

1000308/2023

L-337/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Case No. 63 D-07/02/2023 AH 333787

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3/330398/23  
Certified that the document is admitted to registration. The stamp sheet/s and the endorsement sheet/s with this document are the part of the document.

250/-  
500/-  
750/-  
Realised on 07/02/2023

District Sub-Registrar  
South 24 Parganas

13 FEB 2023

U.S. R-4  
Alipor South 24 Pgs

**DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT**

150/-  
**KNOW ALL MEN BY THIS PRESENTS** We, 1) **SMT. MANDIRA DASGUPTA** (PAN AVEPD6582D & AADHAAR NO.9953 3927 0671) wife of late Himangshu Kumar Dasgupta, by Nationality - Indian, by occupation - Housewife, 2) **SRI ABHIJIT DASGUPTA** (PAN ADEPD4604Q & AADHAAR NO.7682 3769 0707), son of late Himangshu Kumar Dasgupta, by Nationality - Indian, by occupation - Retired and 3) **SMT. CHITRALEKHA DASGUPTA** (PAN ESAPD5356N

Abhijit Dasgupta

Chitralekha Dasgupta

Sanjay Halder



& AADHAAR NO.2258 4601 9333) daughter of late Himangshu Kumar Dasgupta, by Nationality - Indian, faith-Hindu, by occupation-Service, all residing at 63, Bansdroni New Government Colony, P.S-Bansdroni, Kolkata - 700070, South 24 Parganas, West Bengal, hereinafter called and referred to as the "PRINCIPALS/OWNERS" in respect of the property mentioned in the schedule herein below, do hereby state and confirm as follows:-

WHEREAS one Himangshu Kumar Dasgupta (deceased since 21.05.1993) hailing from erstwhile East Pakistan (now Bangladesh) as a bonafide refugee owing to the communal disturbances prevailing thereat at the time of Independence, jointly squatted on to ALL THAT a piece and parcel of homestead land admeasuring an area of about 03(three) cottahs 05( five) chittaks 37(thirty seven) sq. ft., be the same a little more or less, comprised in LOP No. 63, in C.S Plot No. 293(P) and 294(P) of Mouza-Bansdroni, J.L. No. 45, P.S - Regent Park, Kolkata-700070, within the limits of Kolkata Municipal Corporation Ward No. 113, District Sub-registration office at Alipore and Additional District Sub-registration office at Alipore, District - South 24 Parganas, and started residing thereat along with his family members after raising a dwelling unit thereat.

AND WHEREAS thereafter while so enjoying and possessing the R.R. and R. Department, Government of West Bengal acknowledged the status of the aforesaid Himangshu Kumar Dasgupta (since deceased) as that of a bonafide refugee and gifted the aforesaid property in his favour by way of a registered Freehold Title Deed of Gift dated 06.09.1990, registered in the office of the Additional District Registrar at Alipore,

Abhijit Dasgupta

Chibalekha Dasgupta

Sanjay Halder.

South 24 Parganas, and as such recorded in such office in Book No. 1, Volume No. 11, page no. 225 to 228, being Deed No. 1383 for the year 1990.

**AND WHEREAS** thus being absolutely seized and possessed of the aforesaid property, the aforesaid Himangshu Kumar Dasgupta (since deceased) had been enjoying and possessing the same, uninterruptedly without any disturbances /hindrances from any corner whatsoever till 21.05.1993, when the aforesaid Himangshu Kumar Dasgupta died leaving behind him surviving his widow viz SMT. MANDIRA DASGUPTA, only son viz. SRI ABHIJIT DASGUPTA and only daughter SMT. CHITRALEKHA DASGUPTA respectively as his legal heirs and successors to succeed to his share and interest in the aforesaid estate.

**AND WHEREAS** in the mean time the Kolkata Municipal Corporation assessed the aforesaid property and after assessment the said property was and is recognized as Municipal Premises No. 29, Bansdrani New Government Colony, corresponding to mailing address: 63, Bansdrani New Government Colony, P.S.- Regent Park now Bansdrani, Kolkata-700070.

**AND WHEREAS** subsequently the aforesaid heirs and successors of the deceased Himangshu Kumar Dasgupta viz. **SMT. MANDIRA DASGUPTA, SRI ABHIJIT DASGUPTA and SMT. CHITRALEKHA DASGUPTA** became the joint owners and possessors of **ALL THAT** a piece and parcel of homestead land admeasuring an area of about 03(three) cottahs 05( five) chittaks 37(thirty seven) sq. ft., be the same a little more or less, along with a 02(two) storied house thereat, comprised in LOP No. 63, in C.S Plot No. 293(P) and 294(P) of Mouza-Bansdrani,

*Abhijit Dasgupta*

*Chitralekha Dasgupta*

*Sanjay Halder.*



J.L. No. 45, being known and numbered as Municipal Premises No. 29, Bansdroni New Government Colony, corresponding to mailing address: 63, Bansdroni New Government Colony, P.S- Regent Park now Bansdroni, Kolkata-700070 within the limits of the Kolkata Municipal Corporation, under Asseessee No. 311130400296, Ward No. 113, which has been morefully and particularly described in the schedule hereunder appearing and they had been absolutely enjoying, possessing the said property without any interruptions and /or hindrances from any corner whatsoever and free from all encumbrances and mutating their names in the record of the Kolkata Municipal Corporation.

**AND WHEREAS** after the embargo created by the Govt. of West Bengal or the stipulation of 10(ten) years as contemplated in the aforesaid Deed of Gift dated 06.09.1990, having been elapsed, the above named **SMT. MANDIRA DASGUPTA, SRI. ABHIJIT DASGUPTA and SMT. CHITRALEKHA DASGUPTA** being the absolute owners and possessor of the First Schedule mentioned property and also being desirous of exploiting their aforesaid property {being 03(three) cottahs 05( five) chittaks 37(thirty seven) sq.ft. of land along with old 02 (two) storied house thereat} commercially by demolishing the old structures standing on the said plot of land and by constructing a G+III storied residential building thereon on the said plot but owing to lack of technical knowhow and also being in paucity of funds, the First Parties have jointly approached the Second Party/Developer herein for developing their aforesaid property, which has been more fully and particularly described in the Schedule hereunder appearing and pursuant to that desire has approached intending persons or firms, working in the field

Abhijit Dasgupta

Chitralekha Dasgupta

Kanjay Halder.

of development of real estate with proper reputation, for taking up the work of development of their aforesaid and first scheduled mentioned property by way of constructing a G+III storied building thereon on the said plot after demolishing the old structures standing on the said plot of land and hearing about the same the second party/developer herein viz. **M/S. SHREEGURU ENTERPRISE**, PAN - ADWFS9493E, a partnership firm, having its office at 241, Bansdroni Place, Post Office & Police Station - Bansdroni, Kolkata - 700070 and represented by its Partners - 1) **SRI SANJAY HALDER**, PAN - ADTPH2315M, Aadhaar No. 5706-4210-6454, son of Sri Sannyasi Halder, by faith - Hindu, by occupation - Business, residing at BL - 12, House 47/26, Ananda Pally West, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093 and 2) **SMT. MOUMITA KARMAKAR**, PAN - EUUPK1933G, Aadhaar No. 2797-7417-1255, wife of Sri Souvik Karmakar, by faith - Hindu, by occupation - Business, residing at 241, Bansdroni Place, Post Office & Police Station - Bansdroni, Kolkata - 700070, have approached to the owners/first party herein for entrusting them with the job of completing the development work on the said plot, more fully and particularly described in schedule written hereunder and pursuant thereto the parties herein had entered into a development agreement in respect hereof dated 06.02.2023 and the said Development Agreement was registered at the office of the District Sub Registrar-I of Alipore and entered in Book No. I, Being No. 160100 270 for the year 2023.

Abhijit Dasgupta

**AND WHEREAS** the Principal/Owners are desirous of appointing; nominating and constituting the Attorney herein as their true and lawful Attorney for and on their behalf in their names, places and stead

Abhijit Dasgupta

Chitralekha Dasgupta

Sanjay Halder.



of jointly do the following acts, deeds, matters and things in respect of the said premises.

**NOW KNOW ALL THESE PRESENTS WITNESSETH** that We, the Principals/Owners herein, 1) **SMT. MANDIRA DASGUPTA** (PAN AVEPD6582D & AADHAAR NO.9953 3927 0671) wife of late Himangshu Kumar Dasgupta, by Nationality - Indian, by occupation - Housewife, 2) **SRI ABHIJIT DASGUPTA** (PAN ADEPD4604Q & AADHAAR NO.7682 3769 0707), son of late Himangshu Kumar Dasgupta, by Nationality - Indian, by occupation - Retired and 3) **SMT. CHITRALEKHA DASGUPTA** (PAN ESAPD5356N & AADHAAR NO.2258 4601 9333) daughter of late Himangshu Kumar Dasgupta, by Nationality - Indian, faith-Hindu, by occupation-Service, all residing at 63, Bansdroni New Government Colony, P.S-Bansdroni, Kolkata - 700070, South 24 Parganas, West Bengal, pursuant to the terms, conditions and covenants of the aforesaid development agreement dated , appoint and nominate **M/S. SHREEGURU ENTERPRISE**, PAN - ADWFS9493E, a partnership firm, having its office at 241, Bansdroni Place, Post Office & Police Station - Bansdroni, Kolkata - 700070 and represented by its Partners - 1) **SRI SANJAY HALDER**, PAN - ADTPH2315M, Aadhaar No. 5706-4210-6454, son of Sri Sannyasi Halder, by faith - Hindu, by occupation - Business, residing at BL - 12, House 47/26, Ananda Pally West, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093 and 2) **SMT. MOUMITA KARMAKAR**, PAN - EUUPK1933G, Aadhaar No. 2797-7417-1255, wife of Sri Souvik Karmakar, by faith - Hindu, by occupation - Business, residing at 241, Bansdroni Place, Post Office & Police Station -

Abhijit Dasgupta

Chitralekha Dasgupta

Sanjay Halder.

Bansdrani, Kolkata - 700070, being the Developer herein as our true and lawful attorney to represent the Principals to do exercise, execute and perform jointly and every acts, deeds, matters and things as mentioned hereunder:-

1. To obtain no objection certificates from the occupiers or from the competent authority in respect of the schedule property for the development of the schedule mentioned property.
2. To represent us in connection with our said land before all authorities, Police Stations, all Courts, all Govt. Offices, Revenue Departments, Collectors Office, Settlement Offices, K.I.T, K.M.D.A, K.M.C, B.L. & L.R.O. Office, Syndicates and all such places wherever our personal presence may be necessary and required and file and execute such applications, documents, writings, letters, petitions', and such other documents in regard hereof before the aforesaid authorities on our behalf as our attorneys may deem fit and expedient to safeguard our interest.
3. To institute, defend, prosecute and enforce, complaints, writ applications, executions or Revisions or resist any suits/cases or other actions and/or proceedings, appeals of whatsoever manner or nature before civil, criminal, revenue Court or any Judicial or Quasi Judicial Authority or in any Court and anywhere within India and/or before any Tribunal or Arbitration authority or in any offices in connection with the above noted cases, to act and plead, to sign and verify, to swear any affidavit, to execute any order, decree, claims counter claims and to appoint and engage Advocates, Attorneys, Counsels and other legal

Abhijit Dey

Chidambaram

Sanjay Halder.



agents as our said Attorney may think fit and proper and to do acts, deeds and things that may be necessary or requisite in connection therewith.

4. To sign and execute all necessary papers, complaints applications, letters, petitions, written statements, verifications, vakalatnama, warrant of Attorney and all other writings, whatsoever, necessary in respect of the said land and to appoint advocates, solicitors and to represent us before all authorities and Courts concerned and accept services of all summons, notices and any process of law.
5. To receive all letters, documents whatsoever in the manner or nature in respect of the schedule land/premises and to make all communications and reply to the same and to grant proper and effectual receipts in respect thereof.
6. To execute and generally to act for us in respect of the above mentioned matters and things relating to the affairs of our said landed property.
7. To construct building/buildings according to the proposed plan to be prepared by the appointed architect on the said piece and parcel of land, more fully described in the schedule herein below by our said attorney on our behalf, as per the terms, conditions and covenants as contained in the development agreement dated 06.02.2023, registered in the office of the District Sub Registrar-I of Alipore and entered in Book No. I, Being No. 160100 270 for the year 2023.

Abhijit Dey

Chiranjit Dey

Lanjay Halder.

Abhijit Dey



8. To sign any application or affidavits and affirm the same on behalf of the Principals herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the principals herein with all concerned authorities and body/bodies including Kolkata Municipal Corporation, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference, to make sign and submit applications, petition/petitions, letters and other writings to the appropriate authorities, local bodies for all any every sale, permissions, sanction and consents required for the proposed construction and development of the said premises.
9. To execute agreement for sale, deed of conveyance on behalf of the owners/principals herein in respect of the flat/flats of the said proposed building/buildings, together with undivided and impartible proportionate share of land, to be constructed by the said attorney/developer in accordance with the agreement for development dated 06.02.2023 excepting the owners' allocation mentioned in the registered development agreement registered at District Sub Registrar-I of Alipore written there under and to receive payments from the purchaser/purchasers of the respective flats, commercial spaces, shop rooms and car parking spaces in the proposed building to be constructed on the scheduled premises and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents, in respect of Developer's allocation.

Abhijit Dasgupta

Abidul Kalam Dasgupta

Sanjay Halder.

Abhijit Dasgupta

10. To procure purchaser/s of the flat/s, commercial space/s, shop room/s and car parking spaces in the proposed building to be constructed on the scheduled premises (excluding the owners' allocation, mentioned in the second schedule of the registered development agreement dated 06-02-2023) to be constructed by the attorney/ developer on behalf of the owners/principals at the said premises.
11. To represents us before the registrar or any registration office namely Additional Registrar/s of Assurance, , District Sub Registrar/s at Alipore, South 24 Parganas and Additional District Sub Registrar at Alipore, South 24 Parganas for the purpose of presentation and registration of the agreement/agreements, deed of conveyance/conveyances in respect of any saleable space or parts of portions (being the Developer's Allocation), together with undivided and impartible proportionate share and interest in land underneath the proposed building attributable to the developer's allocations, to be constructed by the said Developer at the said premises as well as execute and register such deeds of declaration and deeds of gift in favour of the Kolkata Municipal Corporation as may be required for the process of obtaining the sanctioned building plan in respect of our schedule property by our said attorney.
12. To enter into, hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
13. To develop the said land by construction of buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and other allied works whatsoever.

Abhijit Dargunth

Chiruletha Dargunth

Sanjay Halder.

Abhijit Dargunth



14. To pay all outgoing from the date of execution of these presents including sanction fees for the building plan, municipal tax, rent revenue and other charges whatsoever payable for and on account of the said land and building and received refunds and/or other moneys including compensation of any nature from requisition and/or acquisition authorities and go to grant valid receipts and/or discharges thereof.
15. To take booking and/or enter into agreement for sale of the said Developer's Allocation, together with undivided and impartible proportionate share and interest in land underneath in respect the proposed building attributable to the developer's allocation, with the intending or proposed purchasers or from their nominee/nominees thereof and to receive booking money or earnest money from the intending purchaser or from the nominee/nominees of the developer by disposing the Developer's Allocation and at the same time shall have full right to execute proper deed of conveyance in favour of the intending purchasers and to issue possession letter for the said sold space namely flats, office and/ or car parking spaces in the proposed project.
16. To affix sign board or install any hoarding on the said schedule plot of the land in the name of the Attorney.
17. To advertise in the newspapers for procuring purchasers for selling the flats, office in the said proposed project.
18. To sign and submit all papers, documents, application, undertakings, declarations and plans as will be required for having the building plan of the proposed building to constructed at the schedule premises

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Chiralekha Dargurk

Sanjay Halder.

sanctioned and to have the said sanction plan modified and/or altered by the competent authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations, giving undertakings, paying fees for obtaining sanction of the said building plan as well as completion certificate and such order or orders and permissions as may be expedient.

19. To appear before the necessary authority including competent authority of the Kolkata Municipal Corporation, fire brigade, police authorities in connection with the sanction of building plan and other plans.
20. To apply for appear before and obtain electricity, gas, telephone, water sewerage and/or other connection of any other utilities from appropriate authorities or from the competent authority of the Kolkata Municipal Corporation and/or other competent authorities.
21. To accept notices and serving of papers from any Courts, Tribunal and /or Attorney and/or persons.
22. To receive and pay and/or deposit all moneys including court fee, receive refunds and to receive and grant valid receipts and discharges in respect thereof in all public records and with all authorities and/or persons including the said Municipal Commissioners of the Kolkata Municipal Corporation or who has appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and/or authorities in any manner, to have mutation effected for all and any of the purposes hereinbefore stated to appear and represent the Principals

*Abhijit Dasgupta*

*Chitambur Dasgupta*

*Sanjay Halder.*



before all authorities having jurisdiction and to sign and execute all the papers and documents as the said attorney can act.

23. To represent us before Notary Public, Registrar of Assurances of Kolkata, District Sub Registrar and Addl. District Sub Registrar of South 24 Parganas and other offices or authority/authorities, having jurisdiction and to present for registration and to acknowledge the Registrar or have registered and perfected and presented all Deeds, instruments and writings and signed by the said Attorney in any manner concerning the Developer's allocation.
24. The Principals/Owners hereby ratifies, confirms and agree or undertake to ratify, confirm and agree to all the acts whatsoever done by their Attorney or agent appointed under this power, in pursuance of what is hereinabove contented and confirm to ratify and agree to validate all acts that shall lawfully be done or caused to be done by our attorney in the right of or by virtue of these presents including such confirmations and other works as per the development agreement dated
25. Be it notified that by the development agreement and the related development power of attorney, the developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. The development agreement and this development power of attorney shall never be treated as the agreement/final document for transfer of property between the owners and the developer in anyway.

Abhijit Dasgupta

Udayakumar Dasgupta

Sanjay Halder.

This clause shall have overriding effect to anything written in these documents on contrary to this clause.

**SCHEDULE ABOVE REFERRED TO**  
(Description of the entire premises)

**ALL THAT** a piece and parcel of homestead land admeasuring an area of about 03(three) cottahs 05( five) chittaks 37(thirty seven) Square Feet, be the same a little more or less, along with a 02( two) storied house thereat, measuring 1600 square feet (800 square feet in ground floor and 800 square feet in first floor), comprised in LOP No. 63, in C.S Plot No. 293(P) and 294(P) of Mouza - Bansdroni, J.L. No. 45, being known and numbered as Municipal Premises No. 29, Bansdroni New Government Colony, corresponding to mailing address: 63, Bansdroni New Government Colony, P.S- Regent Park now Bansdroni, Kolkata - 700070 within the limits of the Kolkata Municipal Corporation, under Asseessee No. 311130400296, Ward No. 113, District Sub-registration office at Alipore and Additional District Sub-registration office at Alipore, District - South 24 Parganas, together with rights of easements facilities and amenities attached thereto, which is butted and bounded as follows:-

**ON THE NORTH** : LOP-62  
**ON THE EAST** : LOP-64  
**ON THE SOUTH** : 11 Feet KMC Road;  
**ON THE WEST** : 16 Feet KMC Road;

Abhijit Dargun  
Chiralekha Dargun

Sanjay Halder.



**IN WITNESS WHEREOF** the Executants and Attorney hereto, have set, sealed and subscribed their respective hands and seal on these presents on this the 08<sup>th</sup> day of February, Two Thousand Twenty Three (2023).

**SIGNED SEALED & DELIVERED** by the

**PARTIES** at Kolkata in the Presence of :-

**WITNESSES :-**

1. Subansu Jha  
Advocate  
Alipore Judges' Court  
Kolkata - 700027

2. Utpal Das Gupta  
Victoria Green  
385 Garia Main  
Rd.  
Kolkata - 700042

1. Mandira Das Gupta

2. Abhijit Dargunha

3. Chitralekha Dargunha

Signature of the **EXECUTANTS**

SHREE GURU ENTERPRISE  
Sanjay Halder.

Partner

SHREE GURU ENTERPRISE  
Moumita Karmakar

Partner

Signature of the **ATTORNEY**

**Drafted by and Prepared**  
**in the Office of :-**

Srabanti Shaw  
**Srabanti Shaw**

Advocate

Alipore Judges' Court, Kolkata : 700027  
Enrolment No. WB/813/2007



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Left Hand					
Right Hand					

Name : SMT. MANDIRA DASGUPTA

Signature : *Mandira Das Gupta*



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Left Hand					
Right Hand					

Name : SRI ABHIJIT DASGUPTA

Signature : *Abhijit Dasgupta*





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Hand

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Left Hand					
Right Hand					

Name : SMT. CHITRALEKHA DASGUPTA

Signature : *Chitralekha Dasgupta*



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Right Hand					

Name : SRI SANJAY HALDER

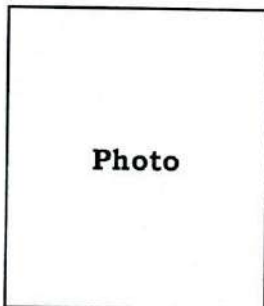
Signature : *Sanjay Halder*



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Left Hand					
Right Hand					

Name : SMT. MOUMITA KARMAKAR

Signature : *Moumita Karmaakar*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name :

Signature :











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas







Signature / LTI Sheet of Query No/Year 16018000330798/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MANDIRA DASGUPTA 63, BANSDRONI NEW GOVT. COLONY, City:- , P.O:- Bansdrone, P.S:- Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Principal			Mandira Dasgupta 8/2/23.
2	Mr ABHIJIT DASGUPTA 63, BANSDRONI NEW GOVT. COLONY, City:- , P.O:- Bansdrone, P.S:- Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Principal			Abhijit Dasgupta 08/02/2023
3	Mrs CHITRALEKHA DASGUPTA 63, Bansdrone New Govt. Colony, City:- , P.O:- Bansdrone, P.S:- Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Principal			Chitralekha Dasgupta 08.02.2023



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SANJAY HALDER BL-12, HOUSE NO. 47/26, ANANDA PALLY WEST, City:- , P.O:- Purba Putiary, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093	Represent ative of Attorney [SHREEG URU ENTERPR ISE ]			Sanjay Halder. 08/02/2023
5	Mrs MOUMITA KARMAKAR 241, Bansdroni Place, City:- , P.O:- Bansdroni, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Represent ative of Attorney [SHREEG URU ENTERPR ISE ]			Moumita Karmaakar 8/2/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOUVIK KARMAKAR Son of Mr MRITYUNJOY KARMAKAR 241, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Mrs MANDIRA DASGUPTA, Mr ABHIJIT DASGUPTA, Mrs CHITRALEKHA DASGUPTA, Mr SANJAY HALDER, Mrs MOUMITA KARMAKAR			Sauvik Karmaakar 8/2/2023

(Tabis Ansari)

DISTRICT SUB-  
REGISTRAR

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



South 24-Parganas, West  
Bengal

### Major Information of the Deed

Deed No :	I-1601-00337/2023	Date of Registration	13/02/2023
Query No / Year	1601-8000330798/2023	Office where deed is registered	
Query Date	07/02/2023 3:13:08 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABANTI SHAW ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874307665, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 39,45,502/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100270/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BANSDRONI NEW GOVT.COLONY, , Premises No: 29, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 5 Chatak 37 Sq Ft	1/-	30,27,502/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				5.5504Dec	1 /-	30,27,502 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	9,18,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	1 /-	9,18,000 /-	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs MANDIRA DASGUPTA</b> Wife of Late HIMANGSHU KUMAR DASGUPTA 63, BANSDRONI NEW GOVT. COLONY, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxx2D, Aadhaar No: 99xxxxxxxx0671, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Pvt. Residence
2	<b>Mr ABHIJIT DASGUPTA</b> Son of Late HIMANGSHU KUMAR DASGUPTA 63, BANSDRONI NEW GOVT. COLONY, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxx4Q, Aadhaar No: 76xxxxxxxx0707, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Pvt. Residence
3	<b>Mrs CHITRALEKHA DASGUPTA</b> Daughter of Late HIMANGSHU KUMAR DASGUPTA 63, Bansdrone New Govt. Colony, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ESxxxxx6N, Aadhaar No: 22xxxxxxxx9333, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHREEGURU ENTERPRISE</b> 241, BANSDRONI PLACE, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: ADxxxxx3E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANJAY HALDER</b> Son of Mr SANNYASI HALDER BL-12, HOUSE NO. 47/26, ANANDA PALLY WEST, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx5M, Aadhaar No: 57xxxxxxxx6454 Status : Representative, Representative of : SHREEGURU ENTERPRISE (as PARTNER)
2	<b>Mrs MOUMITA KARMAKAR (Presentant)</b> Wife of Mr SOUVIK KARMAKAR 241, Bansdrone Place, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EUxxxxx3G, Aadhaar No: 27xxxxxxxx1255 Status : Representative, Representative of : SHREEGURU ENTERPRISE (as PARTNER)



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUVIK KARMAKAR</b> Son of Mr MRITYUNJOY KARMAKAR 241, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			
Identifier Of Mrs MANDIRA DASGUPTA, Mr ABHIJIT DASGUPTA, Mrs CHITRALEKHA DASGUPTA, Mr SANJAY HALDER, Mrs MOUMITA KARMAKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MANDIRA DASGUPTA	SHREEGURU ENTERPRISE-1.85014 Dec
2	Mr ABHIJIT DASGUPTA	SHREEGURU ENTERPRISE-1.85014 Dec
3	Mrs CHITRALEKHA DASGUPTA	SHREEGURU ENTERPRISE-1.85014 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MANDIRA DASGUPTA	SHREEGURU ENTERPRISE-533.33333300 Sq Ft
2	Mr ABHIJIT DASGUPTA	SHREEGURU ENTERPRISE-533.33333300 Sq Ft
3	Mrs CHITRALEKHA DASGUPTA	SHREEGURU ENTERPRISE-533.33333300 Sq Ft

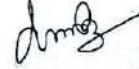


**Endorsement For Deed Number : I - 160100337 / 2023**

**On 07-02-2023**

**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 39,45,502/-



**Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 08-02-2023**

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

Presented for registration at 17:55 hrs on 08-02-2023, at the Private residence by Mrs MOUMITA KARMAKAR ,.

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

Execution is admitted on 08/02/2023 by 1. Mrs MANDIRA DASGUPTA, Wife of Late HIMANGSHU KUMAR DASGUPTA, 63, BANSDRONI NEW GOVT. COLONY, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mr ABHIJIT DASGUPTA, Son of Late HIMANGSHU KUMAR DASGUPTA, 63, BANSDRONI NEW GOVT. COLONY, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 3. Mrs CHITRALEKHA DASGUPTA, Daughter of Late HIMANGSHU KUMAR DASGUPTA, 63, Bansdrani New Govt. Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service

Indetified by Mr SOUVIK KARMAKAR, , , Son of Mr MRITYUNJOY KARMAKAR, 241, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

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

Execution is admitted on 08-02-2023 by Mr SANJAY HALDER, PARTNER, SHREEGURU ENTERPRISE, 241, BANSDRONI PLACE, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr SOUVIK KARMAKAR, , , Son of Mr MRITYUNJOY KARMAKAR, 241, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

Execution is admitted on 08-02-2023 by Mrs MOUMITA KARMAKAR, PARTNER, SHREEGURU ENTERPRISE, 241, BANSDRONI PLACE, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr SOUVIK KARMAKAR, , , Son of Mr MRITYUNJOY KARMAKAR, 241, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business



**Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



On 13-02-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 46.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 569, Amount: Rs.100.00/-, Date of Purchase: 03/02/2023, Vendor name: Samiran Das



**Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



