



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 274962

15.9.21 21.9.21
8-1762582/21

Verifies that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

District Sub-Registrar,
South 24 Parganas
21 SEP 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, **SMT. NIBHA DEB**, PAN NO.AFTPD6653A, AADHAAR NO.808823116376, wife of Late Subimal Deb and daughter of Late Abani Kanta Chakraborty, by faith Hindu, by occupation - Retired Govt. Officer, by Nationality Indian, residing at 11, Baishnabghata Road, P.O. Naktala, P.S. Jadavpur then Patuli now Netajinagar, Kolkata - 700 047, hereinafter called and referred to as the **"OWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

SREE RAM CONSTRUCTION

AND

R. Nibha
Proprietor

R. Nibha

M/S SREERAM CONSTRUCTION, PAN NO.ADSPD1437F, a proprietorship concern having its office at having its office at 1/78 Naktala, Kolkata-700047 now corresponding to 1/83, Naktala, P.O. Naktala, P.S. Jadavpur now Netaji Nagar, Kolkata-700047,, represented by its sole proprietor **SRI RAJIB DEY**, PAN NO.ADSPD1437F, AADHAAR No.222484703553, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Conveyance dated 31st day of August,1959, which was registered in the office of the Sub-Registrar at Alipore South 24 Parganas and recorded in Book No. I, Volume No. 130, Pages No. 114 to 125, Being No. 7844, for the year 1959 one Sri Abani Kanta Chakraborty, now deceased, son of Late Surya Kanta Chakraborty and Smt. Nibha Deb wife of Subimal Deb and Ranjit Kumar Chakraborty, son of Nalini Kanta Chakraborty jointly purchased the land measuring more or less 9.56 Cottahs situated in the District of 24 Parganas, P.S.Tollygunge now Jadavpur, Sub-registry office at Alipore, Pargana Khaspur, in Mouza-Baishnabghata, according to Cadastral Survey Settlement, J.L.NO.28, R.S.NO.11, 38, 244, respectively Collectorate Touzi No.56,151 respectively and C. S. Plot No.94 of Khatian No.296 within the limits of the then Calcutta Municipal Corporation being Municipal Premises NO. 11, Baishnabghata Road, P.S. then Tollygunge, then Calcutta - 700 047, from one Sri. Karunamoy Chatterjee.

AND WHEREAS thereafter by a registered Deed of Partition dated 28th day of September, 1963, which was registered at the office of Sub-Registrar, Alipore at Alipore, District 24 Parganas and recorded in Book No. I, Volume No. 161, Pages No. 134 to 140, Being No. 7969, for the year 1963, the said joint owners namely Abani Kanta Chakraborty, Nibha Deb and Ranjit Kumar

SREE RAM CONSTRUCTION

Proprietor

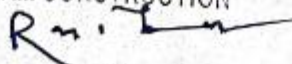
Chakraborty partitioned their respective share upon the total land measuring 9.56 Cottahs be the same and / or a little more or less being the Municipal Premises No. 11, Baishnabghata Road, P.S. Jadavpur, Calcutta - 700 047 each having $1/3^{\text{rd}}$ share i.e. land measuring more or less 02 Cottahs 13 Chittacks 26 Sq. Ft respectively.

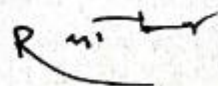
AND WHEREAS by virtue of the said Deed of Partition executed on 28th day of September, 1963 the said Abani Kanta Chakraborty became the absolute owner in respect of the land measuring more or less 02 Cottahs 13 Chittacks 26 Sq. Ft. comprised in C.S.Plot No.94, C.S. Khatian No.296, J.L.NO.28, Pargana- Khaspur, R.S.NO.11, 38 & 244 respectively, Touzi NO.56 & 151 respectively, in Mouza- Baishnabghata, within the limit of the Calcutta Municipal Corporation without any hindrance and mutated his name as owner in respect of the Premises No.11/A, Baishnabghata Road, P.S. Jadavpur, Kolkta - 700047 and constructed a temporary tile shed roof structure thereon for the care taker measuring about 145 Sq. Ft..

AND WHEREAS the said Abani Kanta Chakraborty while in possession and occupation over the said land died intestate on 13.05.1984 leaving behind his three daughters namely Smt. Nibha Deb (nee Chakraborty), Smt. Reba Mukherjee (nee Chakraborty), Miss Kalyani Chakraborty as his legal heiresses and Successors in respect of the land measuring more or less 02 Cottahs 13 Chittacks 26 Sq. Ft..

AND WHEREAS by becoming the owners in respect of land measuring more or less 02 Cottahs 13 Chittacks 26 Sq. Ft. being the Premises No.11A, Baishnabghata Road, P.S. Jadavpur, Kolkta - 700047, the said Smt. Nibha Deb, Smt. Reba Mukherjee executed a Deed of Gift in respect of their undivided $1/3^{\text{rd}}$ share i.e. total $2/3^{\text{rd}}$ shares of the land measuring more or less 02 Cottahs 13 Chittacks 26 Sq. Ft. in favour of their elder unmarried sister Miss Kalyani Chakraborty dated 07/02/2002, registered at the office of the A.D.S.R., at Alipore, District 24 Parganas(South) and recorded in Book No. I, Volume No. 55, Pages No. 333 to 338, Being No. 1616, for the year 2002.

SREE RAM CONSTRUCTION


Proprietor



AND WHEREAS by virtue of the said Deed of Gift dated 07.02.2002 the said Miss Kalyani Chakraborty became the absolute owner in respect of land measuring more or less 02 Cottahs 13 Chittacks 26 Sq. Ft. being the Premises No.11A, Baishnabghata Road, P.S. Jadavpur, Kolkata - 700047 and recorded her name in the record of the then Calcutta Municipal Corporation and has been paying necessary taxes thereof holding the Assessee No.211000301405.

AND WHEREAS by virtue of a registered Deed of Gift dated 30/07/2004 which was registered at the office of the District Sub-Registrar, at Alipore, District South 24 Parganas and recorded in Book No. I, Volume No. 95, Pages No. 48 to 63, Being No. 01561, for the year 2004, the said Miss Kalyani Chakraborty executed a Deed of Gift in respect of the land measuring about 02 Cottahs 13 Chittacks 26 Sq. Ft. be the same or a little more or less together with temporary tile shed roofed structure measuring about 145 Sq. Ft. be the same or a little more or less lying and situated being the Premises No.11A, Baishnabghata Road, P.S. Jadavpur, Kolkata - 700047 comprised in C. S. Plot No.94, C.S. Khatian No.296, J.L.NO.28, Pargana- Khaspur, R.S.NO.11, 38 & 244 respectively, Touzi NO.56 & 151 respectively, in Mouza- Baishnabghata, within the limit of the Kolkata Municipal Corporation under Ward No.100, in favour of her sister namely Smt. Nibha Deb.

AND WHEREAS by virtue of the said Partition Deed Dated 28/09/1963 and the said Deed of Gift dated 30/07/2004 the said Smt. Nibha Deb became the absolute owner in respect of land measuring about 02 Cottahs 13 Chittacks 26 Sq. Ft. be the same or a little more or less being the Premises No.11, Baishnabghata Road, P.S. Jadavpur, Kolkata - 700047 and in respect of land measuring about 02 Cottahs 13 Chittacks 26 Sq. Ft. be the same or a little more or less being the Premises No.11A, Baishnabghata Road, P.S. Jadavpur, Kolkata - 700047 respectively i.e. total land measuring about 5 Cottahs 11 Chittacks 7 Sq. Ft. be the same or a little more or less together with temporary tile shed roofed structure measuring about 145 Sq. Ft. be the same or a little more or less and thereafter recorded her name in the

R. N. Deb

record of the Kolkata Municipal Corporation and has been paying necessary taxes thereof and the said landed property is now known and numbered as the Premises No.11, Baishnabghata Road, Kolkata-700047, Vide Assessee No.211000300267, lying and situated within the ward No.100, of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas without any interruption or hindrances from others and paying all necessary taxes which is more fully described in the Schedule "A" below as "**the said property**".

AND WHEREAS the Second Party/ developer after proper inspection of the said land & the building thereon being interested to develop by demolishing & erecting new building/buildings thereon has approached to the First Party/the Land Owner herein and the first party considering the proposal of joint venture programmed financially viable have agreed to do the same for their mutual benefits.

AND WHEREAS due to lack of experience as well as the paucity of fund the Principal/owner has entered into a registered Development Agreement on 08/09/2021, vide Book No.I, Deed No.I-160102057, D.S.R.-I, Alipore, with **M/S. SREERAM CONSTRUCTION**, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S. Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY**, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at-40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, as a **DEVELOPER** to erect and complete the construction of a Straight-III building with lift facility in my aforesaid **SCHEDULE** mentioned property in accordance with the Building Plan to be sanctioned from Kolkata Municipal Corporation, in my name, in order to erect a strait-III storied building in the **SCHEDULE** mentioned property.

AND WHEREAS as I am busy in my works and being old aged ailing person hence it is not possible for me to manage, look after or control or supervise personally and / or to represent everywhere in connection with the proposed

← R. N. Dey

project or construction work and / or to do other various analogous or ancillary acts, deeds, and things personally or jointly...

AND WHEREAS to construct the afore stated proposed building as mentioned in the said Development Agreement at the cost of the **DEVELOPER**, I, the **PRINCIPAL/OWNER** herein, do hereby nominate, appoint and constitute the said **M/S. SREERAM CONSTRUCTION**, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S. Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole-proprietor **SRI RAJIB DEY**, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at-40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, hereinafter called as my Lawful Attorney to do all acts, deeds and things in the manner followings :-

1. To look after and manage the **SCHEDULE** mentioned property on my behalf.
2. To look after and to control all the affairs for the development or the **SCHEDULE** mentioned property and construction of a Straight-III storied building in accordance with the sanctioned Building Plan obtained from Kolkata Municipal Corporation, on my behalf in my name at the cost of the **DEVELOPER / ATTORNEY**.
3. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation, alteration, modification, modifications, conversation, conversations, revise sanction building plan and document and to receive all papers, Boundary Declaration, KMC Gift, Common passage, Splats Corner, amalgamate Deed, amalgamate Deed of Deceleration, B/S maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.
4. To execute and submit all Building Plans for sanction Development Plans, Documents Statements, Papers, Undertakings, Declarations,

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may be required for necessary, modification and / or alteration of sanctioned Plan by the Kolkata Municipal Corporation.

5. To appear and represent on behalf of the Principal i.e. Land Owner herein on or before any necessary authorities including the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanction Plan for the above mentioned property.
6. To pay fees for modification and such other orders and permissions from the necessary authorities on my behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation and also to submit and take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
7. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the sanctioned Plans to any authority or authorities.
8. To develop the **SCHEDULE** mentioned property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper in accordance with the sanctioned building Plan obtained from Kolkata Municipal Corporation, and for that purpose to demolish and/or remove the existing house, building and/or structure of whatsoever nature standing in the said property, as my said Attorney shall think fit and proper.
9. To apply for obtaining electricity gas, water sewerage, drainage, water line, telephone or other connections or obtaining electric meter or any other utility to the **SCHEDULE** mentioned property and / or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority / authorities

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and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.

10. To apply for and obtain building materials from the concerned authorities for consumption of the building on the **SCHEDULE** mentioned property as aforesaid.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the **SCHEDULE** mentioned property, or any part thereof from the date of taking possession of the same from us and till the date of handing over of **OWNER'S Allocation**.
12. To appear and represent me before all authorities for fixating and / or finalization of the annual valuation of the **SCHEDULE** mentioned property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with the intending purchasers for giving possession of the flats, Car Parking Spaces in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** i.e. 1) Flat No.A-1, Ground Floor, South-East side and 2) Flat No.A-2, Ground Floor, South-West side, 3) Flat No.B-1, 1st Floor, South-East side and 4) Flat No.B-2, 1st Floor, South-West side, 5) Flat No.C-1, 2nd Floor, South-East side and 6) Flat No.C-2, 2nd Floor, South-West side along with Two Car Parking spaces on the Ground Floor of the proposed Straight-III storied building including undivided proportionate share of land of the premises, right of easement and undivided proportionate share in the land of the Schedule mentioned property including as per sanctioned building Plan to the such intending purchasers in the proposed building on the **SCHEDULE 'A'** mentioned property at any terms and conditions as may said Attorneys shall think fit and proper as per said Development Agreement dated 08/09/2021.
14. To collect advance or part payment or full consideration from the intending purchasers of flats and Car Parking Spaces along with the proportionate share of land on our behalf as per said Development

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Agreement dated 08/09/2021 on the Developer's Allocation excluding the Owner's Allocation as mentioned therein and grant receipt in favour of the interested persons / persons who are interested to take possession of the flat / flats and Car Parking Space etc, in lieu of satisfactory consideration.

15. To Sign, execute and presentation or negotiate on terms for and to agree to enter into and conclude any agreement for sale, sale in respect of the said Developer's Allocation i.e. 1) Flat No.A-1, Ground Floor, South-East side and 2) Flat No.A-2, Ground Floor, South-West side, 3) Flat No.B-1, 1st Floor, South-East side and 4) Flat No.B-2, 1st Floor, South-West side, 5) Flat No.C-1, 2nd Floor, South-East side and 6) Flat No.C-2, 2nd Floor, South-West side along with Two Car Parking spaces on the Ground Floor of the proposed Straight-III storied building to intending Purchaser or Purchasers from District Registrar-I, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, to present for registration and complete for registration as mention developer allocation flats and Car Parking Space in favour of the interested person/persons who are interested to take possession of the flat / flats etc, in lieu of satisfactory consideration.
16. To advertise in different newspapers and display hoarding in different places and also to engage agency or agencies for giving possession of the flats, and Car Parking Spaces on Developer's Allocation as mentioned in the said Development Agreement dated 08/09/2021 excluding Owner's Allocation along with the proportionate share of land in any names as the said Attorney shall think fit and proper and to sell the Developer's Allocation any Third Party or parties at any consideration price to be fixed up only by the Developer after due delivery of possession of the Owner's Allocation.
17. To negotiate with intending purchasers who desire to take possession in lieu of proper consideration for the flats, and Car Parking Spaces including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land

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at my said **SCHEDULE** mentioned property or any part thereof and for that purpose to sign and execute all Deeds, as our said Attorney shall think fit and proper as per said Development Agreement dated 08/09/2021.

18. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers except the owner's allocation and acknowledge the receipt of the same on my behalf.
20. To appear and represent me Registrar of Assurances, District Registrar at D.S.R.-I, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance-I, Kolkata, before any Notary Public, Metropolitan Magistrate and other office or offices or Authority or Authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, instruments and writing executed and signed by the said Attorney as per said Development Agreement dated 08/09/2021 in connection with the Developer's Allocation only.
21. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the **SCHEDULE** mentioned property and property or any part thereof.
22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on my behalf of or to be institute preferred by or any person or persons in respect of the **SCHEDULE** mentioned property.
23. To comprise suits, appears or other legal proceedings in courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the **SCHEDULE** mentioned property.

R. N. S.

24. To sign declare and or affirm any plaints, written statements partitions, affidavits, verifications, vakalatnamas, warrant, Memo of Appeal or any documents or papers in any proceedings or in any way construction therewith in respect of the **SCHEDULE** mentioned property.
25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.
26. To sign & execute amalgamate Deed, to receive all papers, documents, Boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

If any error or omission is transpired and joint development agreement in this deed in future, the Owner shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer.

AND GENERALLY to act as my Attorney in relation to all matters touching my said Premises and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as I would do if I personally present.

AND I the **PRINCIPAL** herein hereby ratify and confirm and agree or undertake and whatsoever my said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue at these presents including such confirming and other works till the completion of the whole deal / transaction as per Development Agreement dated 08/09/2021.

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SCHEDULE - "A"**(Description of the entire land)**

ALL THAT a piece of parcel of Land measuring 5 Cottahs 11 Chittacks 7 Sq. Ft. be the same or a little more or less together with temporary tile shed roofed structure measuring about 145 Sq. Ft. be the same or a little more or less comprised in C. S. Plot No.94, C.S. Khatian No.296, J.L.NO.28, Pargana- Khaspur, R.S.NO.11, 38 & 244 respectively, Touzi NO.56 & 151 respectively, in Mouza- Baishnabghata, being the Premises No.11, Baishnabghata Road, Kolkata-700047, Vide Assessee No.211000300267, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas Being butted and bounded by :-

- On the East : By 15.2 Feet wide Common Passage.
- On the West : By G+III Storied building complex.
- On the North : By Two Storied building Premises No.12/3.
- On the South : By Single Storied building Premises No.11B.

SCHEDULE - "B"**(Reserved Portion)**

Details of Owner's allocation : on completion of the said Building in all respects the developer shall handover 1)Flat No.B-3, 1st Floor, North-East side and 2)Flat No.C-3, 2nd Floor, North-East side along with Two Car Parking spaces on the ground floor of the proposed Straight-III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' above written and the developer shall pay a non-refundable Sum of Rs.40,00,000/-(Rupees Forty Lakhs)only to the owner on or before registration of this agreement together with common rights of the common portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at Premises No. 11, Baishnabghata Road, Kolkata-700047, Vide Assessee No.211000300267, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of

R. A. B.

South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

SCHEDULE - "C"
(Developer allocation)

Details of Developer's allocation : on completion of the said Building in all respects the Developer is entitled to get 1) Flat No.A-1, Ground Floor, South-East side and 2) Flat No.A-2, Ground Floor, South-West side, 3) Flat No.B-1, 1st Floor, South-East side and 4) Flat No.B-2, 1st Floor, South-West side, 5) Flat No.C-1, 2nd Floor, South-East side and 6) Flat No.C-2, 2nd Floor, South-West side along with Two Car Parking spaces on the Ground Floor of the proposed Straight-III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' above written together with common rights of the common portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at Premises No. 11, Baishnabghata Road, Kolkata-700047, Vide Assessee No.211000300267, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

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IN WITNESS WHEREOF I, the above named Owner/Principal have hereunto set and subscribed my hands and this ^{one} 15th day of September, Two Thousand Twenty (2021).

IN PRESENCE OF THE

WITNESSES:-

1. Poonam Saha
D/o Debabrata Saha
Alipore Police Court
Kolkata-700027.

2. Hena Kawshar
D/o Nesar Ahmed Khan
Alipore Police Court
Kolkata-700027

Milha Del

SIGNATURE OF THE PRINCIPAL

SREE RAM CONSTRUCTION

R. M. S.

Proprietor

SIGNATURE OF THE ATTORNEY

5 per the documents and instructions
available drafted by:-

Rajat Das
Advocate
18/4/2007

Alipore Police Court
Kolkata-700027

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PHOTO	left hand					
	right hand					

Name

Signature



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left hand						
right hand						

Name NIBHA DEB

Signature Nibha Deb



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left hand						
right hand						

Name RADIA DEY

Signature Radia Dey

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PHOTO	left hand					
	right hand					

Name

Signature



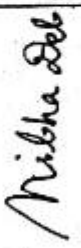
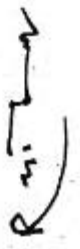
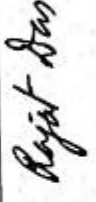
Government of West Bengal

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 16018001762582/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt NIBHA DEB 11, Baishnabghata Road, City:- , P.O:- NAKTALA, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Principal			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr RAJIB DEY 40, South Roynagar, Bansdrani, City:- , P.O:- Bansdrani, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Represent ative of Attorney [SREERA M CONSTR UCTION]			 15/09/21
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rajat Das Son of Late Swapan Kumar Das Alipore Police Court, City:- Kolkata, , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	Smt NIBHA DEB, Mr RAJIB DEY			

(Maltreyee Ghosh)

Major Information of the Deed

Deed No :	I-1601-02157/2021	Date of Registration	21/09/2021
Query No / Year	1601-8001762582/2021	Office where deed is registered	
Query Date	10/09/2021 2:39:41 PM		
Applicant Name, Address & Other Details	Rajat Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830013215, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid (SD)	Rs. 1,25,57,573/-		
Rs. 500/- (Article:48(g))	Registration Fee Paid		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160102057/2021 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: Baishnab Ghata Road, , Premises No: 11, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 11 Chatak 7 Sq Ft	1/-	1,25,21,359/-	Property is on Road , Project Name :
Grand Total :				9.4004Dec	1 /-	125,21,359 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	145 Sq Ft.	1/-	36,214/-	Structure Type: Structure
Gr. Floor, Area of floor : 145 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		145 sq ft	1 /-	36,214 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt NIBHA DEB Daughter of Late Abani Kanta Chakraborty 11, Balshnabghata Road, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx3A, Aadhaar No: 80xxxxxx6376, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREERAM CONSTRUCTION 1/83, NAKTALA, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ADxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJIB DEY (Presentant) Son of Mr Subhas Chandra Dey 40, South Roynagar, Bansdronei, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 22xxxxxxxx3553 Status : Representative, Representative of : SREERAM CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajat Das Son of Late Swapan Kumar Das Alipore Police Court, City:- Kolkata, , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt NIBHA DEB, Mr RAJIB DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt NIBHA DEB	SREERAM CONSTRUCTION-9.40042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt NIBHA DEB	SREERAM CONSTRUCTION-145.00000000 Sq Ft

Endorsement For Deed Number : I - 160102157 / 2021

On 10-09-2021

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 1,25,57,573/-

Maitreyee Ghosh

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

On 15-09-2021

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

Presented for registration at 18:20 hrs on 15-09-2021, at the Private residence by Mr RAJIB DEY ,

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

Execution is admitted on 15/09/2021 by Smt NIBHA DEB, Daughter of Late Abani Kanta Chakraborty, 11, Baishnabghata Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr Rajat Das, , Son of Late Swapan Kumar Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-09-2021 by Mr RAJIB DEY, PROPRIETOR, SREERAM CONSTRUCTION, 1/83, NAKTALA, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Rajat Das, , Son of Late Swapan Kumar Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Maitreyee Ghosh

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

On 21-09-2021

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/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-