

5222/2023

D-5018/23

1

भारतीय ग्रेर न्यायिक

पचास
रुपये

₹.50

भारत

FIFTY
RUPEES

Rs.50

सर्वमन् जयते

INDIA

INDIA NON JUDICIAL

~~15/12/2023~~

পশ্চিমবঙ্গা পশ্চিম বংগাল WEST BENGAL

AH 362661

8003020796/003.

Certified that this document is
admitted to Registration. The
signature is acknowledged. The
document is attached to the
file and the part of this document.

Additional Dist. Sub Registrar
Sealdah

14-12-23

GENERAL POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AH 362662

KNOW ALL MEN BY THIS PRESENTS we 1. SRI SUJIT KUMAR DAS
 (PAN: ANOPD7046C) (Aadhaar no: 869670047297), 2. SRI SAMAR KUMAR DAS
 (PAN: CJGPD5162D) (Aadhaar no: 329927331287), 3. SRI SUSHANTA DAS
 (PAN: DDCPD9570G) (Aadhaar no: 309601299797), 4. SRI SANJIB KUMAR DAS
 (PAN: ANAPD3376K) (Aadhaar no: 686440953843), 5. SMT RITA SARKAR
 (PAN. HAOPS9748Q) (Aadhaar no. 612625949874), W/o Sri Paritosh Sarkar,

all sons and daughters of Late Fatick Chandra Das(Porey), all are by faith- Hindu, by Nationality- Indian, by Occupation- no: 1-service, no:2 to 4 – business and no:5- House wife, no:1 to 4 are residing at 98 S, Suren Sarkar Road, P.S. & P.O. Beliaghata, Kolkata – 700010 and no:5 residing at 10A/5, C.I.T. Building old, P.S. & P.O. Beliaghata, Kolkata – 700010, 6. **SRI SISIR DAS** (PAN:CFFPD1695L) (Aadhaar no: 983362289047) and 7. **SRI BISWANATH DAS** (PAN: ACMPD9058K) (Aadhaar no. 981636606963) both sons of Late Anil Chandra Das (Porey) both are by faith – Hindu, by Nationality – Indian, by Occupation – business, residing at 98/H/1, Suren Sarkar Road, P.S. & P.O. Beliaghata, Kolkata 0700010, 8. **SRI SOURAV CHAKRABORTY** (PAN: BUOPC9081Q) (Aadhaar no: 605172047270), S/o Late Ajit Chakraborty, by occupation – business, 9. **SMT RAMA MONDAL**(PAN: AYDPM4533B) (Aadhaar no: 895059371637), 10. **SMT SIMA PRAMANIK** (PAN: BAPPP7367B) (Aadhaar no: 947577790117), 11. **SMT RINA CHAKRABORTY**(PAN:AGQPC3815M) (Aadhaar no: 876919097377), 12. **SMT TAPASI DAS** (PAN:CKPD5979A) (Aadhaar no: 284720912038), W/o Late Shyamal Das, AND 13. **SMT RITWIKA DAS** (PAN:CJEPD2626N) (Aadhaar707434197830), D/o Late Shyamal Das, and no: 9 to 13 daughters of Late Panchanan Das, all are by faith- Hindu, by Nationality- Indian, by occupation - house wife , all are residing at 98Q, Suren Sarkar Road, P.S. & P.O. Beliaghata, Kolkata – 700010, hereinafter referred to and called as the **EXECUTANTS/PRINCIPAL** do hereby “SEND GREETINGS” In favour of **SRI GOUTAM CHOWDHURY**, S/O Sri Ashoke Chowdhury, (**PAN:ARUPC1282H**) (Aadhaar no: 274449693821), by faith- Hindu, by Nationality- Indian, by Occupation -Business,

residing at 96/H/9, Suren Sarkar Road, P.S. & P.O. Beleghata – Kolkata – 700010, hereinafter called and referred to as the “ATTORNEY”.

AND WHEREAS the aforesaid executants is the joint owners in respect of a plot of land measuring 3240 sq.ft. together with R.T. shed structure 500sq.ft. more or less cemented floor lying and situated at premises no: 98S, Suren Sarkar Road, P.S. Beleghata, Kolkata – 700010, under K.M.C. in ward no.33, assessee no. 110332204920, Dist – 24 Parganas (S) which is morefully described in first schedule below.

AND WHEREAS we decided to make G+4 storied building with a good, experienced and financial capable developer, who could do the needful construction on the aforesaid property and we approached to the developer for developing the aforesaid property.

AND WHEREAS as such a development agreement was made on 14.12.2023 in between ourselves as owners and **SRI GOUTAM CHOWDHURY**, S/O Sri Ashoke Chowdhury, (PAN:ARUPC1282H) (Aadhaar no: 274449693821) by faith- Hindu, by Nationality- Indian, by Occupation -Business, residing at 96/H/9, Suren Sarkar Road, P.S. & P.O. Beleghata – Kolkata – 700010, as developer and the said Development Agreement was registered before the office of A.D.S.R. Sealdah, book no. I and Deed no. 5017 for the year 2023.

AND WHEREAS The entire property is morefully described in First Schedule below and the Owner's Allocation as per said Development Agreement is morefully described in Second Schedule below and the remaining portion of said proposed three storied building i.e. Developer's Allocation is morefully described in Third Schedule below.

AND WHEREAS as per said Development Agreement we being executors and also owners do hereby nominate, constitute and appoint to **SRI GOUTAM CHOWDHURY**, S/O Sri Ashoke Chowdhury, (PAN:ARUPC1282H) (Aadhaar no: 274449693821) by faith- Hindu, by Nationality -Indian, by Occupation -Business, residing at 96/H/9, Suren Sarkar Road, P.S. & P.O. Beleghata – Kolkata – 700010, as our true and lawful **ATTORNEY** on behalf of ourselves and in our name to represent the principal to do exercise, execute and perform individually and every acts, deeds , matters and things as mentioned below:

1. To negotiate on terms for sale of the Developer's allocated portion of the building being Flat, residential space to be constructed in premises no: 98S , Suren Sarkar Road, P.S. Beleghata, Kolkata – 700010, under K.M.C. in ward no.33, assessee no. 110332204920, Dist – 24 Parganas (S) containing of a plot of land measuring 3240sq.ft. more or less together with R.T. shed structure measuring 500sq.ft. cemented floor structure standing thereon appurtenant to and comprised being premises no: 98S, Suren Sarkar Road, P.S. Beleghata, Kolkata – 700010, under K.M.C. in ward no.33, assessee no.

110332204920 , Dist – 24 Parganas (S) herein called the "Said Premises" and to enter into any agreement / agreement for sale of the flats, except our area, which mentioned in second schedule below.

2. For delivery of possession of the developer's allocated portion in habitable condition in terms of the Development Agreement to received consideration and execute any Deed of Conveyance in respect of the Developer's Allocation inter alia flats, to be constructed in the Developer's portion in favour of the prospective purchaser / purchasers.
3. Upon delivery of possession of developer's allocated portion in habitable condition in terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration of the Developer Allocated portion of the said building including flat, to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A Kolkata A.D.S.R. and D.S.R at having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for the aforesaid flats others space with proportionate share in the land to the prospective purchaser / purchasers fully and effectually in all respect as we could do the same.

4. To execute, affirm and sign all other declaration papers, documents and / or instruments to be filed before any lawful authority as may be required.
5. To deliver possessions of the developer allocated portion of the flats/ other spaces to the intending purchaser / purchasers according to their own will and discretion.
6. To put and / or affix signboard in the said premises and publish notification in the newspaper for inviting application for booking of flats, of the Developer's Allocation portion.
7. To appoint from time Architect / Architects and other required consultants, contractors and other personnel and workmen for carrying out the development of the First Schedule and also consideration money, salaries and / or wages.
8. To enter into the said premises with contractor, Architects and other workmen's for construction of the said building and to do all necessary works in connection with the said premises and buildings.
9. To enter into Agreement for sale/others for transfer of the Developer's Allocation mentioned in the said Development Agreement with the person or persons under any terms and conditions and receive advance / earnest money by granting receipt therefore at his own risk.
10. To receive advance money, consideration money, and / or any money in connection with the construction agreement at the risk of developer from the prospective buyers and / or person or persons in respect of the

Developer's Allocation in the proposed building and to grant proper and effectual receipt therefore.

11. To negotiate and settle terms with the intending buyers / transferees for sale or otherwise as per the Development Agreement in the proposed building of the Developer's portion.
12. In any event the said attorney shall not incur any financial liabilities on account of or in the name of the principal executants.
13. To sign all papers, application, documents of the intending purchaser/purchasers of the flats, of the developer's allocation only for obtaining loan for the same from their respective offices or from any financial institutions at the risk of developer.
14. To enter into the said premises for construction of the new building and to sign on modified or altered plan, if necessary and to pay necessary fees and also to obtain permission from all other authorities required to be obtained for the same.
15. To sign, execute, register and submit all papers, applications, documents statements, plans, drawings, designs revised plan, modified plans and other papers as be required for having the plans sanctioned and to have the same sanctioned, modified, revised and /or altered by the Kolkata Municipal Corporation and / or other authorities and in connection therewith to make, sign, execute and submit necessary application and declarations give

undertakings pay fees, obtain sanction and such after permission as any be necessary for the purpose.

16. To appear and represent us before the Notary Public, Additional registrar of assurance Kolkata, A.D.S.R. and D.S.R and all other office and offices and authority and authorities in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein only for developer's allocation excluding owner's allocation.
17. To apply for obtaining electricity, water, telephone, drainage connection and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from the Kolkata Municipal Corporation and / or other statutory authorities.
18. To appear for and represent us in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the plaints, written statements, applications, petitions, affidavits, undertaking, declarations and all other documents/papers and to appoint Advocate and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority / Authorities.
19. To approach, the Kolkata Municipal Corporation, Fire Brigade Deptt. and other concerned authorities for the purpose of obtaining necessary "**NO OBJECTION CERTIFICATE**" and / or permission and / or sanction in regard to the carrying out the construction of the said building and completion

thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof.

20. To settle, compromise all actions, suits, accounts, claims and to dispute between us and any other person or persons in connection of the said FIRST SCHEDULE mentioned property and generally to execute and perform all other lawful acts, matters and things as may SAID ATTORNEY shall consider necessary in connection with the said premises and we hereby agree that all acts, deeds and things in respect of the said premises done by the said Attorney shall be construed as acts, deeds etc, deemed to be done by us and we undertake to ratify and thereafter ratify and confirm all and whatsoever that said attorney shall lawfully do or cause to be done by virtue of this Power Of Attorney.

And Principal /owner hereby ratify confirm and agree or undertake to ratify confirm and agree or undertake to ratify and confirm all the whatsoever their said Attorney or agents appointed under this power in that herein above contained shall lawfully do or caused to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal as per these present.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of entire land)

ALL THAT piece and parcel of a plot of land measuring 3240 sq.ft. together with R.T. shed structure 500sq.ft. more or less cemented floor lying and situated at premises no: 98S, Suren Sarkar Road, P.S. Beleghata, Kolkata – 700010, under K.M.C. in ward no.33, assessee no. 110332204920, Dist – 24 Parganas (S) and A. D.S.R. Sealdah and the entire land is butted and bounded as follows:

ON NORTH SIDE	: by Suren Sarkar Road
ON EAST SIDE	: by 91, Suren Sarkar Road
ON SOUTH SIDE	: by 4'ft common passage
ON WEST SIDE	: by 98/H/5, Surem Sarkar Road

SECOND SCHEDULE ABOVE REFERRED TO
(Owner's Allocation)

ALL THAT shall get total 4250 sq.ft. more or less as buildup area with stir out of G+4 storied building from Ground to Top floor except first floor together with lift and other common facilities and amenities, easement right lying and situated at premises no. 98S, Suren Sarkar Road, P.S. Beleghata, Kolkata – 700010, under K.M.C. in ward no.33, assessee no. 110332204920 , Dist – 24 Parganas (S).

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

SHALL MEAN ALL THE get remaining portion of the total constructed area (excluding owner's allocation) of proposed new G+IV storied building out of First Schedule mentioned above i.e. entire first floor and remaining portion of ground to top floor comprised being premises no: 98S, Sunen Sarkar Road, P.S. Beleghata, Kolkata – 700010 of the building including proportionate share of land together with all common facilities, rights, common parts and common amenities of the building will also be property of the Developer / Promoter, after providing the Owner's allocation as aforesaid and together with the absolute right the part of the developer / promoter to enter into agreement for sale with the intending purchaser/s and to execute proper Deed of Conveyance in favour of such purchaser /s as per the Power of Attorney holder of the owner's herein.

IN WITNESS WHEREOF the Parties herein set and subscribed their respective hands and seals on the 14th day of December, Two Thousand and Twenty Three (2023).

SIGNED, SEALED AND DELIVERED
 by the Parties at Kolkata
 in the presence of : -

1. *Sumita Das.*
 98/S, Sunen Sankar Road
 Kol- 700010

1. *Syed Kumar Das.*
 2. *Paras Kumar Das*
 3. *Indranta Das*
 4. *Sanjib Das.*

S. Rita Sarker

6. Sudar Das

7. Bishwanath Das.

8. Bowm Chatterjee.

9. Rama Mondal.

10. Sima Pramanik

11. Reina Chatterjee.

12. Tapasi Das

13. Ritwika Das.

2. Swajit Mondal
 981 H/1, Swan Sarkar Road
 Kolkata → 700010

Signature of THE EXECUTANTS

Accepted by me

Gochum Choudhury
 Signature of ATTORNEY HOLDER

Drafted & Prepared By :-

Swapan Maity.

(Swapan Maity) WB/521/97.
 Advocate
 Sealdah Civil Court,
 Room No. 501, 5th Floor,
 Kolkata - 700014.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Dipit Kumar S.
 Signature Dipit Kumar S.

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Name Vamash Kumar D.
 Signature Vamash Kumar D.

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right hand					

Name S. S. Arora T. 623
 Signature S. S. Arora T. 623

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Name ... Sanjib Das

Signature

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Name ... Rita das Kar

Signature

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Name ... Selvar Das

Signature



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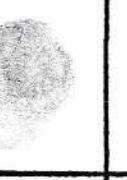
Name Biswanath Das.

Signature Biswanath Das.

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Name Sourav Chakraborty.

Signature Sourav Chakraborty.

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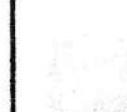
Name Ramamondal.

Signature Ramamondal.

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Name Sima Pramanik

Signature Sima Pramanik

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right hand					

Name Rena Chakraborty

Signature Rena Chakraborty

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left hand					
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Name Tapasi Das

Signature Tapasi Das



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left hand					
right hand					

Name Ritwika Das

Signature Ritwika Das



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left hand					
right hand					

Name Golam Chowdhury

Signature Golam Chowdhury



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left hand					
right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1606-05018/2023	Date of Registration	14/12/2023		
Query No / Year	1606-8003080796/2023	Office where deed is registered			
Query Date	14/12/2023 2:25:46 PM	A.D.S.R. SEALDAH, District: South 24-Parganas			
Applicant Name, Address & Other Details	Swapan Maity Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9433228996, Status : Advocate				
Transaction	Additional Transaction				
[0138] Sale, Development Power of Attorney after Registered Development Agreement					
Set Forth value	Market Value				
Rs. 2/-	Rs. 2,03,85,030/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)				
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160605017/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suren Sarkar Road, Road Zone : (Abinash Baner Ln -- Radha M D G Lane) , , Premises No: 98S, , Ward No: 033 Pin Code : 700010

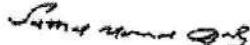
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3240 Sq Ft	1/-	2,02,50,030/-	Property is on Road , Project Name :
	Grand Total :			7.425Dec	1/-	202,50,030 /-	

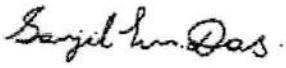
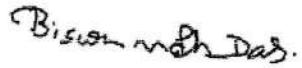
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	1 /-	1,35,000 /-	

Principal Details :

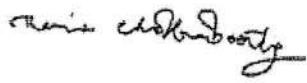
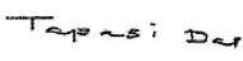
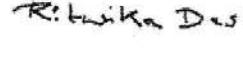
Name,Address,Photo,Finger print and Signature

	Name	Photo	Finger Print	Signature
1	Shri Sujit Kumar Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: anxxxxxxxx6c, Aadhaar No: 86xxxxxxxx7297, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
2	Shri Samar Kumar Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cjxxxxxxxx2d, Aadhaar No: 32xxxxxxxx1287, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
3	Shri Sushanta Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ddxxxxxxxx0g, Aadhaar No: 30xxxxxxxx9797, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

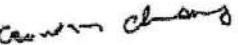
	Name	Photo	Finger Print	Signature
	Shri Sanjib Kumar Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: anxxxxxx6k, Aadhaar No: 68xxxxxxxx3843, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
5	Smt Rita Sarkar Wife of Shri Paritosh Sarkar Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
10A/5, C. I. T. Building Old, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: haxxxxxx8q, Aadhaar No: 61xxxxxxxx9874, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
6	Shri Sisir Das Son of Late Anil Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98/H/1, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cfxxxxxx5l, Aadhaar No: 98xxxxxxxx9047, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
7	Shri Biswanath Das Son of Late Anil Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	

98/H/1, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxxxxx8k, Aadhaar No: 98xxxxxxxx6963, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

	Name	Photo	Finger Print	Signature
8	Shri Sourav Chakraborty Son of Ajit Chakraborty Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			<i>Sourav Chakraborty</i>
	14/12/2023	LTI	14/12/2023	14/12/2023
	98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: buxxxxxxxx1q, Aadhaar No: 60xxxxxxxx7270, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			
9	Smt Rama Mandal Daughter of Late Panchanan Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			<i>Rama Mandal</i>
	14/12/2023	LTI	14/12/2023	14/12/2023
	98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ayxxxxxxxx3b, Aadhaar No: 89xxxxxxxx1637, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			
10	Smt Sima Pramanik Daughter of Late Panchanan Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			<i>Sima Pramanik</i>
	14/12/2023	LTI	14/12/2023	14/12/2023
	98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: baxxxxxxxxx7b, Aadhaar No: 94xxxxxxxx0117, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			

	Name	Photo	Finger Print	Signature
	Smt Rina Chakraborty Daughter of Late Panchanan Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: agxxxxxxxx5m, Aadhaar No: 87xxxxxxxx7377, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
12	Smt Tapasi Das Wife of Late Shyamal Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cjxxxxxxxx9a, Aadhaar No: 28xxxxxxxx2038, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
13	Smt Ritwika Das Daughter of Late Shyamal Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cjxxxxxxxx6n, Aadhaar No: 70xxxxxxxx7830, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

orney Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Shri Goutam Chowdhury (Presentant) Son of Shri Ashoke Chowdhury Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
		14/12/2023	LTI 14/12/2023	14/12/2023
Son of Shri Ashoke Chowdhury 96/H/9, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxxx2h, Aadhaar No: 27xxxxxxxx3821, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Maity Son of Late Jagannath Maity Sealdah Civil Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	
	14/12/2023	14/12/2023	14/12/2023
Identifier Of Shri Sujit Kumar Das, Shri Samar Kumar Das, Shri Sushanta Das, Shri Sanjib Kumar Das, Smt Rita Sarkar, Shri Sisir Das, Shri Biswanath Das, Shri Sourav Chakraborty, Smt Rama Mandal, Smt Sima Pramanik, Smt Rina Chakraborty, Smt Tapasi Das, Smt Ritwika Das, Shri Goutam Chowdhury			

Transfer of property for L1

Sl. No	From	To. with area (Name-Area)
1	Shri Sujit Kumar Das	Shri Goutam Chowdhury-0.571155 Dec
2	Shri Samar Kumar Das	Shri Goutam Chowdhury-0.571155 Dec
3	Shri Sushanta Das	Shri Goutam Chowdhury-0.571155 Dec
4	Shri Sanjib Kumar Das	Shri Goutam Chowdhury-0.571155 Dec
5	Smt Rita Sarkar	Shri Goutam Chowdhury-0.571155 Dec
6	Shri Sisir Das	Shri Goutam Chowdhury-0.571155 Dec
7	Shri Biswanath Das	Shri Goutam Chowdhury-0.571155 Dec
8	Shri Sourav Chakraborty	Shri Goutam Chowdhury-0.571155 Dec
9	Smt Rama Mandal	Shri Goutam Chowdhury-0.571155 Dec
10	Smt Sima Pramanik	Shri Goutam Chowdhury-0.571155 Dec
11	Smt Rina Chakraborty	Shri Goutam Chowdhury-0.571155 Dec
12	Smt Tapasi Das	Shri Goutam Chowdhury-0.571155 Dec
13	Smt Ritwika Das	Shri Goutam Chowdhury-0.571155 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sujit Kumar Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
2	Shri Samar Kumar Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
3	Shri Sushanta Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
4	Shri Sanjib Kumar Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
5	Smt Rita Sarkar	Shri Goutam Chowdhury-38.46153800 Sq Ft
6	Shri Sisir Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
7	Shri Biswanath Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
8	Shri Sourav Chakraborty	Shri Goutam Chowdhury-38.46153800 Sq Ft
9	Smt Rama Mandal	Shri Goutam Chowdhury-38.46153800 Sq Ft
10	Smt Sima Pramanik	Shri Goutam Chowdhury-38.46153800 Sq Ft
11	Smt Rina Chakraborty	Shri Goutam Chowdhury-38.46153800 Sq Ft
12	Smt Tapasi Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
13	Smt Ritwika Das	Shri Goutam Chowdhury-38.46153800 Sq Ft

Endorsement For Deed Number : I - 160605018 / 2023

14-12-2023

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 14:36 hrs on 14-12-2023, at the Office of the A.D.S.R. SEALDAH by Shri Goutam Chowdhury ,Claimant.

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 2,03,85,030/-

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

Execution is admitted on 14/12/2023 by 1. Shri Sujit Kumar Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Service, 2. Shri Samar Kumar Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 3. Shri Sushanta Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 4. Shri Sanjib Kumar Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 5. Smt Rita Sarkar, Wife of Shri Paritosh Sarkar, 10A/5, C. I. T. Building Old, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 6. Shri Sisir Das, Son of Late Anil Chandra Das Porey, 98/H/1, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 7. Shri Biswanath Das, Son of Late Anil Chandra Das Porey, 98/H/1, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 8. Shri Sourav Chakraborty, Son of Ajit Chakraborty, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 9. Smt Rama Mandal, Daughter of Late Panchanan Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 10. Smt Sima Pramanik, Daughter of Late Panchanan Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 11. Smt Rina Chakraborty, Daughter of Late Panchanan Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 12. Smt Tapasi Das, Wife of Late Shyamal Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 13. Smt Ritwika Das, Daughter of Late Shyamal Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 14. Shri Goutam Chowdhury, Son of Shri Ashoke Chowdhury, 96/H/9, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Identified by Mr Swapan Maity, , Son of Late Jagannath Maity, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

ent of Stamp Duty

lified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
scription of Stamp
1. Stamp: Type: Impressed, Serial no 596, Amount: Rs.50.00/-, Date of Purchase: 05/10/2023, Vendor name:
SHARMISTHA CHATTERJEE MUKHERJEE
2. Stamp: Type: Impressed, Serial no 597, Amount: Rs.50.00/-, Date of Purchase: 05/10/2023, Vendor name:
SHARMISTHA CHATTERJEE MUKHERJEE

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 140507 to 140537

being No 160605018 for the year 2023.



Amitava Ghosal.

Digitally signed by AMITAVA GHOSAL
Date: 2023.12.20 11:16:28 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 20/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.