

10522/2022

I-10520/2022



पश्चिम बंगाल WEST BENGAL

AM 644948

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar
of Assurances-I, Kolkata

- 1 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, WE, (1) **SMT. RATNA PAUL** (Aadhaar No. 799182301514), daughter of Haripada Das, residing at Purba Pally, Rajpur Sonarpur, Kolkata 700152, (2) **SRI PALTAN DAS** (Aadhaar No. 927492584980), son of Haripada Das, residing at South Santoshpur Ghosh Para, Kolkata-700032, (3) **SMT. BULBUL SIL** (Aadhaar No. 940089237624), wife of Swapan Sil, residing at Mukundapur Colony Kolkata-700099, (4) **SRI JYOTSNA DAS** (Aadhaar No. 566200402729), daughter of Haripada Das, Purba Pally, Rajpur Sonarpur, Kolkata 700152 (5) **SMT. SONALI DAS** (Aadhaar No. 892643625287) daughter of Haripada Das, 148A, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur,

10 NOV 2022

007093

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

Name :AMITABHA RAY
Advocate

Address :ALIPORE POLICE COURT
KOL-27

Vendor :Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Identified by me:-

Mr. Kishor Kumar Das
Adv.
High Court at Calcutta.



Kolkata-700099 **(6) SRI SHAMBHU DAS (Aadhaar No. 277861743817)**, son of Haripada Das, 148A, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099 and **(7) SHRI DULAL CHANDRA PAUL (AADHAR NO 8216 3426 3189)** son of Late Gosto Bihari Paul by faith Hindu by Occupation retired residing at 148, Lane 3/1, Nabodit, Nayabad, Mini Bus Stand, Mukundapur, Kolkata-700099, hereinafter refer to as the **"EXECUTANT/OWNER"** (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include legal heirs, successors in interest and assigns etc.) do hereby nominate, appoint and constitute **'EMBOSS REALTY'** a Proprietorship Firm, having its registered office at 65/4A, Sarat Bose Road, Police Station - Bhawanipore, Kolkata - 700 025, represented by its Proprietor **SRI RAHUL JANA (PAN - AWEPJ7740A, AADHAAR - 8857 0024 1781)**, son of Sri Mukunda Jana, by faith Hindu, by nationality Indian, by occupation - Business, resident of 18N, Hemanta Mukherjee Road, Parnasree Pally, Police Station - Parnasree, Kolkata - 700060, hereinafter for the sake of brevity called, referred and identified as the **CONSTITUTED ATTORNEY/DEVELOPER**, (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include its Directors Officers, successors in office and permitted assigns etc.) as our true and lawful Attorney.

WHEREAS

- A.** In terms of the basic understanding between the Owners and the Developer which stands with regard to the development (in the matter specified in the Development Agreement dated 15/11/2022 of the Property /Land admeasuring more or less 02 (One) Kattahs 10 Chittaks 14 Sq.Ft. be the same or little more or less in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2797, 2819, 2820, 2821, 2822, 2823, 2831 presently known as Premises No- 2903 Nayabad being assessee no- 311090832698 P.S- Panchasayar P.O-

Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the above property by constructing new residential/commercial buildings thereon **(Project)** with the object of selling the units/ apartments/ shops/ offices/ car parks/ constructed area comprised therein the said Project agreed among the Parties entered into a Development Agreement dated 15/11/2022 duly registered vide Deed No- I- 10037 for the year 2022 at the ARA- 1

- B.** In terms of **clause 12.1** of the said Development Agreement, a Power of Attorney is required to be granted to the Developer to take all necessary steps for the purpose of getting the Building Plan sanctioned/revalidated/ modified/ altered by the Planning Authorities as well as for construction of the Complex in terms of the said development agreement.
- C.** It has also been mutually agreed between the parties herein that in terms of the instant power of attorney the Developer shall be entitled to negotiate for sale, lease or otherwise transfer of the flats, units, car parking spaces or rights from developers allocation and to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces from developers allocation or enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of such Flats, Units, and other constructed areas/saleable spaces in the said complex.
- C.** In terms of such clause in the development agreement We, the **Executants / Owners** do and each of us doth hereby nominate, constitute and **SRI RAHUL JANA (PAN - AWEPJ7740A, AADHAAR - 8857 0024 1781)**, son of Sri Mukunda Jana, by faith Hindu, by nationality Indian, by occupation -

Business, resident of 18N, Hemanta Mukherjee Road, Parnasree Pally, Police Station – Parnasree, Kolkata – 700060 hereinafter for the sake of brevity called, referred and identified as **"the CONSTITUTED ATTORNEY/DEVELOPER"**, to be our true and lawful attorneys in our name and on our behalf to, do jointly or severally and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names in respect of land more or less 02 (One) Kattahs 10 Chittaks 14 Sq.Ft. be the same or little more or less in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2797, 2819, 2820, 2821, 2822, 2823 presently known as Premises No- 2903 Nayabad being assessee no- 311090832698 P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109, (hereinafter referred to as the said property) morefully and particularly described in the schedule herein below :

1. To take all necessary steps and to sign all papers, documents as to be required and to apply for mutation, amalgamation, etc. and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same for us and on our behalf.
2. To make payment of up to date land revenue local authority taxes in respect of the said property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof for us and on our behalf.
3. To prepare building plan or plans for the construction of a G Plus Three building on the said landed property and to submit the same to the Kolkata Municipal

Corporation signed by representative of the concern firms for obtaining approval to the same and to submit further proposals from time to time for any amendments of such building plans to the said Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments.

4. To cause the submission of plans for the said property to be prepared and submitted before the Kolkata Municipal Corporation and then to have the same sanctioned/modified/alterd/revised/re-validated by the concern planning authorities with the consent of the executants/owners and to pay fees, costs and charges for such sanction/ modification/ ration/revision/invalidation/ amendments and upon completion of work, to obtain electricity connection form CESC or any other competent authority and to execute the necessary documents if any, in respect of a portion of the said property for installation of electrical equipment for electric supply, drainage connection, water connection and completion certificates from the planning authorities for us and on our behalf.

5. To carry out, manage, attend to and deal with and transact all works of consolidation of holdings and / or the Premises and any affairs in which we now or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit and proper.

6. To deal with all authorities including but not limited to the Block Land and Land Reforms Officer and the concerned Municipal and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MED, Metro Railway Authority and W.B. Fire Department authorities, Airport Authority of India, as to be required for the said

project in respect of said property, obtaining regulatory clearances from various department, obtaining drainage correction, water connection and certificate of the concerned authority and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard for us and on our behalf and to appear and represent us in KIT and to file necessary application or petition to obtain N.O.C. from thereon, if required, and to take necessary steps there in respect of N.O.C. or any other step or steps require before the said authority as and when our said lawful Attorney thinks, fit and proper. ✓

7. To develop and construct a G Plus Three storied building in our property measuring more or less 02 (One) Kattahs 10 Chittaks 14 Sq.Ft. be the same or little more or less in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2797, 2819, 2820, 2821, 2822, 2823 presently known as Premises No- 2903 Nayabad being assessee no- 311090832698 P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109, which is specifically mentioned in the schedule property. ✓

8. To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other person/s, organizations as may be required from time to time for the purpose of development and construction of proposed multistoried building in respect of the schedule property and settle their accounts on our behalf.

9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell in respect of proposed flats and/or the units buildings/ car parking/other spaces at proposed multistoried building from developers allocation in respect of our schedule landed property fully mentioned and described in the schedule hereto to any bonafide purchaser or purchasers at such price which our said Attorney, in his absolute discretion, thinks fit and proper and / or to cancel and / or to repudiate the same and to take advances or payments in respect of "Agreement for Sale" and 'Deed of Conveyance/s' in respect of flats/units/car parking space to be constructed in the said property and to give possession in respect of proposed flats/units/car parking space to be constructed in the said schedule property as and when necessary on such terms and conditions as our said Attorney may think fit and proper and to sign all documents in respect of the said sale of the flat to the purchaser, including 'Allotment letter', 'Agreement for Sale', 'Deed of Conveyance', 'Possession letter', 'Demand letter', 'No-objection-certificate', etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every office authorized by the law to accept a document for registration.

10. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces from developers allocation comprised in the sale of the said property and for that to sign, execute and deliver all papers, deeds, cancellations documents, instruments and writings and do all acts deeds and things, including to make refunds and payments to thorn on any account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.

11. To sign, verify and to submit application before the bank or any other financial institution for approval of "Project" and also enter into any agreement or enter into "Tri-Party Agreement" with the said financial authorities and to submit relevant deeds and to execute other documents like affidavit, indemnity bond, declaration etc on our behalf.

12. To sign, verify and to submit application with relevant annexure on our behalf for registration under section 3 and sub section 7 of section 3 of the "West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, normally known as 'FORM-A & FORM-C' before the Promoter Cell, Government of West Bengal. To sign, verify and to submit application with relevant annexure on our behalf for formation of "Apartment Owner's Association" under the statute of "The West Bengal Apartment Ownership Bye-Laws, 1974".

13. To ask, demand, sue for, recover, realize and collect all money, earnest money, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc. in respect of flats, units, car parking spaces and other constructed areas/saleable spaces.

14. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces from developers allocation by virtue of the authorities hereby

conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others;

15. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession, and other constructed areas/saleable spaces from developers allocation and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise for saleable areas from Developer's allocation .

16. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) alone and we shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

17. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration when required and to admit execution thereof and receive of consideration money before the Sub- Registrar or Registrar of Assurances having authority for and to have the said conveyances registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the schedule property of Developer's allocation .

18. To appear for and represent us and to sign, execute any requisite documents before the Board of Revenue, Collector of local District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Central and State Government offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.D.A, Fire Brigade Authority, Commissioners of local Division in all matters and things relating to management and development of our schedule property.

19. To appear and represent us in 'Urban Land Ceiling Authority' and to file necessary application or petition to obtain N.O.C. if any from thereon and to take necessary steps thereon in respect of said N.O.C. or any other step or steps require before the said authority as and when our lawful Attorney thinks, fit and proper.

20. To appear in all courts in the Union of India including the Supreme Court and High Courts and District Courts in all their jurisdiction Civil, Criminal, Testamentary of Insolvency, Company matters also in the Court of small Causes Calcutta and Sealdah, Howrah, Alipore and also in all Civil and Original courts subordinate to the several High courts its States before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Boards, Union Court, Debt-settlement Board, House Rent Controller's court, Agricultural Income Tax court, Income Tax officer's Court, Board of Revenue, Sales Tax Officer's Court, Central Board of Revenue, Land acquisition officer's Court in all states now established or to be established within the aforesaid Union of India and to sue arrest condemn, restrain, sequester, seize, imprison and to acquit and discharge all and every person or persons companies, corporations whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise submit to arbitration conclude and agree all such matters, dealings and transactions and for the purpose to enter into make execute documents, agreements releases and discharges and also to nominate and appoint advocate, attorneys, solicitors, pleaders, auditors, revenue agents or other statutory agents or other persons or person and to give delivery or sign and warrant to prosecute or defend in the several premises aforesaid more specifically to execute Vakalatnamas, all such power or powers as occasion may require also to sign and verify complaints, petitions, written statements, valuation statement for the purpose of Court Fees

and suit valuation of accounts or information required to be signed or verified and also all such statements accounts information returns that are or may or shall be required of us from time to time under laws regulations and rules enacted or hereinafter to be enacted by the Central or Local Legislation to be lodged served or filed on our behalf in our personal capacity. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the said property and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc. for us and on our behalf. To accept Writ of Summons or other legal process or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or any representation and appoint Advocates or Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats and/or the said units/spaces/car parking spaces. To sign and verify and execute all pleadings, affidavits, petitions, review petitions in connection with any suit proceeding, appeals, revisions, reviews before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on our behalf.

21. To demand sue for enforce payment of recover & receive and give effectual receipts and discharge for all securities for money, debts, goods, merchandise, wares, chattels effects and things of or to which we will or may become possess of or entitled to or which are or may become due owing payable deliverable or transferable to us from or by any person or persons whomsoever or any firm or firms body or bodies of corporation whatsoever.

22. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

BE IT IS EXPRESSLY stated that this power of attorney does not create, constitute or assume any kind of transfer in favour of the said Attorney and the attorney has

the right to enter into any conveyances /assurances, agreements etc in respect of transfer of any Flats, Units, Car Parking spaces and other constructed areas/saleable spaces of the *developer's allocation of the* said project.

AND GENERALLY to do execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said

premises and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on our behalf, shall be construed as acts, deeds and things done by us and we, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY.**

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 02 (One) Kattahs 10 Chittaks 14 Sq.Ft. be the same or little more or less in Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 2797, 2819, 2820, 2821, 2822, 2823, 2831 presently known as Premises No- 2903 Nayabad being assessee no- 311090832698 P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109, by which is butted and bounded as follows:-

ON THE NORTH	:	20' road or common passage
ON THE SOUTH	:	Plot no- 14
ON THE EAST	:	Plot no- 15A
ON THE WEST	:	Plot no- 16

IN WITNESS WHEREOF, We have executed this **POWER OF ATTORNEY** on this 15th day of NOVEMBER Two Thousand and Twenty ^{Two} ~~one~~ (2022).

SIGNED AND DELIVERED by the
within named Executors
in the presence of:

1. Sutapa Kundu
10/15/5 Bijoygarh
Kolkata - 700092

1) *[Signature]*

2) *[Signature]*

3) *[Signature]*

4) *[Signature]*

mp 5) *[Signature]*

6) *[Signature]*

7) *[Signature]*

SIGNATURE OF EXECUTOR/OWNERS

2. *[Signature]*
Adv.
High Court at Calcutta

EMBOSS REALTY
[Signature] **Rahul Jana**
Proprietor

SIGNATURE OF ATTORNEY

DRAFTED BY:-

[Signature]
Adv.
High Court at Calcutta.
WB/179/2010



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Left Hand					
Right Hand					

Name புய்யா

Signature



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Right Hand					

Name சுமத் சிவ

Signature



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Signature சுமத் சிவ



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Name

Signature சுமத் சிவ



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Name Sonali Das

Signature



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Right Hand					

Name Shankar Das

Signature



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Name Dulal Chandra Das

Signature



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Right Hand					

Name

Signature Ravi Das












Government of West Bengal



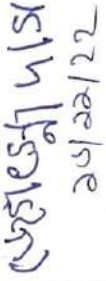





Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19018003241940/2022





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 RATNA PAUL PURBA PALLY,, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152	Principal		2410 	 22/01/22
2	Mr PALTAN DAS SOUTH SANTOSH PUR GHOSH PARA, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700032	Principal		2411 	 22/01/22
3	Mrs BULBUL SIL MUKUNDA COLONY, City:- Not Specified, P.O:- PURBA JADAVPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Principal		2412 	 22/01/22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	JYOTSNA DAS PURBA PALLY,, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152	Principal		 2413	 25/22/22
5	Mrs SONALI DAS 3/1, NABODIT, NAYABAD, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099	Principal			
6	Mr SHAMBHU DAS 148A, LANE 3/1, NABODIT, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099	Principal		 2414	 16/11/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	DULAL CHANDRA 148A, Lane 3/1, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Principal			Dulal. Chandra Paul 16/11/2022
8	Mr RAHUL JANA 18N, HEMANTA MUKHERJEE ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700060	Represent ative of Attorney [EMBOSS REALTY]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NILADRI KUMAR DEY Son of Mr N K DEY HIGH COURT, CALCUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs RATNA PAUL, Mr PALTAN DAS, Mrs BULBUL SIL, Mrs JYOTSNA DAS, Mrs SONALI DAS, Mr SHAMBHU DAS, Mr DULAL CHANDRA PAUL, Mr RAHUL JANA			Niladri Kumar Dey 16/11/2022

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Major Information of the Deed

	I-1901-10520/2022	Date of Registration	01/12/2022
	1901-8003241940/2022	Office where deed is registered	
	15/11/2022 5:47:18 PM	A.R.A. - I KOLKATA, District: Kolkata	
Name, Address	NILADRI DEY HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9674542752, Status : Advocate		
Additional Transaction			
Development Power of Attorney after Registered Development Agreement			
Market Value			
Rs. 47,59,999/-			
Registration Fee Paid			
Rs. 73/- (Article:E, M(a), M(b), I)			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190110037/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2903, , Ward No: 109 Pin Code : 700099

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	2 Katha 10 Chatak 14 Sq Ft		47,59,999/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				4.3633Dec	0 /-	47,59,999 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs RATNA PAUL (Presentant) Daughter of Late HARIPADA DAS PURBA PALLY,, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DGxxxxxx3Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/11/2022 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/11/2022 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence

DAS SOUTH SANTOSH PUR GHOSH PARA, City:- Not Specified, P.O:- KASBA, P.S:-
HARIPADA DAS South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation:
 Citizen of: India, PAN No.: GXxxxxx3A, Aadhaar No Not Provided, Status :Individual, Executed by: Self,
 Date of Execution: 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence

BULBUL SIL
 Daughter of Mr **SWAPAN SIL MUKUNDA COLONY**, City:- Not Specified, P.O:- PURBA JADAVPUR, P.S:-Purba
 District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.: JFxxxxx9Q, Aadhaar No Not Provided, Status :Individual,
 Executed by: Self, Date of Execution: 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence

Mrs JYOTSNA DAS
 Daughter of Late **HARIPADA DAS PURBA PALLY**, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No.: CDxxxxx6N, Aadhaar No Not Provided, Status :Individual, Executed by: Self,
 Date of Execution: 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence

5	Name	Photo	Finger Print	Signature
	Mrs SONALI DAS Daughter of Late HARIPADA DAS Executed by: Self, Date of Execution: 16/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office			
		17/11/2022	LTI 17/11/2022	17/11/2022

3/1, NABODIT, NAYABAD, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-
 South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation:
 House wife, Citizen of: India, PAN No.: CDxxxxx3J, Aadhaar No Not Provided, Status :Individual,
 Executed by: Self, Date of Execution: 16/11/2022
 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office

Mr SHAMBHU DAS
 Son of Late **HARIPADA DAS 148A, LANE 3/1, NABODIT**, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba
 District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation:
 Service, Citizen of: India, PAN No.: Alxxxxx9D, Aadhaar No Not Provided, Status :Individual, Executed by: Self,
 Date of Execution: 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence




Mr DULAL CHANDRA PAUL
 Son of Late **GOSTO BIHARI PAUL 148A, Lane 3/1, Nabodit**, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba
 District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation:
 Retired Person, Citizen of: India, PAN No.: BGxxxxx6F, Aadhaar No Not Provided, Status :Individual, Executed
 by: Self, Date of Execution: 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 16/11/2022
 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Pvt. Residence

Address, Photo, Finger print and Signature




EMBOSS REALTY
SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AWxxxxxx0A,Aadhaar No Not Provided, Status
Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx0A,Aadhaar No Not Provided, Status
Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr RAHUL JANA Son of Mr MUKUNDA JANA Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 17/11/2022, Place of Admission of Execution: Office			
Nov 17 2022 3:14PM	LTI 17/11/2022	17/11/2022	
18N, HEMANTA MUKHERJEE ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EMBOSS REALTY (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NILADRI KUMAR DEY Son of Mr N K DEY HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mrs RATNA PAUL, Mr PALTAN DAS, Mrs BULBUL SIL, Mrs JYOTSNA DAS, Mr SHAMBHU DAS, Mr DULAL CHANDRA PAUL			
Mr Jagannath Biswas Son of Mrs Nilima Biswas(Mother) 224, Esan Ghosh Road, City:- Kolkata, P.O:- Haridevpur, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700008			
17/11/2022	17/11/2022	17/11/2022	
Identifier Of Mrs SONALI DAS, Mr RAHUL JANA			

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 16-11-2022

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

Presented for registration at 21:40 hrs on 16-11-2022, at the Private residence by Mrs RATNA PAUL , one of the Executants.

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

Execution is admitted on 16/11/2022 by 1. Mrs RATNA PAUL, Daughter of Late HARIPADA DAS, PURBA PALLY,, P.O SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 2. Mr PALTAN DAS, Son of Late HARIPADA DAS, SOUTH SANTOSH PUR GHOSH PARA, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Mrs BULBUL SIL, Wife of Mr SWAPAN SIL, MUKUNDA COLONY, P.O: PURBA JADAVPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 4. Mrs JYOTSNA DAS, Daughter of Late HARIPADA DAS, PURBA PALLY,, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 5. Mr SHAMBHU DAS, Son of Late HARIPADA DAS, 148A, LANE 3/1, NABODIT, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service, 6. Mr DULAL CHANDRA PAUL, Son of Late GOSTO BIHARI PAUL, 148A, Lane 3/1, Nabodit, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Retired Person

Indetified by Mr NILADRI KUMAR DEY, , , Son of Mr N K DEY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 17-11-2022

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

Execution is admitted on 17/11/2022 by Mrs SONALI DAS, Daughter of Late HARIPADA DAS, 3/1, NABODIT, NAYABAD, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife

Indetified by Mr Jagannath Biswas, , , Son of Mrs Nilima Biswas, 224, Esan Ghosh Road, P.O: Haridevpur, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

Execution is admitted on 17-11-2022 by Mr RAHUL JANA, Proprietor, EMBOSS REALTY, 65/4A, SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025