

07/09/23

I-6905/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

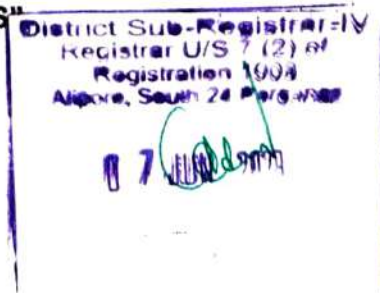
AP 290101

07/08/2023
Q-8001468449/2023

A declaration that the document is submitted for the registration. The signature sheets and the notary stamp sheets attached with the document are the part of this document.

DEVELOPMENT POWER OF ATTORNEY

(1) **SRI RAMESHWAR MISHRA**, son of Late Bhairav Nath Mishra alias Bhairav Nath Mishra, by Nationality - Indian, by faith - Hindu, by occupation - Business, having Pan Card No. AEVPM3976J & Aadhaar Card No. 4675 8535 9473, and (2) **SRI KAMESHWAR MISHRA**, son of Late Bhairav Nath Mishra alias Bhairav Nath Mishra, by Nationality - Indian, by faith - Hindu, by occupation - Business, having Pan Card No. AEUPM4222Q & Aadhaar Card No. 4906 0600 9602, both are residing at 209/2, Prince Anwar Shah Road, P. O. Tollygunge, P. S. Jadavpur, Kolkata - 700 033, District - 24 Parganas (South), hereinafter jointly referred to and called as "**PRINCIPALS**"



Contd. Page - 2

8089

5 JUN 2023

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

Name :Sanjay Gupta
Advocate

Address :Alipore Judge's Court
Kolkata-27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas

07 JUN 2023

BIG BRICKS DEVELOPERS, a Partnership Firm, having **Pan Card No. AAPFB 5109E**, having its registered office at 1, Jyotish Roy Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), represented by one of its **Partner / Authorised Signatory Sri Inder Kumar Sadhwani**, son of Late Sirumal Sadhwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, having **Pan Card No. AIOPS9982K& Aadhaar Card No. 8147 1720 8154**, residing at Udayan Apartment, 3, Hari Das Daw Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), hereinafter referred to and called as **"ATTORNEY"**.

WHEREAS Sri Rameshwar Mishra and Sri Kameshwar Mishra, Principals herein, by virtue of a Deed of Conveyance dated 1st April 2005, registered in the office of the District Sub-Registrar - III, Alipore, and registered in Book No. I, Volume No. 6, Page from 882 to 923, Being No. 02540 for the year 2005, for valuable consideration mentioned therein purchased an area of land measuring more or less 6 (Six) Cottahs 6 (Six) Chittaks 34 (Thirty Four) Sq. ft., Scheme Plot Nos. 2 & 3 of Block No. A-1, together with structure standing thereon, together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, appertaining to Mouza - Madurdaha, J. L. No. 12, Pargana - Khaspur, R. S. No. 212, Touzi No. 2998, Part of C. S. Dag No. 411, under C. S. Khatian No. 159, corresponding to Part of R. S. & L. R. Dag No. 417, under R. S. Khatian No. 153/1, L. R. Khatian Nos. 819 & 820 respectively, within A. D. S. R. Office - Sealdah, D. S. R Office - III, Alipore now D. R Office - Alipore, under the Kolkata Municipal Corporation, Ward No.108, Premises No. 298, Hossenpur, P. S. Tiljala, Kolkata - 700 107, District - 24 Parganas (South), from the erstwhile owners Smt. Bela Rani



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Das, wife of Sri Hari Pada Das, residing at 76, Dakshin Purbachal Road, P. S. Kasba, Kolkata - 700 078, District - 24 Parganas (South).

AND WHEREAS after purchasing said Sri Rameshwar Mishra and Sri Kameshwar Mishra mutated and recorded their names in Assessment Register of the Kolkata Municipal Corporation which has been assessed Premises No. 298, Hossenpur, Assessee No. 31-108-04-0524-1, and has been paying land taxes to the concern authority regularly and enjoying the same peacefully without any interruption and disturbances from others and exercising all rights of ownership thereto free from all encumbrances.

AND WHEREAS while in peaceful joint possession and occupation thereof said Sri Rameshwar Mishra and Sri Kameshwar Mishra, the Principals herein, have entered into a Development Agreement with the Developer Big Bricks Developers for construction of a multi storeyed building on the land described in schedule below as per terms and conditions contained in the said **Development Agreement dated 7th June 2023**, executed between us as Owners of the One Part and Big Bricks Developers, as Developer of the Other Part and said Development Agreement duly registered on **7th June 2023**, in the office of the District Sub-Registrar - IV, Alipore and registered in Book No. I, **Being No. 160406898 for the year 2023**.

AND WHEREAS We, Sri Rameshwar Mishra and Sri Kameshwar Mishra, the Principals herein, due to our personal problem and inconvenience it is not possible for us to look after, develop, construct, manage, supervise, our property referred and mentioned in the schedule below and as such it has become necessary and expedient for us to appoint and nominates attorney to act on behalf of us all affairs in respect of my schedule below property.



Director, Public Relations
Ministry of Defence
New Delhi - 110 055
Report No. of Page No.

17 JAN 1975

NOW KNOWN ALL MEN BY THESE PRESENTS that We, **(1) Sri Rameshwar Mishra**, son of Late Bhairav Nath Mishra alias Bhairav Nath Mishra, by Nationality - Indian, by faith - Hindu, by occupation - Business, and **(2) Sri Kameshwar Mishra**, son of Late Bhairav Nath Mishra alias Bhairav Nath Mishra, by Nationality - Indian, by faith - Hindu, by occupation - Business, both are residing at 209/2, Prince Anwar Shah Road, P. O. Tollygunge, P. S. Jadavpur, Kolkata - 700 033, District - 24 Parganas (South), do hereby nominate, constitute and appoint **Big Bricks Developers**, having its registered office at 1, Jyotish Roy Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), represented by one of its **Partner / Authorised Signatory Sri Inder Kumar Sadhwani**, son of Late Sirumal Sadhwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Udayan Apartment, 3, Hari Das Daw Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), as our true and lawful Attorney for us to act in our names to perform and execute all or any of the several acts, deeds, powers, authorities, matters and things, mentioned hereinafter.

1. To defend possession, manage and maintain the schedule below property.
2. To sign, execute and submit all building plans, documents, statements, papers, undertakings and declarations as may be required for having the plans sanctioned and / or the sanctioned plans modified and / or altered by the Kolkata Municipal Corporation.
3. To appear and represent us before the concern authorities including the Kolkata Municipal Corporation, Calcutta Metropolitan Development Authority,



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Urban Land ceiling Authorities, Fire Brigade and / or Police Station, local club, persons, if required, in connection with the any problem, sanction, modification and / or alteration of building plan, and to construct the said multi storeyed building as mentioned in development agreement.

4. To pay fees and to obtain sanction plan and such other orders and permissions from the concern authorities as may be expedient for modification, revision and / or alterations of the sanctioned plan concerning the said property and also other papers and documents as may be required by the concern authorities and to appoint Engineers, Architects and other agents and sub-contractors for the aforesaid purposes as the said Attorney shall deem fit and proper.
5. To pay fees and to obtain the sanction and such other orders and permissions from the concern authorities as may be expedient for sanction and / or alteration of the building plans concerning the said property and also other papers and documents as may be required by the concern authority or authorities.
6. To receive back and realize excess amount of fees, if any, paid for the purpose of sanction, modification, revision and / or alteration of the building plans to any authority or authorities.
7. To supervise the development of the said property by making construction of such type of building thereon permissible under the existing building rules and in conformity with the building plan to be sanctioned by the Kolkata Municipal Corporation and for that purpose to take down, demolish and / or remove any



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structure of whatsoever nature from the said property as our said Attorney may deem fit and proper.

8. To apply for and obtain electricity, water, sewerage, drainage, and / or other connections or any other utility to the said property and / or to make alterations therein and to close down and / or have disconnected, and for the aforesaid purpose to sign, execute and submit all necessary papers, application, documents and plan and to do all such other acts, deeds and things as may be deemed fit and proper by the Attorney.
9. To apply for and obtain standard building materials (steel, brick, cement etc.) from the concerned authorities for construction of the New Building at the said premises.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof on our behalf and similarly to receive all incomings receivable for and on account of the said property or any part thereof.
11. To appear and represent us before all authorities including those under the Kolkata Municipal Corporation for fixation and / or finalization of the annual valuation of the said property including the proposed construction(s) and for the aforesaid purpose to sign, execute and submit all the necessary papers and documents and to do all such other acts, deeds and things as the Attorney may deem fit and proper.
12. To publish any advertisement on website, online, social media, news paper, for sell of developer allocated portion.



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13. To appoint marketing agents and brokers for marketing of salable space of developer allocation.
14. To apply for mutation to the B. L. & L. R. Office and for that purpose to sign and execute such papers and documents as may be required from time to time, related to the said property and new building to be constructed thereon.
15. To file and submit all declarations, applications and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained and pertaining to the said property and to the construction(s) to be made thereon.
16. To negotiate for and sell transfer, convey, assign, lease out, let out, mortgage, charge and / or encumber exclusively the **developer allocation** of proposed multi storeyed building or any interest therein, together with proportionate undivided share of land measuring more or less 6 (Six) Cottahs 6 (Six) Chittaks 34 (Thirty Four) Sq. ft., on which the said multi storeyed building will be constructed along with all easement right thereto **save and except owners allocation mentioned in the Development Agreement dated 7th June 2023** on such terms and conditions and in favour of such person or persons as our said attorney may deem fit and expedient.
17. To sign, execute, enter into, modify, cancel, alter, draw, approve all deed / deeds or any document / documents, that is Agreement for Sale and Deed of Conveyance or Conveyances in favour of intending Purchasers of the flats, shops, car parking spaces, units, together with proportionate undivided share



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of land etc. in respect of the share **under developer's allocation** and to present such documents for registration before any registration authority and admit execution and complete the registration of all such papers, documents, contracts, agreements, conveyances, mortgages, charges, leases, grants, assurances, applications, declarations and other documents in connection with the said property or any part or portion thereof or any interest therein and the building to be constructed thereon or any part or portion thereof including the flats, shops, car parking spaces, and units, lying in the **developer's allocation in terms of the Development Agreement dated 7th June 2023** in pursuance of the authorities hereby granted and to receive the entire price or consideration money or any part or portion thereof or any advance or earnest money from any Purchaser or Purchasers related to such sale or sales or agreement for sale.

18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and / or party or parties thereof for developer allocated portion as mentioned in the supplementary agreement. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and / or as being paid by the party or parties and / or purchaser or purchasers thereof and / or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Bank or whatsoever status and / or any Central



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Govt., State Govt. or Semi-Government Firms, Institutions, Organizations, departments, undertaking etc. of whatsoever manner or nature and / or autonomous or private organizations, firms, etc. which the purchasers has applied for loan and for the benefit of the purchasers and shall also be able to issue proper and effectual, receipt or receipts for developer allocated portion.

19. To appear and represent us before any Notary Public, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Ld. Magistrate, Munsif, Hon'ble Judge and other Officer or Officers or Authority or Authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and presented all deeds, instruments and writings executed and signed by the said Attorney in any manner concerning the developer allocated portion and the new building to be constructed thereon or any portion or portions thereof under developer allocated portion only.
20. To sign and execute any Agreement for Sale, Deed of Conveyance or Conveyance, Deed of Transfer, any Lease Deed or Deed of Assignment related to our schedule below property or any portion thereof and / or related to the flats of the building to be constructed on the said property in favour of any Purchaser or Purchasers except **owner's allocation as written in the Development Agreement dated 7th June 2023** and supplementary Development Agreement and to receive the entire consideration money or any part thereof or any advance or earnest money for developer allocated



portion only and to give valid and effectual receipt thereof and to present such documents before any registration Officer and to admit execution and complete the registration to sign the delivery receipt enabling the Purchaser / Purchasers to collect the original document from the registration office.

21. To commence, prosecute, enforce, defend, answer and oppose all suits and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including and / or relating to the acquisition and / or requisition in respect of the said premises or any part thereof. And if deem fit to compromise, settle, refer to arbitration, abandon or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, including the Rent Controller, all without jeopardizing the rights, privileges and possible benefit of us.
22. To appoint any Advocate or Advocates and to sign Vakalatnama in their favour and to file or defend any suit before any Court in India and to sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of attorney, memo of appeal or any other papers or documents in any proceedings or in any way connected therewith with regard to the said Property and the building to be constructed thereon.
23. For all or any of the purposes hereinbefore stated to appear and represent the Owners before all authorities having jurisdiction and to sign, execute and submit papers and documents as required.
24. This Development Power of Attorney shall remain restricted to the schedule premises building and / or building plan etc.



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AND GENERALLY to do all such acts, deeds and things in our names as we could have lawful done and we hereby agree and ratify and / or confirm all and whatsoever the Attorney under the power in that behalf hereinbefore contained, shall lawfully do or cause to be done in or about the schedule premises as aforesaid as if we were present personally at there.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring more or less **6 (Six) Cottahs 6 (Six) Chittaks 34 (Thirty Four) Sq. ft.**, Scheme Plot Nos. 2 & 3 of Block No. A-1, together with cemented floor tile shed structure measuring more or less 100 Sq. ft., together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, appertaining to Mouza - Madurdaha, J. L. No. 12, Pargana - Khaspur, R. S. No. 212, Touzi No. 2998, Part of C. S. Dag No. 411, under C. S. Khatian No. 159, corresponding to Part of **R. S. & L. R. Dag No. 417**, under R. S. Khatian No. 153/1, **L. R. Khatian Nos. 819 & 820** respectively, within A. D. S. R. Office - Sealdah, D. S. R Office - III, Alipore now D. R Office - Alipore, under the Kolkata Municipal Corporation, **Ward No.108, Premises No. 298, Hossenpur, P. S. Tiljala, Kolkata - 700 107**, District - 24 Parganas (South), which is butted and bounded in manner followings:-

On the North	:	By 20' Ft. Wide K. M. C. Road.
On the South	:	By Block A/1, Plot No. 1.
On the East	:	By Block A/1, Plot No. 1.
On the West	:	By Chowbagha Road.



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07 JUN 2007

IN WITNESSES WHEREOF the parties herein above signed this presents this
7th day of June 2023.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES: -

1. Subash Sen
Alipore Judges Court
Bf-22

2. Chiranjit Mondal
123/1, Ishan Ghosh Road,
Kolkata-700008

1. Rameswar Nishra.

2. Rameswar Nishra.
Signature of the Principals

I accept the Power of Attorney
conferred to me.

For BIG BRICKS DEVELOPERS

Rameswar Nishra
PARTNER

Signature of the Attorney

Prepared & Drafted by me

Sanjay Gupta
Advocate, Judges Court
Alipore, Kolkata -700 027

E. NO. WB/123/2003



District Sub-Registrar
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Alipore, South 24 Parganas

07 JUN 76



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	8001468449/2023	Office where deed will be registered
Query Date	07/06/2023 10:58:44 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJAY GUPTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003816403, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 1,37,92,075/-	
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]:- 160406898/2023	

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR,
Premises No: 298, , Ward No: 108 Pin Code : 700107

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 6 Chatak 34 Sq Ft		1,37,65,075/-	Property is on Road , Project Name :
Grand Total :				10.5967Dec	0/-	137,65,075 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	27,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri RAMESHWAR MISHRA Son of Late BHAIROW NATH MISHRA209/2, PRINCE ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri KAMESHWAR MISHRA Son of Late BHAIROW NATH MISHRA209/2, PRINCE ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	BIG BRICKS DEVELOPERS 1, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.: AAxxxxxx9E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri INDER KUMAR SADHWANI Son of Late SIRUMAL SADHWANIUDAYAN APARTMENT, 3, HARI DAS DAW ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIxxxxxx2K,Aadhaar No Not Provided	BIG BRICKS DEVELOPERS (as PARTNER)

Identifier Details :

Name & address
Mr ABINASH SAHU Son of Mr CHANDAN SAHU 350/B ROY BAHADUR RD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri RAMESHWAR MISHRA, Shri KAMESHWAR MISHRA, Shri INDER KUMAR SADHWANI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri RAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-5.29833 Dec
2	Shri KAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-5.29833 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri RAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-50.00000000 Sq Ft
2	Shri KAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-50.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-07-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 07-07-2023)
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.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-06905/2023	Date of Registration	07/06/2023
Query No / Year	1604-8001468449/2023	Office where deed is registered	
Query Date	07/06/2023 10:58:44 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003816403, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,37,92,075/-	
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]:- 160406898/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

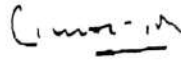
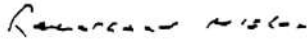
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR,
Premises No: 298, , Ward No: 108 Pin Code : 700107

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 6 Chatak 34 Sq Ft		1,37,65,075/-	Property is on Road , Project Name :
Grand Total :				10.5967Dec	0 /-	137,65,075 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

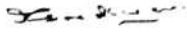
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RAMESHWAR MISHRA Son of Late BHAIROW NATH MISHRA Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	07/06/2023	LTI 07/06/2023	07/06/2023	
209/2, PRINCE ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office				
2	Name Shri KAMESHWAR MISHRA Son of Late BHAIROW NATH MISHRA Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	07/06/2023	LTI 07/06/2023	07/06/2023	
209/2, PRINCE ANWAR SHAH ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BIG BRICKS DEVELOPERS 1, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.: AAxxxxxx9E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri INDER KUMAR SADHWANI (Presentant) Son of Late SIRUMAL SADHWANI Date of Execution - 07/06/2023, , Admitted by: Self, Date of Admission: 07/06/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jun 7 2023 11:24AM	LTI 07/06/2023	07/06/2023	
UDAYAN APARTMENT, 3, HARI DAS DAW ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx2K,Aadhaar No Not Provided Status : Representative, Representative of : BIG BRICKS DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABINASH SAHU Son of Mr CHANDAN SAHU 350/B ROY BAHADUR RD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700053			
	07/06/2023	07/06/2023	07/06/2023
Identifier Of Shri RAMESHWAR MISHRA, Shri KAMESHWAR MISHRA, Shri INDER KUMAR SADHWANI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-5.29833 Dec
2	Shri KAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-5.29833 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-50.00000000 Sq Ft
2	Shri KAMESHWAR MISHRA	BIG BRICKS DEVELOPERS-50.00000000 Sq Ft

On 07-06-2023

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 11:17 hrs on 07-06-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri INDER KUMAR SADHWANI ,

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 1,37,92,075/-

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

Execution is admitted on 07/06/2023 by 1. Shri RAMESHWAR MISHRA, Son of Late BHAIROW NATH MISHRA, 209/2, PRINCE ANWAR SHAH ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Shri KAMESHWAR MISHRA, Son of Late BHAIROW NATH MISHRA, 209/2, PRINCE ANWAR SHAH ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Mr ABINASH SAHU, , Son of Mr CHANDAN SAHU, 350/B ROY BAHADUR RD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-06-2023 by Shri INDER KUMAR SADHWANI, PARTNER, BIG BRICKS DEVELOPERS, 1, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr ABINASH SAHU, , Son of Mr CHANDAN SAHU, 350/B ROY BAHADUR RD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Law Clerk

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 8089, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: S Das



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


 ভারতের নির্বাচন কমিশন
 भारत का निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

TFE2034884




নির্বাচকের নাম : অবিনাশ সাহু
 Director's Name : Abinash Sahu
 পিতার নাম : চন্দন সাহু
 Father's Name : Chandan Sahu
 লিঙ্গ/Sex : পুরুষ
 জন্ম তারিখ : 07/04/1990
 Date of Birth : 07/04/1990

TFE2034884

১৫৩-বেহালা পুরা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 153-B Roy Bahadur Road Kolkata
 MUNICIPAL CORPORATION BEHALA
 KOLKATA-700053

Address:
 350/B ROY BAHADUR ROAD KOLKATA
 MUNICIPAL CORPORATION BEHALA
 KOLKATA-700053

Date: 07/01/2013
 ১৫৩-বেহালা পুরা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 Facsimile Signature of the Election
 Registration Officer for
 153-Bahala Purba Constituency

In case of change in address mention it in Case
 in the relevant Form for the time roll at the changed address and to update the
 with same number.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 211129 to 211150
being No 160406905 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.06.12 11:03:10 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2023/06/12 11:03:10 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

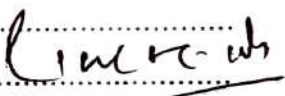
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PHOTO	left hand					
	right hand					

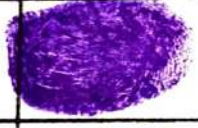
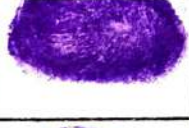
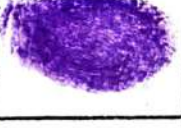
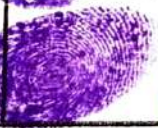
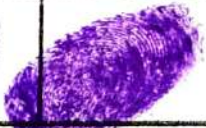
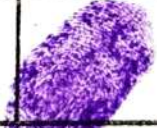
Name

Signature

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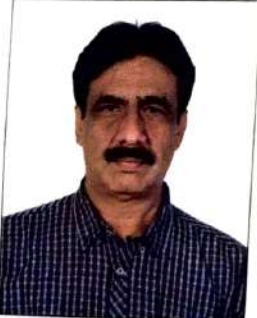
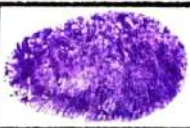
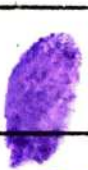
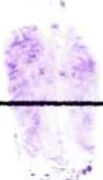
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Signature 

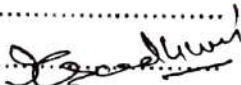
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	left hand					
	right hand					

Name KAMESHWAR MISHRA

Signature Kameshwar Mishra

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature 



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

07 JUN 2023