

06538/24

I-06A18/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 390179

10/08/2024.
Q- 9001424464/2024.

Certified that the document has been registered in the Register. The signature of the maker of the document is the part of this document.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
10 JUN 2024

GENERAL POWER OF ATTORNEY

In respect of Premises No. 55, Bansdroni Govt. Colony, its postal address 24, Bansdroni Govt. Colony, P.S.-Bansdroni, P.O.-Bansdroni, Kolkata-700070, Assessee No.31-113-05-0055-2, KMC Ward No.113, Borough-XI.

These **General Power of Attorney** made on this day, month and year written at last hereinafter.

BY AND BETWEEN

SRI KAJAL KUMAR GHOSH, son of Late Purna Chandra Ghosh, having PAN : AWAPG 5663 M, Aadhaar : 3461 9499 3814 and Mobile : 9007455791, by faith-Hindu, by nationality - Indian,

Kajal Kumar Ghosh

by occupation - Retired, residing at Premises No. 24, Bansdrone Govt. Colony, P.S.-Bansdrone, P.O.-Bansdrone, Kolkata-700070 and **SMT. MITA GHOSH**, daughter of Late Purna Chandra Ghosh, having her **PAN : ARRPG 3950 D, Aadhaar : 8580 8063 1958 and Mobile : 9163009373**, by faith-Hindu, by nationality - Indian, by occupation - Household Worker, residing at Premises No. 24, Bansdrone Govt. Colony, P.S.-Bansdrone, P.O.-Bansdrone, Kolkata-700070, hereinafter jointly called as the **LAND OWNERS / PRINCIPALS-CUM-APPOINTERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) **admitted and executed** by self individually **and** hereinafter referred to as the party of the **FIRST PART**.

AND

M/S. GANAPATI CONSTRUCTION, a proprietorship firm, having its office at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, represent by its **proprietor SRI AMIT SENAPATI**, son of Sri Dukho Haran Senapati, having **PAN : BTZPS 2046 B, Aadhaar : 2173 2103 2005 and Mobile : 9830460470**, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, hereinafter referred as the **DEVELOPER / CONSTITUTED ATTORNEY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) **admitted and executed** by self **and** hereinafter referred to as the party of the **SECOND PART**.

Kajal Kumar Senapati

Send Greetings :

WHEREAS after partion of India a large number of residents of former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to fource of circumstances beyond their control. One **Smt. Lilabati Ghosh**, wife of Late Purna Chandra Ghosh was one of such persons who had come to use and occupied a piece of land measuring little more or less 4K.-7Ch-31sq.ft. at Bansdroni Govt. Colony in C.S. Dag No. 18 & 19, Mouza - Bansdroni, J.L. No. 45, P.S.-the then Tollygunge, thereafter Jadavpur, next thereafter Regent Park, now under Bansdroni Police Station, in the District South 24 Pgs. in the Urban area of KMC under the provisions of L.D.P. Act, 1948 / L.A. Act I of 1894 including the above mentioned plot occupied by aforesaid refugee Smt. Lilabati Ghosh. **After occupaying** the aforesaid homestead land, said Smt. Lilabati Ghosh constructed one storied cemented reisdential building thereon and recorded her name before the assessment register of Kolkata Municipal Corporation. **By virtue of** mutation, the aforesaid property has been recorded as Premises No. 55, Bansdroni Govt. Colony, its postal address 24, Bansdroni Govt. Colony, P.S.-Bansdroni, P.O.-Bansdroni, Kolkata-700070, KMC Ward No.113, Assessee No.31-113-05-0055-2 **and** paid KMC property tax regularly under the aforesaid assessee number for the above mentioned property.

Rajal Kumar Ghosh

AND WHEREAS due to circumstances, during life time of aforesaid occupier Smt. Lilabati Ghosh, the free hold gift deed was not registered in favour of aforesaid Smt. Lilabati Ghosh. Said **Smt. Lilabati Ghosh died** intestate on 20-12-1994 (her husband pre-deceased), a hindu under Dayabhaga School of Hindu Law leaving behind her two legal heirs, out of which one is her son namely Sri Kajal Kumar Ghosh **and** other one is her daughter Smt. Mita Ghosh to inherit jointly the above mentioned occupied land which left by deceased Lilabati Ghosh at Premises No. 55, Bansdroni Govt. Colony as per Hindu Succession Act. 1956.

AND WHEREAS thereafter one free hold gift deed was registered in respect of said occupied land in favour of **Sri Kajal Kumar Ghosh and Smt. Mita Ghosh** by the Governor of the State of West Bengal which was registered on 13th day of June 2016, at the Additional District Registrar, Alipore, South 24 Pgs. and has been recorded in its Book No. I, Volume No. IV, Page from 23 to 26, being No.230 for the year 2016. **Thus** by virtue of aforesaid registered deed of gift being No.230 for the year 2016, the party of the First Part herein Sri Kajal Kumar Ghosh and Smt. Mita Ghosh become the joint owners of **all that** homestead land measuring about 4K.-7Ch-31sq.ft. with cement finished one storied residential building measuring about 600 sq.ft. covered area at Mouza - Bansdroni, L.O.P. No. 24, C.S. Plot No. 18 & 19, J.L. No. 45, Premises No. 55, Bansdroni Govt. Colony, its postal address 24, Bansdroni Govt. Colony, P.S.-Bansdroni, P.O.-Bansdroni, Kolkata-700070, KMC Ward No.113, Borough-XI, Assessee No.31-113-05-0055-2, which morefully and clearly mentioned in the **Schedule hereunder** and hereinafter for the

Kajal Kumar Ghosh

sake of brevity referred to as 'the **said land and premises**', free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in civil and criminal nature is/are pending of the respective Learned Court or elsewhere **and** to develop the above mentioned land and premises, one development agreement was registered on 31st May 2024, vide deed No. 160406404 / 2024 of DSR-IV, Alipore, South 24 Pgs.

AND WHEREAS as per **Office Circular No. 15 of 2021-2022**, dated 26-02-2022, issued by The Kolkata Municipal Corporation, Building Department, it is clearly mentioned that in accordance with law shall be undertaken considering the registered general power of attorney alone submitted in terms of item 25 of Schedule-I under rule 4(2) of the KMC Building Rules 2009. Under this circumstances, it is need to make registration one general power in favour of the constituted attorney i.e. as per above circular the party of the Second Part herein.

AND WHEREAS we, the Principals / Appointers herein have hereby intended & agreed to nominate, constitute and appoint said Developer of Second Part **M/s. Ganapati Construction**, a proprietorship firm, having its **PAN** : BTZPS 2046 B and **Mobile** : 9830460470 and office at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040, represent by its proprietor **SRI AMIT SENAPATI**, son of Sri Dukho Haran Senapati, having his **PAN** : BTZPS 2046 B, **Aadhaar** : 9720 9715 2602

Kajal Kumar Bhabh

Kajal Kumar Bhabh

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and **Mobile** : 9830460470, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040,, as our true and lawful **Constituted Attorney** by execution of this power of attorney to do the following acts, deeds and things on and from the day of commencement of the development agreement till the completion of the venture and shall remain in force till the completion of the venture, **that is to say :-**

(a) **that** to raise, erect, built the new residential building on the said land and premises of Schedule hereunder as per building plan and as per terms & conditions of the aforesaid registered development agreement.

(b) **that** to obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.

(c) **that** to appoint engineers, surveyors, architects and other experts for smooth construction of the new residential building.

(d) **that** to appoint and engage or suspend any worker for the construction work as per aforesaid registered development agreement.

(e) **that** to settle any dispute arising in respect of the said premises.

(f) **that** to represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify plaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.

(g) **that** to settle, compromise of suits of disputes arising out of and /or in connection with aforesaid land & premises on such terms and

Kajal Kumar Shaha .

conditions as the constituted attorney which think fit and proper and to execute such compromise petition for and on our behalf.

(h) **that** to appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on our behalf as and when our said attorney shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of our names and to sign all application thereof.

(i) **that** to take all necessary steps for preparing plan/s and to sign all the said plan/s including revised plan, modified plan **and** to get the same sanctioned from competent authority of KMC and to complete all relating works according to said plan and sign any type of declaration and / or affidavit on behalf of us in connection with the same and registered any kinds of declaration thereto i.e. attorney has empower to sign & register the boundary declaration and all other declarations for sanction of building plan **and** the attorney has also empower to sign on the proposed building plan on behalf of us which to be sanctioned, if necessity by the competent authority of building department of KMC.

(j) **that** to sign and apply for sanction of drainage/sewerage connection, to obtain electricity, gas, water, telephone or any other nature in the said land and premises of schedule and/or to make alteration therein and to choose down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

Kajal Kumar Shukh

(k) **that** to negotiate on terms for and to agree to and enter into and conclude any agreement for sale as per guideline of aforesaid registered development agreement and sell the same alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said attorney which the attorney think proper and/or to cancel and/or repudiate the same.

(l) **that** to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money in respect of above mentioned sale alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

(m) **that** to sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the afoesaid sale of any part as per aforesaid registered development agreement alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof. To present any such conveyance or conveyances in respect of above mentioned sale alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof

Kajal Ranve Bhoosh

for registration and to admit execution before the competent registration authority for and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

(n) **that** the Developer herein is hereby empowered to obtain financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength as envisaged in the aforesaid registered development agreement.

AND we the Land Owners hereby agreed that all acts, deeds and things lawfully done by said attorney by virtue of registered general power of attorney shall be deemed as acts, deeds and things done by Land Owners personally and the Land Owners undertake to ratify and confirm all those acts, deeds and things.

AND we the Land Owners hereby confirm that this power is irrevocable and shall remain in force till the completion of the venture mentioned without violation of the terms of the said development agreement. **Be it mentioned here that this power does not create, constitute or assume any right & interest on Ownership to the constituted attorney on the scheduled property which morefully describe hereinbelow.**

AND specifically stated that the schedule mentioned property of land and premises hereinbelow **is not situated** within the Notified and Cantonment area. The schedule mentioned property have **no embargo** and/or restriction imposed by the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction

Kajal Kumar Shastri

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prevails, in that event Land Owners will be held responsible for that but the aforesaid problem shall be solved by the decision of the both parties.

AND after completion of the venture mentioned in the said registered development agreement, this general power of attorney **shall be considered as revoked.**

AND we the Land Owners hereby ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of any flat / property as per aforesaid registered development agreement under and by virtue of this general power of attorney.

SCHEDULE ABOVE REFERRED TO

(the said land and premises)

ALL THAT homestead land measuring about **4K.-1Ch.** with cement finished **one storied** residential building measuring about **600 sq.ft.** covered area at Mouza - Bansdrani, L.O.P. No. 24, C.S. Plot No. 18 & 19, J.L. No. 45, **Premises No. 55, Bansdrani Govt. Colony**, its postal address 24, Bansdrani Govt. Colony, **P.S.-Bansdrani, P.O.-Bansdrani, Kolkata-700070, KMC Ward No.113, Assessee No.31-113-05-0055-2, Borough-XI, District South 24 Pgs. togethewith** all right, title, interest and right of easement attached thereto butted and bounded in the manner following

on the North - **12'⁺ wide road**
on the South - Premises No.
on the East - **17'⁺ wide road**
on the West - Premises No.

Kajal Kumar Shaha

Kajal Kumar Shaha

IN WITNESS we, the parties herein have hereto put our signatures on this the ^{31st} day of May 2024.

Signed, sealed and delivered in the presence of following witness.

Full signature with complete address of the following witness.

1. Biswa Rayan Ghosh
Flat NO: 401,
PARUL GARDEN,
115B/1 N.S.C. Bose Road
PO Kolkata- 700040
PS: Regent Park
Kolkata- 700040
Tel = 9163845598

2. Madhulipi Ghosh
24, Bansdroni
Govt. Coloni
Kal - 700070

1. Kajal Kumar Ghosh

2. Mita Ghosh

Signatures

Principals / Appointers-cum-Land Owners

Sri Kajal Kumar Ghosh

Smt. Mita Ghosh

GANAPATI CONSTRUCTION

Amit Senapati

Proprietor

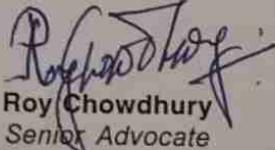
Signature of Constituted Attorney

M/s. Ganapati Construction

signed by its proprietor

Sri Amit Senapati

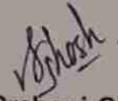
As per available documents and informations supplied by parties herein
Drafted by me at my office :



Mr. Punyabrata Roy Chowdhury
Senior Advocate

Enrollment No. WB/1422/1980
Alipore Judges' Court
Office : 8A, Pallisree, Kol-92,
Mobile : 98303 29585

Compared the drafting by me with the relevant documents supplied by parties herein and readover before the parties.



Miss. Sraboni Ghosh
Advocate

Enrollment No : F/1396/1073 of 2019
Alipore Judges' Court
Office : 9/29 Netaji Nagar, Kol-92
Mobile : 8697502211

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2024, Page from 200006 to 200026
being No 160406418 for the year 2024.



Anupam Halder

Digitally signed by Anupam Halder
Date: 2024.06.20 16:39:24 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 20/06/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

Major Information of the Deed

Deed No :	I-1604-06418/2024	Date of Registration	10/06/2024
Query No / Year	1604-8001424464/2024	Office where deed is registered	
Query Date	10/06/2024 1:51:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,61,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406404/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

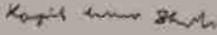
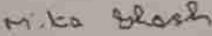
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdroni Govt Colony, , Premises No: 55, , Ward No: 113 Pin Code : 700070

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 1 Chatak	1/-	36,56,253/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				6.7031Dec	1 /-	36,56,253 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure:
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAJAL KUMAR GHOSH (Presentant) Son of Late PURNA CHANDRA GHOSH Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office		 Captured	Signature 
	10/06/2024	10/06/2024	LT1	10/06/2024
24, BANSDRONI GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: AWxxxxxx3M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office				
2	Name Smt MITA GHOSH Daughter of Late PURNA CHANDRA GHOSH Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office		 Captured	Signature 
	10/06/2024	10/06/2024	LT1	10/06/2024
24, BANSDRONI GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ARxxxxxx0D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office				

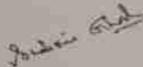
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANAPATI CONSTRUCTION 1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: BTxxxxxx6B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMIT SENAPATI Son of Mr DUKHO HARAN SENAPATI Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office	Photo  Jun 10 2024 2:24PM	Finger Print  Captured LTI 10/06/2024	Signature  10/06/2024
1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- BTxxxxxx6B,Aadhaar No Not Provided Status : Representative, Representative of : GANAPATI CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
SRABONI GHOSH Daughter of Mr BASUDEB GHOSH 9/29,NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	 10/06/2024	 Captured 10/06/2024	 10/06/2024
Identifier Of Mr KAJAL KUMAR GHOSH, Smt MITA GHOSH, Mr AMIT SENAPATI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr KAJAL KUMAR GHOSH	GANAPATI CONSTRUCTION-3.35156 Dec
2	Smt MITA GHOSH	GANAPATI CONSTRUCTION-3.35156 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr KAJAL KUMAR GHOSH	GANAPATI CONSTRUCTION-300.00000000 Sq Ft
2	Smt MITA GHOSH	GANAPATI CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160406418 / 2024

On 10-06-2024

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

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

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

Presented for registration at 14:04 hrs on 10-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr KAJAL KUMAR GHOSH , one of the Executants.

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 40,61,253/-

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

Execution is admitted on 10/06/2024 by 1. Mr KAJAL KUMAR GHOSH, Son of Late PURNA CHANDRA GHOSH, 24, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. Smt MITA GHOSH, Daughter of Late PURNA CHANDRA GHOSH, 24, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29,NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-06-2024 by Mr AMIT SENAPATI, SOLE PROPRIETOR, GANAPATI CONSTRUCTION, 1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29,NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39,00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs. 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1450, Amount: Rs.100.00/-, Date of Purchase: 02/05/2024, Vendor name: Subhankar Das



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



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001424464/2024	Office where deed will be registered
Query Date	10/06/2024 1:51:32 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 40,61,253/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article: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. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406404/2024	

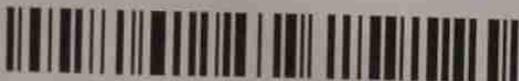
Land Details :

District: South 24-Parganas, P.S.- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdrani Govt Colony, , Premises No: 55, , Ward No: 113 Pin Code : 700070

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 1 Chatak	1/-	36,56,253/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				6.7031Dec	1 /-	36,56,253 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	



Query No. 8001424464 of 2024, Printed On : Jun 10 2024 2:34PM, Generated from Registration office

AS- 1 of 3

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr KAJAL KUMAR GHOSH Son of Late PURNA CHANDRA GHOSH 24, BANSDRONI GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: AWxxxxxx3M, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt MITA GHOSH Daughter of Late PURNA CHANDRA GHOSH 24, BANSDRONI GOVT COLONY, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ARxxxxxx0D, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	GANAPATI CONSTRUCTION 1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: BTxxxxxx6B, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr AMIT SENAPATI Son of Mr DUKHO HARAN SENAPATI 1/37, AZADGARH, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BTxxxxxx6B, Aadhaar No Not Provided	GANAPATI CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name & address
SRABONI GHOSH Daughter of Mr BASUDEB GHOSH 9/29,NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr KAJAL KUMAR GHOSH, Smt MITA GHOSH, Mr AMIT SENAPATI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KAJAL KUMAR GHOSH	GANAPATI CONSTRUCTION-3.35156 Dec
2	Smt MITA GHOSH	GANAPATI CONSTRUCTION-3.35156 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KAJAL KUMAR GHOSH	GANAPATI CONSTRUCTION-300.00000000 Sq Ft
2	Smt MITA GHOSH	GANAPATI CONSTRUCTION-300.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-07-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 10-07-2024)
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.

Thumb

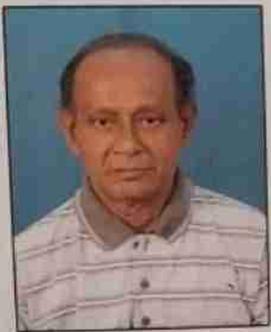
1st finger Middle Finger Ring Finger Small Finger



Name ...MITA GHOSH...
Signature Mita Ghosh

Thumb

1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ...KAJAL KUMAR GHOSH...
Signature Kajal Kumar Ghosh

Thumb

1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ...AMIT SENAPATI...
Signature Amit Senapati