

010151/22

(E-9933/23)

E-9933/1

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AP 290081

10/08/2023

02-8002054305/2023

Consider that the document is  
legitimate. The signature sheet and the  
non-judicial sheets attached with the  
document are the part of this document.

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

10 AUG 2023

## GENERAL POWER OF ATTORNEY

After registering Development Agreement  
being No. 1604.09927 for the year 2023 of DSR-IV

In respect of Premises No. 174/29, N.S.C. Bose Road,  
P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC  
Ward No. 98, Assessee No. 21-098-06-0124-9.

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

By and Among

Mousumi Mukherjee

Pooja Chatterjee

(1) **SMT. MOUSUMI MUKHERJEE**, daughter of Late Jitendra Nath Chatterjee and wife of Sri Debabrata Mukherjee, having her **PAN** : BOJPM 4296 J, **Aadhaar** : 4759 9149 2378 and **Mobile** : 8017857058, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at E-49 Kalachand Para, Kamdahari, P.S. - Bansdrani, P.O.-Garia, Kolkata-700084, (2) **SRI ANJAY KUMAR SINGH**, son of Sri Raj Kishore Singh, having **PAN** : BEXPS 4556 P, **Aadhaar** : 9808 0670 7879 and **Mobile** : 9831855268, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 4/205, Gandhi Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092 and (3) **SMT. PUJA CHATTERJEE**, daughter of Sri Tapan Chattopadhyay, having **PAN** : AODPC 6129 H, **Aadhaar** : 5603 0998 3116 and **Mobile** : 9836380473, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 1/37, Netaji Nagar, P.S. - Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, 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 **PAN** : BTZPS 2046 B and **Mobile** : 9830460470 and having its office at 1/37, Azadgarh, P.S.-Jadavpur, P.O.-Regent Park, Kolkata-700040,

*Mousumi Mukherjee*  
*Puja Chatterjee*



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-CUM-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**.

### AND

**M/S SEKHAR BHATTACHARJEE**, a Proprietorship Firm, having its office at 4/6, Surya Nagar, P.S.-Netaji Nagar, P.O.-Regent Park, Kolkata-700040, represented by its Proprietor, namely **SRI SEKHAR BHATTACHARJEE**, son of Late Abani Kanta Bhattacharjee, having his **PAN : AGCPB 3144 L**, **Aadhaar : 2939 2964 8909** and **Mobile : 9051541225**, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 4/6, Surya Nagar, P.S.-Netaji Nagar, P.O.-Regent Park, Kolkata-700040, hereinafter called and referred to as the **OUTGOING DEVELOPER-CUM-CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the contest or subject be deemed to mean and include their heirs, executors, administrators, legal representatives, successors-in-office and assigns) **executed and admitted** by self and hereinafter referred to as the party of the **THIRD PART**.

*Mousumi Mukherjee*

*Puja Chatterjee*

**Kind Greetings :**

**WHEREAS** the Land Owners / Principals-cum-Appointers of party of the First Part herein **Smt. Mausumi Mukherjee, Sri Anjay Kumar Singh** and **Smt. Puja Chatterjee** are the joint owners of **all that** bastu land measuring about 6K.-4Ch.-37sq.ft. with two storied cement finished dwelling house measuring totally about 2000 sq.ft. covered area, out of which 1000 sq.ft. covered area on each floor at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, Assessee No. 21-098-06-0124-9, KMC Ward No. 98 hereinafter for the sake of brevity referred to as 'the **said land and premises**' which is morefully explained in the **Schedule-'A'** hereunder written free from all encumbrances, charges, liens, mortgage and/or any ohter 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. **Be it mentioned here** that the title history of the aforesaid land and premises clearly mentioned in the registered development agreement being No. ...1604.09927..... for the year 2023 of D.S.R.-IV, Alipore.

**AND WHEREAS** due to **Office Circular No. 15 of 2021-2022**, dt. 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 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 of Attorney.

*Mausumi Mukherjee*  
*Puja Chatterjee*

*Mausumi Mukherjee*

**AND WHEREAS** now we, Land Owners / Principals-cum-Appointers of First Part herein have hereby intended & agreed to nominate, constitute and appoint the Developer / Constituted Attorney of Second Part herein as our true and lawful **Constituted Attorney** by execution of this General Power of Attorney to do the following acts, deeds and things on and from the day of commencement of the above mentioned 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 complaints 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.

Mousumi Mukherjee.

Puja Chatterjee

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

Mousumi Mukherjee .

Puja Chatterjee



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.

(k) **that** to negotiate on terms for and to agree to and enter into and conclude any agreement for sale for the property of Schedule-'C' as per 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 against sale the property of Schedule-'C' hereunder written **and** to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers **and** to present any such conveyance or conveyances in respect of said sale agreement alongwith undivided proportionate share of land attributable thereto in the said premises, and/or part thereof 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.

Mousumi Mukherjee -  
Puja Chatterji

(m) **that** the Second Part herein is 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 of the property which clearly mentioned in the Schedule-'C' hereunder and also as envisaged in the above mentioned registered development agreement. It is however clarified that in this respect the property which clearly mentioned in the Schedule-'B' hereunder and also as envisaged in the above mentioned registered development agreement i.e. the property of Schedule-'B' hereunder shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way shall create any liability or responsibility upon the Land Owners / Principals-cum-Appointers and their family members in any manner whatsoever.

**AND** we the Land Owners / Principals-cum-Appointers 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 / Principals-cum-Appointers personally **and** the Land Owners / Principals-cum-Appointers undertake to ratify and confirm all those acts, deeds and things.

**AND** we the Land Owners / Principals-cum-Appointers 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

Mousumi Mukherjee  
Puja Chatterji



or assume any right & interest on Ownership to the Developer on the schedule of land and premises 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 previls, in that event Land Owners / Principals-cum-Appointers will be held responsible for that but the aforesaid problem shall be solved by the decission of the both parties.

**AND** after completion of the venture mentioned in the said registered development agreement **i.e.** after registering the all aforesaid deed of conveyances in respect of property of Schedule-'C' hereunder and handover of all aforesaid registered property in favour of intending buyers, these General Power of Attorney **shall be considered as revoked.**

**AND** we the Land Owners / Principals-cum-Appointers 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 aforesaid transfer under and by virtue of this General Power of Attorney.

**AND WHEREAS** the Outgoing Developer-cum-Confirming Party of Third Part herein confirming the 'General Power of Attorney' which is made by the party of the First Part herein Land Owners / Principals-cum-

*Mousumi Mukherjee*  
*Puja Chatterjee*

Appointers in favour of the party of the Second Part herein Developer-cum-Constituted Attorney M/s. Ganapati Construction.

**SCHEDULE-'A' ABOVE REFERRED TO**

**the land and premises on which the Second Part herein shall construct new building at their own cost as per above mentioned development agreement and as per sanctioned building plan**

**ALL THAT** piece and parcel of **bastu land** measuring little more or less **6K.-4Ch.-37sq.ft.** with **two storied** cement finished dwelling house measuring totally about **2000 sq.ft.** covered area, out of which 1000 sq.ft. covered area on each floor, **Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, Assessee No. 21-098-06-0124-9** and it is butted and bounded in the following manner :

On the North – 174/28, N.S.C. Bose Road

On the South – 174/30, N.S.C. Bose Road

On the East – 40' wide road

On the West – 3/41 and 3/42, Netaji Nagar

**SCHEDULE-'B' ABOVE REFERRED TO**

**(Principals/Appointers property at the new building on which Constituted Attorney have no power to sale)**

**Three residential flats** as per sanctioned building plan, out of which (i) one flat on any floor from east road side measuring little more or less 750 sq.ft. super built-up area, (ii) one flat on any floor from any

*Mousumi Mukherjee*

*Puja Chatterjee*

side measuring little more or less 750 sq.ft. super built-up area and (iii) one flat on any floor from any side measuring little more or less 750 sq.ft. super built-up area **without** any parking space **togetherwith** the undivided proportionate impartible share in the land mentioned hereinabove **togetherwith** the undivided share in the common parts, proportionate, areas, facilities and amenities with liabilities of expenses proportionately.

#### **SCHEDULE 'C' ABOVE REFERRED TO**

**Developer's property at the new building on which Constituted Attorney have power to sale and to take entire consideration amount of sale proceedings and to be registered as Attorney on behalf of Land Owners / Principals-cum-Appointers**

Save and except the property which mentioned in the Schedule-'B' hereinabove, the Attorney have power to sale and to take entire consideration amount of all other sale proceedings and to be registered as Attorney on behalf of Land Owners / Principals-cum-Appointers from ground floor to ultimate floor **togetherwith** the undivided proportionate impartible share in the land mentioned hereinabove **togetherwith** the undivided share in the common parts, proportionate, areas, facilities and amenities with liabilities of expenses proportionately.

Mousumi

Mukherjee

Puja Chatterjee



**IN WITNESS** we, the parties herein have hereto put our signatures  
on this the 10<sup>th</sup> day of August 2023.

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

**Full signature with complete  
address of the following witness.**

1. Ranjan Das,  
1/44, Azadgash, Kol-40

2. Sraboni Ghosh,  
9/29, Netaji Nagar  
Kol-92.

1. Mousumi Mukherjee.

2. Anjay Kumar Singh

3. Puja Chatterjee

**Signature of the Land Owners /  
Principals-cum-Appointers**

First Part herein  
Smt. Mousumi Mukherjee  
Sri Anjay Kumar Singh  
Smt. Puja Chatterjee

Amit Senapati

**Signature of Developer-cum-  
Constituted Attorney**

Second Part herein  
M/s. Ganapati Construction  
signed by its proprietor  
Sri Amit Senapati

Sekhar Bhattacharjee

**Signature of the Outgoing Developer-  
cum-Confirming Party**

Third Part herein  
M/s Sekhar Bhattacharjee  
signed by its proprietor  
Sri Sekhar Bhattacharjee

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

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

Mousumi Mukherjee.

Date of Registration under section 60 and Rule 69.

Entered in Book - I

Volume number 1604-2023, Page from 308929 to 308952

Deed No 160409933 for the year 2023.



Digitally signed by Anupam Halder

Date: 2023.08.10 15:45:36 +05:30

Reason: Digital Signing of Deed.

*(Signature)*

(Anupam Halder) 2023/08/10 03:45:36 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	8002054305/2023	Office where deed will be registered
Query Date	10/08/2023 2:16:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE, 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	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 4/-	Rs. 1,49,12,798/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
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]:- 160409927/2023	

**Land Details :**

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 174/29, , Ward No: 098 Pin Code : 700040

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	6 Katha 4 Chatak 37 Sq Ft	2/-	1,35,62,798/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :				10.3973Dec	2 /-	135,62,798 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	2 /-	13,50,000 /-	



**Principal Details :**

	Name & address	Status	Execution Admission Details :
1	Mr MOUSUMI MUKHERJEE Son of Late JITENDRA NATH CHATTERJEE49, KALACHAND PARA, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BOxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr ANJAY KUMAR SINGH Son of Mr RAJ KISHORE SINGH4/205, GANDHI COLONY, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BExxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt PUJA CHATTERJEE Daughter of Mr TAPAN CHATTOPADHYAY1/37, 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: House wife, Citizen of: India, PAN No.: AOxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	SEKHAR BHATTACHARJEE 4/6, SURYA NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.: AGxxxxxx4L,Aadhaar No Not Provided, Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

**Attorney Details :**

SI 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 :**

SI No	Name & Address	Representative of
1	Mr SEKHAR BHATTACHARJEE Son of Late ABANTI KANTA BHATTACHARJEE4/6, SURYA NAGAR, 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.: AGxxxxxx4L,Aadhaar No Not Provided	SEKHAR BHATTACHARJEE

AMIT SENAPATI Son of Mr DUKHO HARAN SENAPATI 11/37, 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)
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**Identifier Details :**

Name & address
Miss SRABONI GHOSH Daughter of Mr . 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 MOUSUMI MUKHERJEE, Mr ANJAY KUMAR SINGH, Smt PUJA CHATTERJEE, Mr SEKHAR BHATTACHARJEE, Mr AMIT SENAPATI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MOUSUMI MUKHERJEE	GANAPATI CONSTRUCTION-1.73288 Dec,-1.73288 Dec
2	Mr ANJAY KUMAR SINGH	GANAPATI CONSTRUCTION-1.73288 Dec,-1.73288 Dec
3	Smt PUJA CHATTERJEE	GANAPATI CONSTRUCTION-1.73288 Dec,-1.73288 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MOUSUMI MUKHERJEE	GANAPATI CONSTRUCTION-333.33333300 Sq Ft,-333.33333300 Sq Ft
2	Mr ANJAY KUMAR SINGH	GANAPATI CONSTRUCTION-333.33333300 Sq Ft,-333.33333300 Sq Ft
3	Smt PUJA CHATTERJEE	GANAPATI CONSTRUCTION-333.33333300 Sq Ft,-333.33333300 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 09-09-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 09-09-2023)
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.

## Major Information of the Deed

Deed No :	I-1604-09933/2023	Date of Registration	10/08/2023
Query No / Year	1604-8002054305/2023	Office where deed is registered	
Query Date	10/08/2023 2:16:42 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE,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		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 1,49,12,798/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160409927/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 174/29, , Ward No: 098 Pin Code : 700040

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L1			Bastu	6 Katha 4 Chatak 37 Sq Ft	2/-	1,35,62,798/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :				10.3973Dec	2 /-	135,62,798 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	2 /-	13,50,000 /-	



Pal Details :



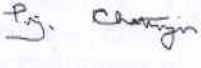
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr MOUSUMI MUKHERJEE</b> Son of Late JITENDRA NATH CHATTERJEE Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office	 10/08/2023	 LTI 10/08/2023	 10/08/2023

E49, KALACHAND PARA, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BOxxxxxx6J, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr ANJAY KUMAR SINGH</b> Son of Mr RAJ KISHORE SINGH Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office	 10/08/2023	 LTI 10/08/2023	 10/08/2023

4/205, GANDHI COLONY, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BExxxxxx6P, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Smt PUJA CHATTERJEE</b> Daughter of Mr TAPAN CHATTOPADHYAY Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office	 10/08/2023	 LTI 10/08/2023	 10/08/2023

1/37, 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: House wife, Citizen of: India, PAN No.: AOxxxxxx9H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office

<b>4 SEKHAR BHATTACHARJEE</b> 4/6, SURYA NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.: AGxxxxxx4L, Aadhaar No Not Provided, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
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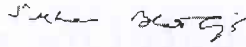



### Key Details :

Name,Address,Photo,Finger print and Signature



#### 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	<b>Name</b> <b>Mr SEKHAR BHATTACHARJEE</b> Son of Late ABANTI KANTA BHATTACHARJEE Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office	<b>Photo</b>  Aug 10 2023 2:34PM	<b>Finger Print</b>  LTI 10/08/2023	<b>Signature</b>  10/08/2023
	4/6, SURYA NAGAR, 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.:: AGxxxxxx4L,Aadhaar No Not Provided Status : Representative, Representative of : SEKHAR BHATTACHARJEE			
2	<b>Name</b> <b>Mr AMIT SENAPATI (Presentant)</b> Son of Mr DUKHO HARAN SENAPATI Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office	<b>Photo</b>  Aug 10 2023 2:33PM	<b>Finger Print</b>  LTI 10/08/2023	<b>Signature</b>  10/08/2023
	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
<b>Miss SRABONI GHOSH</b> Daughter of Mr . 9/29 NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	 10/08/2023	 10/08/2023	 10/08/2023



Of Mr MOUSUMI MUKHERJEE, Mr ANJAY KUMAR SINGH, Smt PUJA CHATTERJEE, Mr SEKHAR  
TACHARJEE, Mr AMIT SENAPATI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr MOUSUMI MUKHERJEE	GANAPATI CONSTRUCTION-1.73288 Dec,-1.73288 Dec
2	Mr ANJAY KUMAR SINGH	GANAPATI CONSTRUCTION-1.73288 Dec,-1.73288 Dec
3	Smt PUJA CHATTERJEE	GANAPATI CONSTRUCTION-1.73288 Dec,-1.73288 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr MOUSUMI MUKHERJEE	GANAPATI CONSTRUCTION-333.33333300 Sq Ft,-333.33333300 Sq Ft
2	Mr ANJAY KUMAR SINGH	GANAPATI CONSTRUCTION-333.33333300 Sq Ft,-333.33333300 Sq Ft
3	Smt PUJA CHATTERJEE	GANAPATI CONSTRUCTION-333.33333300 Sq Ft,-333.33333300 Sq Ft



10-08-2023

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

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

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

Presented for registration at 14:20 hrs on 10-08-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AMIT SENAPATI .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,12,798/-

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

Execution is admitted on 10/08/2023 by 1. Mr MOUSUMI MUKHERJEE, Son of Late JITENDRA NATH CHATTERJEE, E49, KALACHAND PARA, KAMDAHARI, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr ANJAY KUMAR SINGH, Son of Mr RAJ KISHORE SINGH, 4/205, GANDHI COLONY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 3. Smt PUJA CHATTERJEE, Daughter of Mr TAPAN CHATTOPADHYAY, 1/37, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Miss SRABONI GHOSH, , , Daughter of Mr . , 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 ) [Confirming Party]**

Execution is admitted on 10-08-2023 by Mr SEKHAR BHATTACHARJEE, SOLE PROPRIETOR, SEKHAR BHATTACHARJEE, 4/6, SURYA NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

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

Execution is admitted on 10-08-2023 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 Miss SRABONI GHOSH, , , Daughter of Mr . , 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 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**












Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8540, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: SUBHANKAR DAS













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

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
					
					











Name SEKHAR BHATTACHARJEE

Signature Sekhar Bhattacharjee

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Anjay Kar Sh

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AMIT SENAPATI












Signature Amit Senapati



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ...MOUSUMI MUKHERJEE

Signature ...Mousumi Mukherjee

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ...PUJA CHATTERJEE

Signature ...Pooja Chatterji



8540

No.....Rs.100/- Date.....05 JUN 2023

Name : .....P. Rajeshwari.....

Advocate  
Alipore Judge's Court  
Kolkata - 27

Address : .....

Vendor : .....  
Alipore Collectorate, 24Pgs. (South)

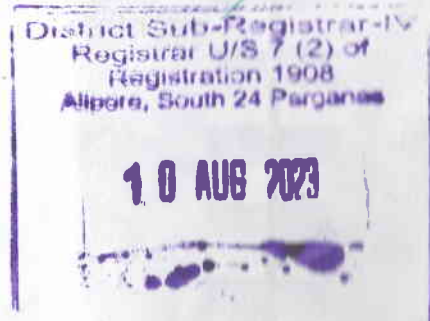
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

**Full signature with complete  
information of Identifier**

Full signature : *Sraboni Ghosh*

Miss Sraboni Ghosh  
Advocate

Enrollment No : F/1396/1073 of 2019  
Alipore Judges' Court, Kolkata-700027  
Office : 9/29 Netaji Nagar, Kolkata-700092  
Aadhar : 6024 7113 3236, Mobile : 8697502211





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Allpura, South 24 Parganas

10 AUG 2023