

9923/23

T-9528/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 290152

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

District Sub-Register No. 111  
Alipore, South 24-Parganas

03 JUL 2023

### DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOWN ALL MEN BY THESE PRESENTS THAT We (1) SMT. PRATIMA MUKHERJEE, (PAN: AIRPM6484F), (AADHAAR No. 7211 7022 4176), wife of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation - Housewife, by

8111

5 JUN 2023

No.....Rs.100/- Date.....

Name : ..... Sounik Das .....

Advocate

Address : ..... Alipore Judge's Court  
Kolkata - 27

Vendor : ..... ~~Subhankar Das~~

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol 27



Identified by me:

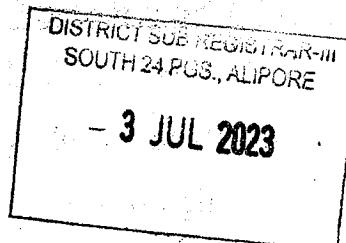
Sounik Das

Advocate

Alipore Judge's Court

Kolkata - 27

son of Late Subhankar Das



Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(2) SRI BISWAJIT MUKHERJEE**, (PAN: AUTPM0325P), (AADHAAR No. 3191 7831 3725), son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(3) SRI BISWAROOP MUKHERJEE**, (PAN: ALZPM4693B), (AADHAAR No. 8436 3542 5956), son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. and P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(4) SRI BIPLAB MUKHERJEE**, (PAN: ADNPM5625M), (AADHAAR No. 3128 6122 0624), son of Late Ranjit Kumar Mukhopadhyay alias Late Ranjit Mukherjee, by religion - Hindu, by occupation– Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. and P.S.: Haridevpur, Kolkata 700082, District: South 24-Parganas and presently at E-1502, Concorde Manhattan, Electronic City Phase 1, Doddathoguru, P.O. & P.S.-Electronics City, Bengaluru - 560100, Karnataka hereinafter called and referred to as the **PRINCIPALS, SEND GREETINGS.**

WHEREAS we, **(1) SMT. PRATIMA MUKHERJEE**, wife of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – Housewife, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(2) SRI BISWAJIT MUKHERJEE**, son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P. S.: Haridevpur Kolkata 700082, District: South

24-Parganas, **(3) SRI BISWAROOP MUKHERJEE**, son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation – Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, **(4) SRI BIPLAB MUKHERJEE**, (PAN: ADNPM5625M), (AADHAAR No. 3128 6122 0624), son of Late Ranjit Kumar Mukhopadhyay alias Late Ranjit Mukherjee, by religion - Hindu, by occupation – Service, by Nationality: Indian, residing at 51/5, Chander Village Road, P.O. & P. S.: Haridevpur, District: South 24-Parganas and presently at E-1502, Concorde Manhattan, Electronic City Phase 1, Doddathoguru, P.O. & P.S.-Electronics City, Bengaluru -560100, Karnataka hereinafter called the **OWNERS** now absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less along with a two storied building standing thereon having 1000 Sq. ft. in each floor at municipal premises no. 98, Chandar Village, Kolkata-700082, (mailing address 51/5, Chandar Village Road, Kolkata-700082) at Mouza Sirity, Touzi No. 8, J.L. No.111, L.R. Khatian No. 680, 1975, 1977, 1976, L.R. Dag no. 753, Police Station previously the Behala thereafter Thakurpukur at present Haridevpur, District 24-Parganas within the limits of Kolkata Municipal Corporation, Ward No. 115, Assessee No. 411150200986 and enjoying the same free from all encumbrances more particularly described in the Schedule written herein below and hereinafter called and referred to as the 'said premises'.

**AND WHEREAS** since we are busy with our day to day affairs and also due to lack of knowledge and experience, it is not possible for us to look after and supervise all my affairs to maintain and develop the said premises and / or to construct a multistoried building thereon as per the building plan sanctioned by Kolkata Municipal Corporation, in this situation, we have decided to develop my

foresaid premises lying and situates at municipal premises no. 98, Chandar Village, Kolkata-700082, (mailing address 51/5, Chandar Village Road, Kolkata-700082) measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less along with a two storied building standing there on measuring 1000 Sq. Ft. in each floor at Mouza Sirity, Touzi No. 8, J.L. No.111, L.R. Khatian No. 680, 1975, 1977, 1976, L.R. Dag no. 753, P.S. previously the Behala thereafter Thakurpukur at present Haridevpur, within the limits of Kolkata Municipal Corporation, Ward No. 115, Assessee No. 411150200986, District 24-Parganas through a Developer, the particular of the same more particularly described in the Schedule written herein below.

**AND WHEREAS** we, the Principals have entered into a Development Agreement dated 03.07.2023, registered at the office of District Sub-Registrar-III, Alipore, South 24-Parganas and recorded in Book No.-I, Volume No. 1603-2023, Being Deed No. I- 160309517 for the year 2023 with **CALCUTTA COTTAGE CONSTRUCTION COMPANY**, a Sole Proprietorship Firm having its office at 44/122, Raja Ram Mohan Roy Road, (Metro Park), P.O.& P.S.- Haridevpur, Kolkata -700082, District: South 24-Parganas represented by its Sole Proprietor, **MR. PANNALAL CHAKRABORTY**, (PAN: AEIPC4787N), (AADHAAR No. 6199 1873 0772), son of Late Makhanlal Chakraborty, by faith Hindu, by occupation: Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, P.O. & P.S.- Haridevpur, Kolkata-700082, District: South 24-Parganas, hereinafter called and referred as **DEVELOPER** for developing the said premises with a right to construct a residential building as per building plan sanctioned by the Kolkata Municipal Corporation, at or upon the said municipal premises no. 98, Chandar Village, Kolkata-700082, (mailing address 51/5, Chandar Village Road, Kolkata-700082) measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less

along with a two storied building standing there on measuring 1000 Sq. Ft. in each floor at Mouza Sirity, Touzi No. 8, J.L. No.111, L.R. Khatian No. 680, 1975, 1977, 1976, L.R. Dag no. 753, Police Station previously the Behala thereafter Thakurpukur at present Haridevpur, within the limits of Kolkata Municipal Corporation, Ward No. 115, Assessee No. 411150200986, District 24-Parganasthe particular of the same more particularly described in the Schedule written herein below with such terms and conditions as clearly written therein.

**AND WHEREAS** in pursuance of the aforesaid Agreement entered into by and between ourselves named therein as owner of the One Part and **CALCUTTA COTTAGE CONSTRUCTION COMPANY** mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for our to appoint an agent to look after all our affairs during our absence.

**NOW KNOW BY THESE PRESENTS**, we, (1) **SMT. PRATIMA MUKHERJEE**, (2) **SRI BISWAJIT MUKHERJEE**, (3) **SRI BISWAROOP MUKHERJEE** and (4) **SRI BIPLAB MUKHERJEE**, do hereby and hereunder nominate, appoint, and constitute **MR PANNALAL CHAKRABORTY**, son of Late Makhanlal Chakraborty, by faith Hindu, by occupation: Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, P.O. & P.S.- Haridevpur, Kolkata -700082, District: South 24-Parganas being represented by its sole proprietor of **CALCUTTA COTTAGE CONSTRUCTION COMPANY** having its office at 44/122, Raja Ram Mohan Roy Road, (Metro Park), P. O. & P. S.- Haridevpur, Kolkata-700082, District: South 24-Parganas hereinafter called and referred as **DEVELOPER** to be our true and lawful constituted **ATTORNEY** for our, in our name and on behalf of ourselves to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To look after manage, control and supervise the management, protection preservation and all matters relating to the property particularly mentioned in the Schedule written herein below.
2. To appoint, from time to time Architect(s), Engineer(s), Consultant/s and /or other personal and workmen for carrying out development of the said land and also for construction of Building thereon for residential use and to pay their fees, charges, salaries and /or wages etc. in terms of the Development Agreement.
3. To sign in the Building Plan or Plans of K.M.C. in respect of the Scheduled property mentioned herein below and also to sign any Declaration and also in Declaration for Boundary, Strip of land, Splayed Corner and other Proforma of the Kolkata Municipal Corporation in respect of Scheduled premises, more fully and particularly described in the Schedule hereunder written in terms of the Development Agreement.
4. To carry on correspondence with, give undertaking for obtaining water, representation before all concerned authorities for obtaining water, sewerage, electricity, gas, telephone or any other service connection whether temporary or permanent and for obtaining NO OBJECTION permission/sanction and/or occupancy from any authority in connection with the development of the “said premises” including construction of Building thereon.
5. To sign in the Application Forms and to submit before C.E.S.C. Ltd. for Electric connection and installation of Electric meters in the “said premises” at the costs and expenses of the Developer and to take such other steps as would be required for this purposes.

6. To apply to the Controller of Cement and Steel or any other authorities for the purpose of procuring Cement, Steel and other construction materials at subsidized rates or by way of preferential supply for construction of Building in the “said premises” particularly mentioned in the Schedule written herein below and for that purpose to give such undertakings or execute such documents as may be required.
7. To apply and approach all concerned authorities, such as Fire Brigade, Kolkata Improvement Trust, K.M.D.A, Kolkata Police, Land Acquisition Authorities, Urban Land Ceiling Authority or any other authority under different Acts in respect of the “said premises” particularly mentioned in the Schedule written herein below and for that purpose to sign such application, papers, writings, undertaking etc. as may be required by our said Attorney.
8. To take possession of the whole or part of the “said premises” and to give hold the same and to appointment Security personal for protection of the property and for construction work of the Building in the “said premises” particularly mentioned in the Schedule written herein below in accordance with Sanctioned Building Plan.
9. To make necessary representations including filling of Applications, Petitions and Complaints and appear before the concerned B.L.&L.R.O. Office or Assessors, Collectors or any other concerned authorities of the Kolkata Municipal Corporation in connection with the fixation and/or reduction of Municipal taxes on land or Building and also to file the details relating to the newly constructed Building in the “said premises” for the purpose of Mutation of the Purchaser’s name and fixation of the rates and/or taxes thereon.

10. To pay all taxes, rates, charges dues, expenses and other outgoings of whatsoever nature payable for and on account of the "said premises" or any part thereof for the purpose of completing the development in the "said premises" in pursuance of the Development Agreement.
11. To carry the construction work in the "said premises" with proper Insurance Cover and/or keep the newly constructed building insured against damages, fire, tempest, riots, civil commotions, floods, earthquakes or otherwise.
12. To carry out and supervise the construction of proposed Building in the "said premises" through Contractors, Sub-Contractors and/or in such manner as may be determined in accordance with Building Plans and specification, to be sanctioned by the Kolkata Municipal Corporation or other concerned authorities and in accordance with all the application Rules and Regulations in that behalf for the time being.
13. To form and apply for and take such necessary steps as may be required for the Organization of Association of Owners to be formed for the Flat Owners in the Building constructed in the "said premises" for the purpose of management and maintenance of the Building constructed and all common utilities, facilities provided therein as per provisions of law.
14. To institute/defend any action(s), suit(s) and /or proceeding or proceedings whether Civil, Criminal or Revenue before any Court of Law having jurisdiction or any concerned Authorities /Bodied to any dispute in respect of the said property including development work in the "said premises" particularly mentioned in the Schedule written herein below in pursuance of the Registered Development Agreement.

15. To appoint Advocate(s), Lawyer(s), Solicitor(s), Agent(s) and /or Legal Practitioner(s) and for that to execute and sign Vokalatnama (s) relating to any dispute in respect of our said property and in connection with the development of the "said premises" in pursuance of the Registered Development Agreement.
16. To sign and verify Plaintiff/s, Petition/s, Memorandum of Appeal/s, Application/s, Written Statement/s, Affidavit/s, Warrant of Attorney/ies, Objection/s etc. and to file the same in the Court/s concerned or any concerned authorities /Bodies relating to any dispute in respect of our said property in connection with the development work of the proposed Building to be constructed as per Sanctioned Building Plan of the Schedule property in pursuance of the Registered Development Agreement.
17. To compromise, compound, settle and withdraw case(s) to confess Judgment(s) to refer to Arbitration in respect of any dispute, to file and receive back document(s), to inspect Record(s), to deposit and withdraw money(s) and grant receipt thereof in respect of our said property and in connection with the development of the "said premises" particularly mentioned in the Schedule in pursuance of the Registered Development Agreement.
18. To appoint any employee/s, agent, servants, darwans, pions, labours or other servants necessary for any of the aforesaid purpose, from time to time at such remuneration, commission or salary as the said Attorney my think fit and proper or to dismiss or discharge such person as aforesaid.
19. To approach Purchaser/s, invite Buyer/s for the purpose disposal /selling of Flats/Units car-parking Spaces in the proposed Building to be constructed

in the "said premises" and to negotiate for sold and/or alienate any Flat/Units and or other Salable Areas of the DEVELOPER'S ALLOCATION only i.e. (save and except the OWNERS' ALLOCATION) and other spaces together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises in terms of the Development Agreement on such terms and conditions and for any consideration as the said Attorney shall think fit and proper.

**20.** To our Attorney shall have the right to sell and/or transfer and full power to our aforesaid property or portion Flats/Units, car-parking Spaces and other Salable Areas of Developer's Allocation only and receive consideration money from the intending Purchaser or Purchasers and also right to enter into any Agreement/s for sale in respect of Developer's Allocation only and receive consideration on or behalf from the prospective buyer/s and to sign and execute on our behalf all Agreement for Sale, Sale Deed or Conveyance, Re-Conveyance and/or other documents for transfer our said property on our behalf and to appear and present for registration before Sub-Registrar, Registrar of Assurances, District Sub Registrar, Additional District Sub-Registrar having jurisdiction for the same and deliver physical and constructive possession of the said property and to do all acts or any acts or things which might be required for the purpose of registration of the Agreement for Sale, Deed of Conveyance/s and /or transfer of the said property to the intending Purchaser/s as our Attorney shall deem fit and proper. ✓

**21.** That the Developer at his own discretion dispose off the Developer's Allocation and other spaces of the proposed Multi Storied Building together with proportionate share of land and common facilities thereto in

favour of any third party and the sale proceeds will be solely used by the Developer and in that case the Owners shall not poke their nose.

**22.**To sign and receive registered or registered with A/D letter and / or articles and / or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.

**23.**To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as HIRA or RERA as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, District: South 24-Parganas, P.W.D., the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

**24.**For all or any of the purpose herein before stated, to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our said property.

That the said Attorney shall act lawfully while acting under this Development Power of Attorney and shall indemnify the Principals against all claims, losses, damages and/or disputes, if any, arise and/or incur due to any act of the Attorney. It is provided always that the Development Power of Attorney shall remain in force till

completion of the proposed building in the "said land" in terms of Registered Development Power of Attorney and disposal of all Flats/Units, Shop Rooms/ car-parking Spaces and other salable Areas of Developer's Allocation.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to our property/properties which we ourselves could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less land measuring 3 Catthas 8 Chittaks 21 Sq. Ft. be the same or little more or less along with a two storied building standing there on measuring 1000 Sq. Ft. in each floor at Mouza Sirity, Touzi No. 8, J.L. No.11, L.R. Khatian No. 680, 1975,1977, 1976, LR. Dag no. 753, Police Station previously the Behala thereafter Thakurpukur at present Haridevpur, District 24-Parganas, being municipal premises no. 98, Chandar Village, Kolkata-700082, Assessee No. 411150200986, (mailing address 51/5, Chandar Village Road, Kolkata-700082), Sub Registry Office at Alipore, within the limits of Kolkata Municipal Corporation, Ward No. 115. The said property is butted and bounded as follows:-

On the North by : Pond,

On the South by : 12 Ft. wide K.M. C. road,

On the East by : 51/4, Chandar Village Road.

On the West by : Open Land.

**IN WITNESS WHEREOF** we put our signature in these present on this the 3rd.  
day of July Two Thousand Twenty Three (2023).

**SIGNED, SEALED & DELIVERED at KOLKATA,**  
**By the EXECUTANTS IN THE PRESENCE OF**  
**WITNESSES:**

1) Souvik Das

Advocate

Alipore Judges' Court  
Kolkata - 700027

Bratima Mukherjee

Biswajit Mukherjee

Beswaroop Mukherjee

Biblab Mukherjee

**SIGNATURE OF PRINCIPALS**

Accepted the power

✓

CALCUTTA COTTAGE CONSTRUCTION COMPANY

  
Proprietor

**SIGNATURE OF THE  
ATTORNEY**

✓

Drafted by me as per information supplied &  
instruction given by the parties & prepared  
in my office:

Souvik Das

SOUVIK DAS

Advocate

Alipore Judges' Court.  
Kolkata-700027.

(Enrollment No. : WB/593/2001).

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....PRATIMA MUKHERJEE

Signature.....Pratima Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....BISWAJIT MUKHERJEE

Signature.....Biswajit Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....BISWAROOP MUKHERJEE

Signature.....Biswaroop Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....BIPLAB MUKHERJEE

Signature.....Biplab Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....PANNUAL CHAKRABORTY

Signature.....P. Chakraborty

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

Name.....

Signature.....

भारत सरकार  
GOVERNMENT OF INDIA



सोविक दास  
SOUVIK DAS  
पिता : सुनील दास  
Father : SUNIL DAS  
जन्म वर्ष / Year of Birth : 1974  
पुरुष / Male



5872 3693 2973

আধাৰ - সাধাৰণ মানুষেৰ অধিকাৰ

Souvikdas

ভাৰতীয় বিশিষ্ট পৰিচয় প্রাপ্তিকৰণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

আধাৰ

ঠিকানা:  
2/2D, মানিক বন্দ্যোপাধ্যায় সরণী,  
রিজেন্ট পাৰ্ক, রিজেন্ট পাৰ্ক,  
কলকাতা, পশ্চিমবঙ্গ, 700040

Address:  
2/2D, MANIK  
BANDHOPADHYAY  
SARANI, REGENT PARK,  
Regent Park S.O, Regent  
Park, Kolkata, West Bengal,  
700040

1947  
1800 180 1947

help@uidai.gov.in

WWW  
www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

## Major Information of the Deed

Deed No.	I-1603-09528/2023	Date of Registration	03/07/2023
Query No / Year	1603-8001697333/2023	Office where deed is registered	
Query Date	03/07/2023 1:38:50 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOUVIK DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9828561544, 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. 2/-		Rs. 40,70,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chander Village Road, , Premises No: 98, , Ward No: 115 Pin Code : 700082

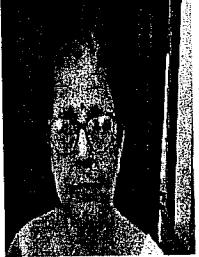
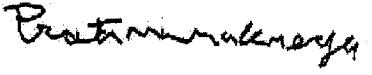
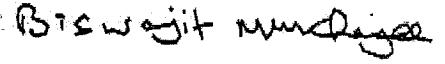
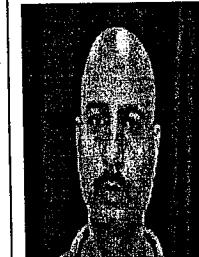
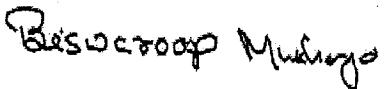
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 8 Chatak 21 Sq Ft	1/-	25,40,998/-	Width of Approach Road: 12 Ft., , Project Name :
	Grand Total :			5.8231Dec	1 /-	25,40,998 /-	

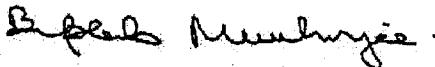
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,30,000/-	Structure Type: Structure Lift Facility,
	Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	2000 sq ft	1/-	15,30,000 /-	

**Personal Details :**

Name Address Photo Finger print and Signature

	Name	Photo	Finger Print	Signature
1	<b>Smt PRATIMA MUKHERJEE</b> Wife of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office			
51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIxxxxxx4F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				
2	<b>Shri BISWAJIT MUKHERJEE</b> Son of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office			
51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AUxxxxxx5P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				
3	<b>Shri BISWAROOP MUKHERJEE</b> Son of Late SURANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office			
51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALxxxxxx3B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri BIPLAB MUKHERJEE Son of Late RANJIT MUKHERJEE Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office			
	03/07/2023	LTI 03/07/2023	03/07/2023

51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx5M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office

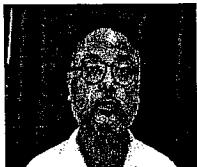
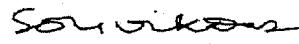
#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CALCUTTA COTTAGE CONSTRUCTION COMPANY</b> 44/122, Raja Ram Mohan Roy Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.: AExxxxxx7N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr PANNALAL CHAKRABORTY (Presentant ) Son of Late MAKHANLAL CHAKRABORTY Date of Execution - 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 3 2023 1:55PM</td> <td>LTI 03/07/2023</td> <td>03/07/2023</td> </tr> </tbody> </table> <p>115/1, Karunamayee Ghat Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx7N,Aadhaar No Not Provided Status : Representative, Representative of : CALCUTTA COTTAGE CONSTRUCTION COMPANY (as SOLE PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr PANNALAL CHAKRABORTY (Presentant ) Son of Late MAKHANLAL CHAKRABORTY Date of Execution - 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023, Place of Admission of Execution: Office				Jul 3 2023 1:55PM	LTI 03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature									
Mr PANNALAL CHAKRABORTY (Presentant ) Son of Late MAKHANLAL CHAKRABORTY Date of Execution - 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023, Place of Admission of Execution: Office												
Jul 3 2023 1:55PM	LTI 03/07/2023	03/07/2023										

#### Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUVIK DAS Son of Late SUNIL KUMAR DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

	03/07/2023	03/07/2023	03/07/2023
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er Of Smt PRATIMA MUKHERJEE, Shri BISWAJIT MUKHERJEE, Shri BISWAROOP MUKHERJEE, Shri BIPLAB MUKHERJEE, Mr PANNALAL CHAKRABORTY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt PRATIMA MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec
2	Shri BISWAJIT MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec
3	Shri BISWAROOP MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec
4	Shri BIPLAB MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-1.45578 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt PRATIMA MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft
2	Shri BISWAJIT MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft
3	Shri BISWAROOP MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft
4	Shri BIPLAB MUKHERJEE	CALCUTTA COTTAGE CONSTRUCTION COMPANY-500.00000000 Sq Ft

03-07-2023

**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 13:46 hrs on 03-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PANNALAL CHAKRABORTY ,.

**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 40,70,998/-

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

Execution is admitted on 03/07/2023 by 1. Smt PRATIMA MUKHERJEE, Wife of Late SURANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Shri BISWAJIT MUKHERJEE, Son of Late SURANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 3. Shri BISWAROOP MUKHERJEE, Son of Late SURANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 4. Shri BIPLAB MUKHERJEE, Son of Late RANJIT MUKHERJEE, 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service

Indentified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-07-2023 by Mr PANNALAL CHAKRABORTY, SOLE PROPRIETOR, CALCUTTA COTTAGE CONSTRUCTION COMPANY, 44/122, Raja Ram Mohan Roy Road, City: -, P.O: HARIDEVPUR, P.S: Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indentified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**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 8111, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: Subhankar Das



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

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

**Registered in Book - I**

**Volume number 1603-2023, Page from 267346 to 267368**

**being No 160309528 for the year 2023.**



Digitally signed by Debasish Dhar  
Date: 2023.07.05 12:15:35 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/05 12:15:35 PM

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

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