

T- 2325/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST-BENGAL

BENGAL the document is admitted for registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

AN 108132

Add. District Sub-Agricultural
Bahala, South 24 Parganas

28 FEB 2023

DEVELOPMENT POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. MANJU KUMARI having (PAN:BLTPK6414K and Aadhaar No.9742 6338 3755), wife of Mr. Akash Kumar, by Occupation-Housewife, by faith-Hindu, by nationality- Indian, residing at Khajpura, B.M.P.Road, B.V.College, P.O.-B.V.College, P.S.-Shastrinagar, Patna,Bihar- PIN-800014, hereinafter called and referred to as the **"OWNER/FIRST PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART** do hereby **SEND GREETINGS:**

26554

24 FEB 2023

Deed No.
Query No.
Quer
Ap
&

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

Name :Subhajit Dey.

Address :Sodepur Ramkrishna Nagar,

Kol-82.

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



A.D.S.R. Sena

28 FEB 2023

Dist. South 24 Pgs.

Lirajit Dey
S/O Sinal Dey
Alipore Police Court
Kol-27.

Major Information of the Deed

Deed No :	I-1607-02325/2023	Date of Registration	28/02/2023
Query No / Year	1607-8000544989/2023	Office where deed is registered	
Query Date	28/02/2023 12:22:28 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	O KHAYYAM ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062643324, 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. 97,66,018/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160702312/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



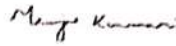
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 118F, , Ward No: 122 Pin Code : 700008

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	5 Katha 7 Chatak 20 Sq Ft		96,85,018/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9.0177Dec	0 /-	96,85,018 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	81,000 /-	



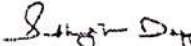
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Manju Kumari Wife of Mr Akash Kumar Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office	Photo  28/02/2023	Finger Print  LTI 28/02/2023	Signature  28/02/2023
Khajpura, B. M. P. Road, B. V. College, City:- , P.O:- B V College, P.S:-SHASTRINAGAR, District:- Patna, Bihar, India, PIN:- 800014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxxx4k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office				



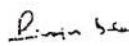
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	M S MORYA CONSTRUCTION 251, Kalipur Extention, Sodepur K. K. Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: Hkxxxxxx0k,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Subhajit Dey (Presentant) Son of Dipankar Dey Date of Execution - 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023, Place of Admission of Execution: Office	Photo  Feb 28 2023 12:47PM	Finger Print  LTI 28/02/2023	Signature  28/02/2023
Sodepore Ramkrishna Nagar, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. PAN No.:: Hkxxxxxx0k,Aadhaar No Not Provided Status : Representative, Representative of : M S MORYA CONSTRUCTION (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PIRAJUL ISLAM Son of Mr S ISLAM ALIPORE, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

	28/02/2023	28/02/2023	28/02/2023
Identifier Of Manju Kumari , Subhajit Dey			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Manju Kumari	M S MORYA CONSTRUCTION-9.01771 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Manju Kumari	M S MORYA CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160702325 / 2023

On 28-02-2023

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 12:31 hrs on 28-02-2023, at the Office of the A.D.S.R. BEHALA by Subhajit Dey ..

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 97,66,018/-

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

Execution is admitted on 28/02/2023 by Manju Kumari , Wife of Mr Akash Kumar , Khajpura, B. M. P. Road, B. V. College, P.O: B V College, Thana: SHASTRINAGAR, , Patna, BIHAR, India, PIN - 800014, by caste Hindu, by Profession House wife

Indetified by Mr PIRAJUL ISLAM, , Son of Mr S ISLAM , ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Business

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

Execution is admitted on 28-02-2023 by Subhajit Dey , proprietor, M S MORYA CONSTRUCTION, 251, Kalipur Extention, Sodepur K. K. Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr PIRAJUL ISLAM, , Son of Mr S ISLAM , ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 108132, Amount: Rs.100.00/-, Date of Purchase: 24/02/2023, Vendor name: Subhankar Das



Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 73143 to 73168

being No 160702325 for the year 2023.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.03.01 11:05:09 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/03/01 11:05:09 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

WHEREAS one Bama Sundari, wife of Late Narayan Chandra Samanta of Muradpur was the sole and absolute rightful recorded owner, seized and possessed of and otherwise well and sufficiently entitled to and in peaceful enjoyment of ALL THAT piece and parcel of Bagan land, measuring more or less 36 Decimals, lying and situated at **Mouza- Muradpur**, Pargana- Magura, Touzi No.74, 77, 82, R.S. No. 28, J.L. No. 13, within the limits of South Subarban Municipality, comprised in Dag No. 641, appertaining to Khatian No.188, within Police Station-Behala, Sub-Registry Office- Behala, in the District of 24-Parganas and she had been enjoying the same peacefully by dint of inheritance according to the Hindu Succession Act and uninterruptedly by paying Govt. Revenues and taxes etc. with the appropriate authorities concerned, free from all encumbrances.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances, said Bama Sundari executed one Deed of Gift unto or in favour her daughter namely Tulsi Moni Dasi, wife of Sashi Bhusan Hait by dint of a registered Deed of Gift recorded in Book No.-I, Volume No.-20, Pages from 258 to 261, Being No.-1227 for the year 1939 dated 02/08/1939 registered at the office of the Sub Registrar at Behala in respect of ALL THAT piece and parcel of Bagan land, measuring more or less 36 Decimals, lying and situated at **Mouza- Muradpur**, Pargana- Magura, Touzi No.74, 77, 82, R.S. No. 28, J.L. No. 13, within the limits of South Subarban Municipality, comprised in Dag No. 641, appertaining to Khatian No.188, within Police Station-Behala, Sub-Registry Office- Behala, in the District of 24-Parganas.

AND WHEREAS since then the said Tulsi Moni Dasi became the sole and absolute owner ALL THAT piece and parcel of Bagan land, measuring more or less 36 Decimals, lying and situated at **Mouza- Muradpur**, Pargana- Magura, Touzi No.74- 77, 82, R.S. No. 28, J.L. No. 13, within the limits of South Subarban Municipality, comprised in Dag No. 641, appertaining to Khatian No.188, within Police Station-Behala, Sub-Registry Office- Behala, in the District of 24-Parganas of the said Deed of Gift and while seized and possessed of the same, she paid Municipal taxes and Govt. rents in her name as absolute owner and occupier thereof and while seized and possessed of the same the said Tulsi Moni Dasi died intestate on 20.05.1956, leaving behind her four sons namely Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait and Gopinath Hait and three daughters Sipra Das, Subhra Chatterjee and Shila Pal as her only legal heirs and successors to her estate by dint of inheritance according to the Hindu Succession Act, 1956.

AND WHEREAS since then said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal became the joint owners of the said property by virtue of inheritance and in terms of

Hindu Succession Act, 1996 out of which they acquired undivided 1/7th share of the same and were seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as they shall think fit and proper.

AND WHEREAS by way of said owners while thus the said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal are absolutely seized, possessed of and in peaceful enjoyment of said land, they got the same mutated and/or recorded in there mother tulsī moni dasī @ tulshī rani devī name in the Assessment Records of the Kolkata Municipal Corporation and the same became known and numbered as K.M.C. Premises No. 118A, Raja Ram Mohan Roy Road, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008, though the said property still appears recorded in there name of in L.R. Khatian Nos. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 and they have been enjoying the same peacefully and uninterruptedly by paying Govt. Revenues, rates and taxes to the K.M.C. regularly and the same is free from all encumbrances, liens, charges, lispensens whatsoever.

AND WHEREAS for legal necessity of money the Owners/Vendors therein decided to sell an area of Bagan now Bastu land measuring more or less 11 Cottahs 14 Chittak 1 Sq.ft. out of 36 Decimals and thereby created few lay out plots keeping provisions of adjacent 12'ft. wide common passage connecting each such plot and for personal inconvenience to properly look after, manage, control and supervise the said property, the above named Owners/Vendors decided to appoint two Attorneys to do, act, execute and perform any or all necessary acts, deeds, matters and things in respect of the said land property in their names and on their behalf and accordingly the said Owners/ Vendors executed a General Power of Attorney dated 3rd of July, 1997, duly registered in the office of the D.S.R.-II, at Alipore, South 24-Parganas, recorded in Book No. IV, being No. 241 for the year 1997, and thereby appointed Nemai Chandra Ghosh son of Puiram Ghosh, residing at 264, Kalipada Mukherjee Road, East Park, P.S. Thakurpukur, Kolkata-700008, with several powers and authority including the power an authority to sell the said land property to several intending purchaser or purchasers.

AND WHEREAS said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal sold and transferred **ALL THAT** piece or parcel of Land measuring an area of 2 (Two) Cottha 9

(Nine) Chittak 20 (Twenty) sq. ft. be the same a little more or less along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No. 642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74,75,76,77 and 82, Pargana-Magura, R.S.Dag No.-641, under Khatian No. 188, being Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008, Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Mohan Roy Road which is morefully described in the **Schedule** hereinafter below in favour of Sri Mahesh Ganguly, son of Late Jagadish Chandra Ganguly and Smt. Mamata Ganguly, daughter of Late Jagadish Chandra Ganguly, both resident of 73/10, Biren Roy Road East now Raja Ram Mohan Roy Road, P.S.-Thakurpukur, Kolkata-700008, Dist.-South 24 Parganas being the purchasers therein by virtue of a registered Deed of Sale recorded in Book No.-I, Volume No.65, Pages from 59 to 66, Being No.-2841 for the year 1999 executed on 22/03/1999 registered at the office of the A.D.S.R at Behala, Dist.-South 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances, said Sri Mahesh Ganguly, and Smt. Mamata Ganguly executed one Deed of Gift unto or in favour their brother namely Mithilesh Gangopadhyay, being the Donee therein executed and registered Deed of Gift recorded in Book No.-I, Volume No.-1607-2016, Pages from 7536 to 7561, Being No.-160700081 for the year 2016 dated 04/01/2016 registered at the office of the A.D.S.R.at Behala in respect of **ALL THAT** piece or parcel of Land measuring an area of **2 (Two) Cottha 9 (Nine) Chittak 20 (Twenty) sq. ft.** lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74,75,76,77 and 82, Pargana- Magura, R.S. Dag No.-641, under Khatian No.-188, being Premises No.118E, Raja Ram Mohan Roy Road, Kolkata-700 008, Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008, Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Mohan Roy Road.

AND WHEREAS by way of said Deed of Gift while thus the said Mithilesh Gangopadhyay @ Mithilesh Gangopadhyay thus became sole and absolute

owner, seized, possessed of and in peaceful enjoyment of said land, he got the same mutated and/ or recorded in his name in the Assessment Records of the Kolkata Municipal Corporation and the same became known and numbered as **K.M.C. Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008,** (Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008), though the said property still appears recorded in the name of previous Owners in L.R. Khatian Nos. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 appertaining to R.S. Dag No.-641 corresponding to L.R. Dag No. 819, and he has been enjoying the same peacefully and uninterruptedly by paying Govt. Revenues, rates and taxes to the K.M.C. regularly and the same is free from all encumbrances, liens, charges, lispendens whatsoever in respect of the said property mentioned in the Schedule hereunder below and the said Vendor started occupying and enjoying the said property mentioned in the Schedule hereinafter below free from all sorts of encumbrances and disturbances, charges and liens etc. from any corner whatsoever and paid relevant taxes thereon.

AND WHEREAS thereafter said Mithiles Gangopadhyay @ Mithilesh Gangopadhyay, by virtue of a Deed of Conveyance, dated 12th December, 2022, duly registered in the office of the A.D.S.R. Behala, and recorded in Book No.I, Volume No. 1607-2022, Page from 479283 to 479312 being no. 160716328 for the year 2022, sold, transferred and conveyed **ALL THAT** piece or parcel of Bastu Land measuring an area of 2 (Two) Cottha 9 (Nine) Chittak 20 (Twenty) sq. ft.be the same a little more or less together with 100 Sq.ft. R.T. shed structures standing thereon along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No. 642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur, J.L.No.-13, R.S.No.-192, Touzi No.-74,75,76,77 and 82, Pargana- Magura, appertaining to R.S. Dag No.-641, corresponding to L.R. Dag No. 819, appertaining to R. S. Khatian No.-188, corresponding to L.R. Khatian Nos. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 (recorded in the name of the previous owners), being K.M.C. Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700008, (Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008), Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja**

Ram Moham Roy Road and the easement right attached thereto to the Purchaser at the total consideration at and for the valuable consideration mentioned therein unto and in favour of the aforesaid **MRS.MANJU KUMARI** (the Owner/First Party herein) wife of Mr. Akash Kumar, Khajpura, B.M.P.Road, B.V.College, P.O.-B.V.College, P.S.-Shastrinagar, Patna, Bihar- PIN-800014 **AND WHEREAS** after purchase of the aforesaid Bastu Land measuring an area of 2 (Two) Cottha 9 (Nine) Chittak 20 (Twenty) sq. ft.be the same a little more or less, the aforesaid **MRS.MANJU KUMARI** (the Owner/First Party herein) got her name mutated and recorded in the Assessment Register of the Kolkata Municipal Corporation, vide **K.M.C. Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700008.**

AND WHEREAS said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal sold and transferred **ALL THAT** piece or parcel of Land measuring an area of 8 (Eight) Chittaks 0 (Zero) Sq.ft. be the same a little more or less along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No. 642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur, J.L.No.-13, R.S.No.-192, Touzi No.-74,75,76,77 and 82, Pargana-Magura, R.S. Dag No.-641, under Khatian No.-188, being Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008, Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road which is morefully described in the **Schedule** hereinafter below in favour of Smt. Minati Ganguly, daughter of Late Jagadish Chandra Ganguly, resident of 73/10, Biren Roy Road East now Raja Ram Mohan Roy Road, P.S.-Thakurpukur,Kolkata-700008, Dist.-South 24 Parganas being the purchasers therein by virtue of a registered Deed of Sale recorded in Book No.-I, Volume No.65, Pages from 51 to 58, Being No.-2840 for the year 1999 executed on 24/03/1998 registered at the office of the A.D.S.R at Behala, Dist.-South 24-Parganas.**

AND WHEREAS while said Smt. Minati Ganguly was absolutely seized and possessed of the aforesaid property and enjoying the same peacefully, without any interruptions or encumbrances, she got the same mutated and/or recorded in her name in the Assessment Records of the Kolkata Municipal Corporation and the same became known and numbered as **K.M.C. Premises**

No. 118F, Raja Ram Mohan Roy Road, being Assessee No. 411221010053, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008, (Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008), though the said property still appears recorded in the name of previous Owners in L.R. Khatian Nos. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 appertaining to R.S. Dag No.-641 corresponding to L.R. Dag No. 819, and she has been enjoying the same peacefully and uninterruptedly by paying Govt. Revenues, rates and taxes to the K.M.C. regularly and the same is free from all encumbrances, liens, charges, lispendens whatsoever in respect of the said property mentioned in the Schedule hereunder below and the said Vendor started occupying and enjoying the said property mentioned in the Schedule hereinafter below free from all sorts of encumbrances and disturbances, charges and liens etc. from any corner whatsoever and paid relevant taxes thereon.

AND WHEREAS thereafter, for urgent need of money, the said Smt. Minati Ganguly decided to sell her aforesaid property and due to her personal inconvenience gave a registered Power of Attorney in favour of her brother Mr.Mithiles Gangopadhyay @ Mithilesh Gangopadhyay, son of Late Jagadish Chandra Ganguly, By occupation-Retired Person, by faith-Hindu, by nationality-Indian, residing at 73/10, Raja Ram Mohan Roy Road, P.O.-Barisha, P.S.-Haridebpur,Kolkata-700 008, Dist.- South 24 Parganas, on 26/08/2020 which was duly registered in the office A.D.S.R. Kalna, Diast. Purba Burdwan and recorded in Book No.IV, Volume No. 0207-2020 pages from 2542 to 2558, Being No. 020700091 for the year 2020 in respect of her aforesaid landed property with several powers and authority including the power to sell, convey and transfer in any way whatsoever in her name and on her behalf.

AND WHEREAS thereafter said Smt. Minati Ganguly, by virtue of a Deed of Conveyance, dated 12th December, 2022, duly registered in the office of the A.D.S.R. Behala, and recorded in Book No.I, Volume No. 1607-2022, Page from 479175 to 479204 being no. 160716325 for the year 2022, sold, transferred and conveyed **ALL THAT** piece or parcel of Bastu Land measuring an area of 8 (Eight) Chittaks 0 (Zero) Sq.ft. be the same or a little more or less together with 100 Sq.ft. R.T. shed structures standing thereon along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No. 642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at Mouza-Muradpur, J.L.No.-13, R.S.No.-192, Touzi No.-74,75,76,77 and 82, Pargana-Magura, comprised in R.S. Dag No.-641 corresponding to L.R. Dag No. 819, appertaining to R.S. Khatian No.-188, corresponding to L.R. Khatian Nos.

2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 (still appear recorded in the name of previous owners), being K.M.C. Premises No. 118F, Raja Ram Mohan Roy Road, being Assessee No. 411221010053, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008, (Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008), Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of The Kolkata Municipal Corporation (S.S. Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road and the easement right attached thereto to the Purchaser at the total consideration at and for the valuable consideration mentioned therein unto and in favour of the aforesaid **MRS.MANJU KUMARI** (the Owner/First Party herein) wife of Mr. Akash Kumar, Khajpura, B.M.P. Road, B.V. College, P.O.-B.V. College, P.S.- Shastrinagar, Patna, Bihar- PIN- 800014 **AND WHEREAS** after purchase of the aforesaid Bastu Land measuring an area of 8(eight) Chittaks 0 (Zero) sq. ft.be the same a little more or less, the aforesaid **MRS.MANJU KUMARI** (the Owner/First Party herein) got her name mutated and recorded in the Assessment Register of the Kolkata Municipal Corporation, vide K.M.C. Premises No. 118F, Raja Ram Mohan Roy Road, being Assessee No. 411221010053, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008.

AND WHEREAS said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal sold and transferred **ALL THAT** piece or parcel of Land measuring an area of 2 (Two) Cottha 6 (Six) Chittaks be the same or a little more or less together with 100 Sq.ft. R.T. shed structures standing thereon along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No. 642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74,75,76,77 and 82, Pargana-Magura, R.S.Dag No.-641, corresponding to L.R. Dag No. 819 appertaining to R.S. Khatian No.-188, corresponding to L.R. Khatian No. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 (appears recorded in the name of previous owners) being Premises No. 549, Raja Ram Mohan Roy Road, Kolkata- 700 008, Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road which is morefully described in the **Schedule** hereinafter below in favour of Smt. Minati Ganguly,

daughter of Late Jagadish Chandra Ganguly, resident of 73/10, Biren Roy Road East now Raja Ram Mohan Roy Road, P.S.-Thakurpukur, Kolkata-700008, Dist.-South 24 Parganas being the purchasers therein by virtue of a registered Deed of Sale recorded in Book No.-I, Volume No.3, Pages from 119 to 126, Being No.-40 for the year 1999 executed on 23/12/1998 registered at the office of the A.D.S.R at Behala, Dist.-South 24 Parganas.

AND WHEREAS by way of said purchase while thus the said Smt. Minati Ganguly was absolutely seized and possessed of the aforesaid property and enjoying the same peacefully, without any interruptions or encumbrances, she got the same mutated and/ or recorded in her name in the Assessment Records of the Kolkata Municipal Corporation and the same became known and numbered as K.M.C. Premises No. 549E, Raja Ram Mohan Roy Road, being Assessee No. 411221008794, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008, (Old Premises No. 549, Raja Ram Mohan Roy Road, Kolkata-700 008), though the said property still appears recorded in the name of previous Owners in L.R. Khatian Nos. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 appertaining to R.S. Dag No.-641 corresponding to L.R. Dag No. 819, and she has been enjoying the same peacefully and uninterruptedly by paying Govt. Revenues, rates and taxes to the K.M.C. regularly and the same is free from all encumbrances, liens, charges, lispendens whatsoever in respect of the said property mentioned in the Schedule hereunder below and the said **Vendor** started occupying and enjoying the said property mentioned in the Schedule hereinafter below free from all sorts of encumbrances and disturbances, charges and liens etc. from any corner whatsoever and paid relevant taxes thereon.

AND WHEREAS thereafter, for urgent need of money, the said Smt. Minati Ganguly decided to sell her aforesaid property and due to her personal inconvenience gave a registered Power of Attorney in favour of her brother Mr.Mithiles Gangopadhyay @ Mithilesh Gangopadhyay, son of Late Jagadish Chandra Ganguly, By occupation-Retired Person, by faith-Hindu, by nationality-Indian, residing at 73/10, Raja Ram Mohan Roy Road, P.O.-Barisha, P.S.-Haridebpur, Kolkata-700 008, Dist.- South 24 Parganas, on 26/08/2020 which was duly registered in the office A.D.S.R. Kalna, Diast. Purba Burdwan and recorded in Book No.IV, Volume No. 0207-2020 pages from 2542 to 2558, Being No. 020700091 for the year 2020 in respect of her aforesaid landed property with several powers and authority including the power to sell, convey and transfer in any way whatsoever in her name and on her behalf.

AND WHEREAS thereafter said Smt. Minati Ganguly, by virtue of a Deed of Conveyance, dated 12th December, 2022, duly registered in the office of the A.D.S.R. Behala, and recorded in Book No.I, Volume No. 1607-2022, Page from 479145 to 479174 being no. 160716327 for the year 2022, through her said

Attorney Mithiles Gangopadhyay @ Mithilesh Gangopadhyay, sold, transferred and conveyed ALL THAT piece or parcel of Bastu Land measuring an area of 2 (Two) Cottahs 6(Six) Chittaks be the same a little more or less together with 100 Sq.ft. pucca structure standing thereon along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No. 642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur, J.L. No.-13, R.S.No.-192, Touzi No.-74,75,76,77 and 82, Pargana-Magura, comprised in R.S. Dag No.-641 corresponding to L.R. Dag No. 819, appertaining to R. S. Khatian No.-188, corresponding to L.R. Khatian Nos. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, being K.M.C. Premises No. 549E, Raja Ram Mohan Roy Road, being Assessee No. 411221008794, Kolkata-700008, (Old Premises No. 549, Raja Ram Mohan Roy Road, Kolkata- 700 008) , Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Mohan Roy Road and the easement right attached thereto to the Purchaser at the total consideration at and for the valuable consideration mentioned therein unto and in favour of the aforesaid **MRS.MANJU KUMARI** (the Owner/First Party herein) wife of Mr. Akash Kumar, Khajpura, B.M.P. Road, B.V. College, P.O.-B.V. College, P.S.- Shastrinagar, Patna,Bihar- PIN- 800014 **AND WHEREAS** after purchase of the aforesaid Bastu Land measuring an area of 2 (Two) Cottahs 6 (Six) Chittaks 0 (Zero) sq. ft.be the same a little more or less, the aforesaid **MRS.MANJU KUMARI** (the Owner/First Party herein) got her name mutated and recorded in the Assessment Register of the Kolkata Municipal Corporation, vide K.M.C. Premises No. 549E, Raja Ram Mohan Roy Road, being Assessee No. 411221008794, Kolkata-700008.**

AND WHEREAS the aforesaid Bastu land measuring more or less 2 Cottahs 9 Chittaks 20 Sq.ft. of K.M.C. Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700008 **AND** the Bastu land measuring more or less 8 Chittaks 0 Sq.ft. of K.M.C. Premises No. 118F, Raja Ram Mohan Roy Road, being Assessee No. 411221010053, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008 **AND** Bastu land measuring more or less 2 Cottahs 6 Chittaks of K.M.C. Premises No. 549E, Raja Ram Mohan Roy Road, being Assessee No. 411221008794, Kolkata-700008 are contiguous to each other and for better use, utilization and convenience, the aforesaid **MRS.MANJU KUMARI** (the Owner/First Party herein) got the aforesaid three premises amalgamated to a single plot Premises with the

Kolkata Municipal Corporation and the same became known and numbered as amalgamated single plot K.M.C. Premises No. 118F, Raja Ram Mohan Roy Road, being Assessee No. 411221010053, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700008, comprising total area of amalgamated Bastu land, measuring more or less 05(Five) Cottahs 07 (Seven) Chittaks 20 (Twenty) Sq.ft., more fully and particularly mentioned and described in the First Schedule hereunder written and the said Owner/First party has been enjoying the same peacefully, without any interruption from any corner, by paying Govt. Revenues, rates and taxes to the K.M.C. authority regularly free from all encumbrances.

AND WHEREAS the aforesaid said Owner namely, Mrs. Manju Kumari has now expressed her desire and intention to construct a New G+3 storied Building into and upon the said amalgamated Bastu land, measuring more or less 05(Five) Cottahs 07 (Seven) Chittaks 20 (Twenty) Sq.ft. be the same or a little more or less together with 300 Sq.ft. R.T. shed structures standing thereon and she enjoying the said property by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership thereto as well as mentioned in the First Schedule hereunder written having unfettered right, title and interest thereto free from all encumbrances, liens, lispens and attachments whatsoever.

AND WHEREAS the aforesaid owner herein have left a few quantum of land for common passage and thereafter they have kept an area of less 05(Five) Cottahs 07 (Seven) Chittaks 20 (Twenty) Sq.ft. more or less, for the construction of the new G+III storied Building on the said Land AND WHEREAS the Parties are desirous to enter into a Development Agreement, hereinafter referred to as the 'Said Agreement' by execution of this Agreement for the purposes set forth herein and are desirous of fixing and defining between themselves their respective responsibilities, interests, and liabilities in connection with the construction of the said Building.

AND WHEREAS thereafter I, the Executant herein desire to construct a new G+III storied building, on the said property, after demolishing the existing and standing structures thereon, using the services of an efficient developer, who has sufficient resources and expertise to complete the assignment of preparing a construction plan and obtaining requisite sanction thereof or and completing the construction in reasonable time and have the construction project commercially viable.

AND WHEREAS by an Development Agreement dated ^{28th} day of February, 2023 duly registered at A.D.S.R Behala, South 24-Parganas, recorded in Book No.I, Deed No. ~~2312~~ for the year 2023 (hereinafter referred to as the

Manju Kumari

"SAID AGREEMENT") I have engaged SUBHAJIT DEY (PAN-HKTPD3490K, Aadhaar no. 4007 6144 4181) son of Dipankar Dey, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at Sodepore, Ramkrishna Nagar, P.S. & P.O. Haridebpur, Kolkata-700082, a Sole Proprietor of M/S **MORYA CONSTRUCTION**, having its Registered Office at 251, Kalipore Extension, Sodepore, K.K. Road, P.O. Haridebpur, P.S. Haridevpur, Kolkata-700082, District -South 24 Parganas, in the state of West Bengal, as the Developer for the development (by way of construction) of a residential G+3 storied building containing apartments (hereinafter referred to as the said 'Project'), on the land described in the **SCHEDULE** hereto (hereinafter referred to as the said 'Land').

AND WHEREAS for the purpose of convenience I, the executant herein is desirous of granting necessary power and authorities to the said firm inter alia for the purpose of effective and speedy execution of the said project as per terms of the said Agreement.

NOW KNOW YE BY THESE PRESENTS that I, the executants herein do hereby nominate, constitute, appoint and empower SUBHAJIT DEY (PAN-HKTPD3490K, Aadhaar no. 4007 6144 4181) son of Dipankar Dey, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at Sodepore, Ramkrishna Nagar, P.S. & P.O. Haridebpur, Kolkata-700082, a Sole Proprietor of M/S **MORYA CONSTRUCTION**, having its Registered Office at 251, Kalipore Extension, Sodepore, K.K. Road, P.O. Haridebpur, P.S. Haridevpur, Kolkata-700082, District -South 24 Parganas, my true and lawful Attorney and Agent, in my name and on my behalf, to execute and perform or cause to be done, execute and perform all or any of the following acts, deeds, matter and things as mentioned hereafter:

1. To receive permissive peaceful possession of the land/property and to hold, manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Development Agreement.
2. To enter into, hold and defend permissive peaceful possession of the land/property and every part thereof and also to manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Development Agreement.
3. That the developer all papers, plan submitted signature and recorded the K.M.C on behalf of me.
4. To appear and represent, and sign and submit the building plan or plans, all applications, specifications, indemnities to the Kolkata Municipal Corporation, B.L. & L.R.O, C.E.S.C. and other concerned authorities in and mutations of the said property and in respect of

building, or buildings constructed on the said property and application for water connection, electric supply and other incidental matters of the said property on my behalf.

5. To have the said Land (as described in the "SCHEDULE" hereto) developed by undertaking development and construction of the apartment building as per the scheme of the said Project, containing ownership flats and/or other structures thereon ("The Building") as per approved plan and for the said purpose, to do soil testing, excavation and all other necessary work.
6. To apply for sanction of Building Plan before The Kolkata Municipal Corporation or concerned sanctioning authorities on my behalf and to obtain the Sanctioned Building Plan thereof on my behalf.
7. To apply for and obtain such permissions, as be necessary for obtaining steel, cement, bricks and any other construction and building materials and/or construction equipment and to appoint contractors and/or sub-contractors for the purpose of development and construction of "The Building".
8. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the said building to be constructed and applying for and to obtain the Sanction of modified plan, if necessary.
9. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities and infra-structure facilities from the Municipal Authorities and/or any other authority or authorities.
10. To warn off and prohibit any trespasser on the property or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
11. To negotiate for sale and/or transfer of flats or any portions thereof in respect of the Developer allocated portion together with proportionate, undivided, impartible share of the land to any purchaser/s and/or other persons in terms of the said Agreement and to receive all the earnest moneys and/or part and/or full consideration thereof and undivided proportionate share in the land and the rights appurtenant thereto and to enter into agreements, including sale agreements, lease agreements etc, containing such provisions and also to fulfill and enforce mutual obligations thereunder in respect of Developer Allocation in terms of the Development Agreement dated 28/02/2023.
12. To sign, execute, enter into, modify, cancel, alter, draw, approve Agreements for Sale and/or Deeds of Conveyances or transfer and to admit the execution thereof and get such documents, duly registered and all papers, documents, contracts, agreements, declarations, affidavit, applications, returns, confirmations, consents and other documents as may in any way, be required to be so done for and in

Niraj Kumar

connection with the development and transfer of the land/property or any part and/or portion thereof and to receive all premium/consideration, service charges, taxes and other amounts thereof and grant valid receipts and discharges for the same in respect of the Developer Allocation.

13. To appear before the Registrar of Assurances at Kolkata, District Registrars, District Sub-Registrars, Addl. District Sub-Registrars of the District South 24-Parganas, having jurisdiction for the same and to submit and present for registration and duly register according to law, any or all Agreement for Sale or Deed of Conveyance or conveyances of the aforesaid flats and other deed or deeds, document or documents or instruments, writing or writings whatsoever in favour of any purchaser or purchasers, and receive earnest money and/or consideration money in respect of the said flats of the Developer's allocation with undivided proportionate share of the land and to discharge valid money receipts against the Agreement for Sale and Deed of Conveyance to be executed in favour of the Purchaser/Purchasers and to sign all or any endorsement or any acknowledgements and to do all other things and acts which may be necessary for effecting and registration of such deeds, documents, writings instrument of any of them.
14. To appear before any Metropolitan and Executive Magistrates and all other Officers and/or authority or authorities in connection with enforcement of all powers and authorities as contained herein.
15. To execute and register necessary documents including the Agreement for Sale, Sale Deed and Deed of Conveyance in respect of flats, space, shop room, car parking space etc. in favour of any purchaser or purchasers and to present any such Sale Agreement, Deeds, Documents and/or Deed of Conveyance or Conveyances for its registration and to admit execution and receipt of consideration thereof before the any Registrar or District Sub-Registrar or Addl. District Sub-Registrar or Registrar of Assurance at Kolkata, having jurisdiction of the same and authority for and to have said Agreement and/or Deed of Conveyance registered, and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats and/ or service area in respect of the Developer's Allocation in the proposed building or part thereof.
16. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
17. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers,

- applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
18. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
 19. To pay all outgoing, including Service Charges, Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the land as occupier only and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
 20. To give undertakings, assurance and indemnities, as may be required for the purposes aforesaid.
 21. To appear and represent us before all authorities, including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Urban land Ceiling Authorities, BL & LRO, Fire Brigade and/or Kolkata Police (if required) and other authorities in connection with the said Property and also in connection with the sanction modification and/or alteration of any building plans, if required.

AND GENERALLY to do all acts, deeds and things in my name as I could have lawfully done and I hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the said Land as aforesaid.

SCHEDULE ABOVE REFERRED TO
(LAND)

ALL THAT piece or parcel of Bastu Land measuring an area of 05(Five) Cottahs 07 (Seven) Chittaks 20 (Twenty) Sq. ft. be the same a little more or less together with 300 Sq.ft. R.T. shed structures standing thereon along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide K.M.C Passage, paths and ways, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur**, J.L. No.-13, R.S. No.-192, Touzi No. -74,75,76,77 and 82, Pargana-Magura, comprised in R.S. Dag No.-641 corresponding to L.R. Dag No. 819, appertaining to R.S. Khatian No.-188, corresponding to L.R. Khatian Nos. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, being known and numbered as K.M.C. Premises No. 118F, Raja Ram Mohan Roy Road, being Assessee No. 411221010053, P.S. Thakurpukur, now Police Station- Haridevpur, Kolkata-700008, Ward No.-122, within the local limits of The Kolkata Municipal Corporation (S.S. Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala,

Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road along with all easement rights and all other rights, benefits, privileges, amenities, facilities etc. attached therein and thereto. The entire amalgamated property is being butted and bounded as follows:-

ON THE NORTH : G+III Storied Building.

ON THE SOUTH : G+I Storied Building.

ON THE EAST : By 12 feet wide K.M.C. Road.

ON THE WEST : G+II, G+III, Storied Building

IN WITNESS WHEREOF I, the EXECUTANT hereto have hereunto set and subscribed her hands on this the ^{28th} day of, February 2023.

SIGNED AND DELIVERED

In presence of:

WITNESSES:

1. Anil Samanta
S/o Late Nandu Samanta.
835, Jessore Road, Green Park,
Block-A, P.S.-Lake Toron, K-1-55.
2. Pirojul Islam
Alipore Police Court
wt-27

Mangra Kumar
SIGNATURE OF EXECUTANT

Accepted by,
MORYA CONSTRUCTION
Subhojit Deo
Proprietor
SIGNATURE OF ATTORNEY

Drafted & prepared by:

Nalleshwar












F3/61/07

Advocate,
Alipore Police Court,
Kolkata 700027.

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












Name

Signature

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

Name

Signature Manju Kumari

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	left hand					
	right hand					

Name

Signature Subhjit Dey

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

Name

Signature



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

e-Assessment Slip

Query No / Year	8000544989/2023	Office where deed will be registered
Query Date	28/02/2023 12:22:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	O KHAYYAM ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062643324, 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. 97,66,018/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
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]:- 160702312/2023	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 118F, , Ward No: 122 Pin Code : 700008

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	5 Katha 7 Chatak 20 Sq Ft		96,85,018/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9.0177Dec	0 /-	96,85,018 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	81,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Manju Kumari Wife of Mr Akash KumarKhajpura, B. M. P. Road, B. V. College, City:- , P.O:- B V College, P.S:-SHASTRINAGAR, District:-Patna, Bihar, India, PIN:- 800014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: blxxxxx4k,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	M S MORYA CONSTRUCTION 251, Kalipur Extention, Sodepur K. K. Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.: Hkxxxxxx0k,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Subhajit Dey Son of Dipankar DeySodepore Ramkrishna Nagar, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Hkxxxxxx0k,Aadhaar No Not Provided	M S MORYA CONSTRUCTION (as proprietor)

Identifier Details :

Name & address
Mr PIRAJUL ISLAM Son of Mr S ISLAM ALIPORE, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Manju Kumari , Subhajit Dey

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Manju Kumari	M S MORYA CONSTRUCTION-9.01771 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Manju Kumari	M S MORYA CONSTRUCTION-300.00000000 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 30-03-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 30-03-2023)
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.