 106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Principal			<i>Deepak Kumar Singh 27/12/2018</i>
2	Mrs SANDHYA SINGH 106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Principal			<i>Sandhya Singh 27/12/2018</i>
3	Mr SONU ROHRA 73 BL-C Bangur Avenue South Dum Dum (M) Jessor Road, P.O:- BANGUR, P.S:- Lake Town, South Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Representative of Attorney (PLUA BUILDER S)			<i>Sonu Rohra 27/12/18</i>



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Chandrakant Kushwaha Son of Mr ShivJee Ram Kushwaha High Court Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr DEEPAK KUMAR SINGH, Mrs SANDHYA SINGH, Mr SONU ROHRA	 27.12.2018

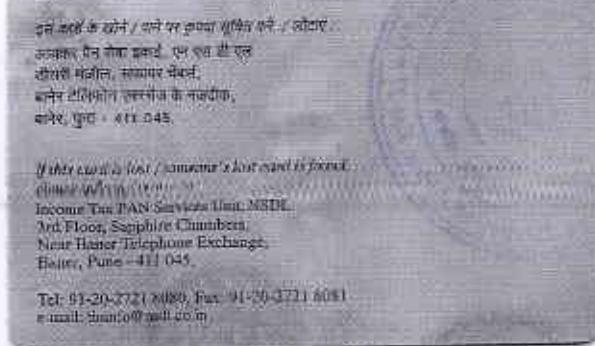
(Asish Goswami)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





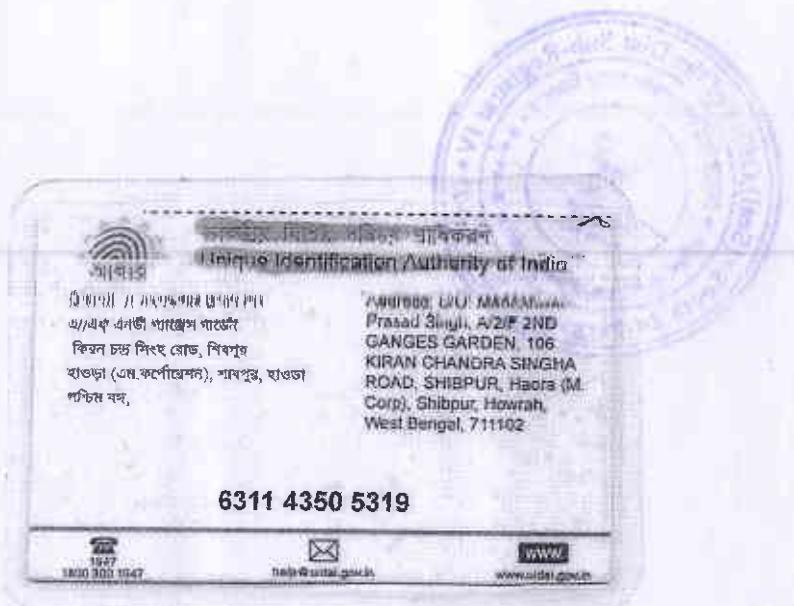


662 Ward 1000





Deepak Kumar Singh





10-4-1956  
Sub-Registrar



Sandhya Singh



14/12/2002





Sandhya Singh







Sonu Rohra











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

**e-Assessment Slip**

Query No / Year	1604-1000332100/2018	Office where deed will be registered
Query Date	27/12/2018 2:48:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Chandrakant Kushwaha High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8964403239, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value	Market Value Rs. 1,16,75,685/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 60/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160407551/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

**Land Details :**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-621	LR-1473	Bastu	Danga	13 Katha 7 Chatak 10 Sq Ft		66,71,210/-	Property is on Road , Project Name :
L2	LR-622	LR-1474	Bastu	Danga	6 Katha 10 Chatak 22 Sq Ft		33,00,819/-	Property is on Road , Project Name :
L3	LR-621	LR-466	Bastu	Danga	3 Dec		9,01,726/-	Property is on Road , Project Name :
L4	LR-655	LR-584	Bastu	Danga	1 Katha 6 Chatak		6,81,930/-	Width of Approach Road: 18 Ft., , Project Name :
TOTAL :					38.4452Dec	0/-	115,55,685/-	
Grand Total :					38.4452Dec	0/-	115,55,685/-	



**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	400 Sq Ft	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	400 sq ft	0/-	1,20,000 /-	

**Principal Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr DEEPAK KUMAR SINGH Son of Late M P SINGH106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: ALMPS6178C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs SANDHYA SINGH Wife of Mr DEEPAK KUMAR SINGH106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALUPS9229C, 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	PUJA BUILDERS Kamdhenu More Kharibari, P.O:- KAMDHENU, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.: AIRPR2484C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr SONU ROHRA Son of Mr HARISH KUMAR ROHRA73 BL-C Bangur Avenue South Dum Dum (M) Jessor Road, P.O:- BANGUR, P.S:- Lake Town, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIRPR2484C	PUJA BUILDERS (as PROPRIETOR)



**Identifier Details :**

Name & address	
Mr Chandrakant Kushwaha	
Son of Mr ShivJee Ram Kushwaha	
High Court Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DEEPAK KUMAR SINGH, Mrs SANDHYA SINGH, Mr SONU ROHRA	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-11.0974 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-11.0974 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-5.49083 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-5.49083 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.5 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.5 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.13437 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.13437 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-200.00000000 Sq Ft
2	Mrs SANDHYA SINGH	PUJA BUILDERS-200.00000000 Sq Ft



Office of the Dist Sub-Registrar IV  
24 Parganas, Alibag, South 24 Pgs.

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 621(Corresponding RS Plot No:- 480/601), LR Khatian No:- 1473	Owner: মন্ত্র সিং, Gurdian: দীপক কুমা, Address: শিবপুর, হাওড়া - 02, Classification: ভাঙা, Area: 0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 622(Corresponding RS Plot No:- 480/600), LR Khatian No:- 1474	Owner: দীপক কুমার সিং, Gurdian: এম. পি. সি, Address: শিবপুর, হাওড়া - 02, Classification: ভাঙা, Area: 0.11000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 621(Corresponding RS Plot No:- 480/601), LR Khatian No:- 466		Owner Name not selected by applicant.
L4	LR Plot No:- 655(Corresponding RS Plot No:- 517), LR Khatian No:- 584	Owner: রাধা রমণ রায়, Gurdian: নিকুঞ্জ লা, Address: নিজ, Classification: ভাঙা, Area: 0.46000000 Acre,	Owner Name not selected by applicant.

### 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 26/01/2019) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 09/02/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) 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 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.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumi.gov.in](http://banglarbhumi.gov.in).





District Sub-Registrar-IV  
Alipore, South 24-Pas.



### Major Information of the Deed

Deed No.:	I-1604-00798/2019	Date of Registration	12/02/2019
Query No / Year	1604-1000332100/2018	Office where deed is registered	
Query Date	27/12/2018 2:48:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chandrakant Kushwaha High Court Calcutta, Thana: Hare Street, District: Kolkata, WEST BENGAL, PIN - 700001, Mobile No.: 8964403239, Status: Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,16,75,685/-		
Rs. 60/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 46/- (Article:E, E, M(b), H) Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: - 160407551/2018 Received Rs. 0/- (only) from the applicant for issuing the assement slip (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code: 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-621	LR-1473	Bastu	Danga	13 Katha 7 Chatak 10 Sq Ft		66,71,210/-	Property is on Road , Project Name :
L2	LR-622	LR-1474	Bastu	Danga	6 Katha 10 Chatak 22 Sq Ft		33,00,819/-	Property is on Road , Project Name :
L3	LR-621	LR-466	Bastu	Danga	3 Dec		9,01,726/-	Property is on Road , Project Name :
L4	LR-655	LR-584	Bastu	Danga	1 Katha 6 Chatak		6,81,930/-	Width of Approach Road: 18 Ft., Project Name :
TOTAL :					38.4452Dec	0/-	115,55,685/-	
Grand Total :					38.4452Dec	0/-	115,55,685/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	400 Sq Ft	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	400 sq ft	0/-	1,20,000/-	

Major Information of the Deed :- I-1604-00798/2019-12/02/2019



### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DEEPAK KUMAR SINGH</b> Son of Late M P SINGH 106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: ALMPS6178C, Status :Individual, Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Pvt. Residence
2	<b>Mrs SANDHYA SINGH</b> Wife of Mr DEEPAK KUMAR SINGH 106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALUPS9229C, Status :Individual, Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Pvt. Residence

### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PUJA BUILDERS</b> Kamdhenu More Kharibari, P.O:- KAMDHENU, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.: AIRPR2484C, Status :Organization, Executed by: Representative

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SONU ROHRA (Presentant)</b> Son of Mr HARISH KUMAR ROHRA 73 BL-C Bangur Avenue South Dum Dum (M) Jessor Road, P.O:- BANGUR, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIRPR2484C Status : Representative, Representative of : PUJA BUILDERS (as PROPRIETOR)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Chandrakant Kushwaha</b> Son of Mr ShivJee Ram Kushwaha High Court Calcutta, P.O- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			

Identifier Of Mr DEEPAK KUMAR SINGH, Mrs SANDHYA SINGH, Mr SONU ROHRA



Major Information of the Deed :- I-1604-00798/2019-12/02/2019



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-11.0974 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-11.0974 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-5.49083 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-5.49083 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.5 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.5 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.13437 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.13437 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-200.00000000 Sq Ft
2	Mrs SANDHYA SINGH	PUJA BUILDERS-200.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 621, LR Khatian No:- 1473	Owner:সন্ধ্যা সিং, Gurdian:দীপক কুমা, Address:শিবপুর, হাওড়া - 02, Classification:ডাঙা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 622, LR Khatian No:- 1474	Owner:দীপক কুমার সিং, Gurdian:এম. পি. সি, Address:শিবপুর, হাওড়া - 02, Classification:ডাঙা, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 621, LR Khatian No:- 466		Owner Name not selected by applicant.
L4	LR Plot No:- 655, LR Khatian No:- 584	Owner:রাধা রমণ রায়, Gurdian:নিকুঞ্জ লা, Address:নিজ, Classification:ডাঙা, Area:0.46000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160400798 / 2019

Major Information of the Deed :- I-1604-00798/2019-12/02/2019



On 27-12-2018

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

Presented for registration at 15:05 hrs on 27-12-2018, at the Private residence by Mr SONU ROHRA ,

**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 1,16,75,685/-

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

Execution is admitted on 27/12/2018 by 1. Mr DEEPAK KUMAR SINGH, Son of Late M P SINGH, 106 Kiran Singh Chandra Road, P.O: SHIBPUR, Thana: Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Advocate, 2. Mrs SANDHYA SINGH, Wife of Mr DEEPAK KUMAR SINGH, 106 Kiran Singh Chandra Road, P.O: SHIBPUR, Thana: Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife

Indentified by Mr Chandrakant Kushwaha, , , Son of Mr ShivJee Ram Kushwaha, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-12-2018 by Mr SONU ROHRA, PROPRIETOR, PUJA BUILDERS, Kamdhenu More - 700055

Indentified by Mr Chandrakant Kushwaha, , , Son of Mr ShivJee Ram Kushwaha, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Asish Goswami  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS

**South 24-Parganas, West Bengal**

On 12-02-2019

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46/- ( E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 46/-



Major Information of the Deed :- I-1604-00798/2019-12/02/2019



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Draft Rs 10/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 56537, Amount: Rs.50/-, Date of Purchase: 13/12/2018, Vendor name: Bachan

Ganga

Description of Draft

1. Draft(other) No: 589137000465, Date: 12/02/2019, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI), high court kolkata



Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1604-00798/2019-12/02/2019





**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1604-2019, Page from 22163 to 22195**

**being No 160400798 for the year 2019.**



Digitally signed by PRADIPTA KISHORE GUHA

Date: 2019.02.13 17:12:59 +05:30

Reason: Digital Signing of Deed.

**(Pradipta Kishore Guha) 13-02-2019 17:12:36**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**

**West Bengal.**



**(This document is digitally signed.)**