

4484/2024

D 4484/24

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document.

AM 123427

Signature
S. No. 80012564/2024
16-5-24
12:12 PM

Signature
Addl. District Sub-Registrar
Behala, South 24 Parganas

16 MAY 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW BY ALL THESE PRESENTS I **Sri SWAPAN ADHIKARY** (PAN No. AHYPA 0816 B) (Aadhar No. 3517 7736 6180) s/o Kartick Chandra Adhikary by faith Hindu, by Nationality - Indian, by occupation Business, residing at 4 Satyen Park, M G Road, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist. South 24 Parganas, hereinafter called and referred to as the OWNER, are the absolute joint "OWNERS/EXECUTANT", SEND GREETINGS.

SL NO. 178 RS 901 Date 13.5.24

Name

Address

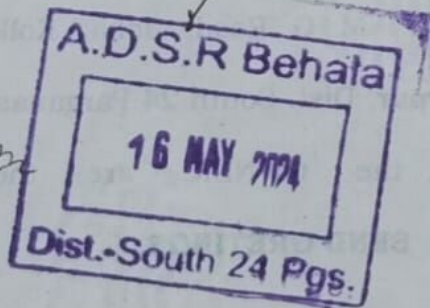
A.D.S.R. Office (Behala)

Lisence Stamp Vendor

PK Laskar

Ph

Certified that the document is genuine
as per registration. The original is
the document itself. The copy is
not to be used as the original.



Sk patavabla
10 cat Sk Mainabla
A.B.B sergupte
Road 6.1 3A
P.O.R.S Behal

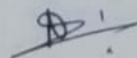
WHEREAS by the Bengali kobala Dated 21-11-1975 made between Radha Raman Bhattacharya son of Lt. Satyendra Nath Bhattacharya therein described as the vendor and Ardhendu Biswas son of Lt. Atul Ch. Biswas therein described as the purchaser and for the consideration amount mentioned therein, the said vendor sold, transferred and conveyed unto the said purchaser ALL THAT piece and parcel of Land measuring 8 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 9 Cottah 8 Chittaks more or less comprised lying and situated in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the Total land 10 Cottah was registered in the office of Jt. S. R. of Alipore at Behala and recorded in Book No.-1, Volume no. 93, Pages 42 - 46, Being No.-5069 for the year 1975.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of a Sale deed was seized and possessed of ALL THAT piece and parcel of Land measuring about 2 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 3 Cottah more or less comprised lying and situated in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the Total land 3 Cottah 2 Chittaks which was registered in the office of the D.S.R. II at Alipore South 24 parganas on 17-02-2010 and duly recorded in Book No.- I, C.D. Volume no. 5, pages from 4217 to 4229, Being No. 01326 for the year 2010.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of a Sale deed was seized and possessed of ALL THAT piece and parcel of Land measuring about 6 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 6 Cottah 8 Chittaks more or less comprised lying and situated in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the Total land 6 Cottah 14 Chittaks which was registered in the office of the A.D.S.R. at Behala South 24 parganas on 19-10-2012 and duly recorded in Book No.- I, C.D. Volume no. 36, pages from 4286 to 4297, Being No. 10514 for the year 2012.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of corporation amalgamation mutated his names in respect of the said two lands totaling ALL THAT piece and parcel of land admeasuring 10 Cottah more or less in the records of the Kolkata Municipal Corporation, and it has been assessed as premises No- 225 Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-0187-7.

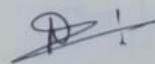
AND WHEREAS the said Sri Swapan Adhikary the said Owner became the absolute owner of the ALL THAT piece and parcel of land admeasuring 10 Cottah more or less lying and situate in Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 at Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and under R.S. kathian no. 731, Dag No. 2585 comprised in the said premises No. 225 Purba Barisha Satyen Park, M G Road, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S.



Haridevpur, Dist – 24 parganas (S) of Ward No. 143 with Assessee No. 71-143-21-0187-7 of the Kolkata Municipal Corporation (S.S. Unit) having its Postal address as No. A-8/9, Satyen Park, Joka, Kolkata-700 104 in the district of South 24 Parganas.

AND WHEREAS Sri Swapan Adhikary the said Owner by way of corporation separation and mutated his names separately in respect of the said two lands in the records of the Kolkata Municipal Corporation, and ALL THAT piece and parcel of land admeasuring 3 Cottah 2 Chittaks more or less which was registered in the office of the D.S.R. II at Alipore South 24 parganas on 17-02-2010 and duly recorded in Book No.- I, C.D. Volume no. 5, pages from 4217 to 4229, Being No. 01326 for the year 2010 it has been assessed as premises No- 225A Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-1004-0 and ALL THAT piece and parcel of land admeasuring 6 Cottah 14 Chittaks more or less which was registered in the office of the A.D.S.R. at Behala South 24 parganas on 19-10-2012 and duly recorded in Book No.- I, C.D. Volume no. 36, pages from 4286 to 4297, Being No. 10514 for the year 2012 as premises No- 225 Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-0187-7.

AND WHEREAS getting the information from a very reliable source the Owner have approached the Developer to develop ALL THAT piece and parcel of land admeasuring about 2 Chittaks more or less comprised lying and situated in Collectorate Touzi No. 1 – 6, 8 – 10, 12 – 16 in Mouza – Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and 3 Cottah more or less comprised lying and situated in Mouza – Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 731 of Dag No. 2585 and the **Total land 3 Cottah 2 Chittaks** under The Kolkata Municipal Corporation within the ward No. 143, Premises No- **225A** Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. **71-143-21-1004-0**, having its Postal address



as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S) more fully described in the SCHEDULE "A" hereunder written.

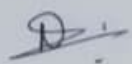
AND WHEREAS the Developer is engaged in the business of developing and promoting and sponsoring construction of building having his own financial resources to carry out any development scheme, including construction of building taking up all the responsibilities regarding preparation and sanction of plan for construction and engage Engineers, Masons and labours and also put in resources for building materials and supervise during the course of construction of the proposed building and to procure prospective purchasers of flats, except those which have been allotted to the vendor by virtue of this agreement and other spaces to be built as per the sanctioned plan from the Kolkata Municipal Corporation.

AND WHEREAS the Owners have agreed to authorize the developer to develop the said property, more fully described in the First Schedule hereunder written for construction of a new multi-storied residential building thereon, comprising several flats/spaces at the ratio of **ALL THAT 4 (Fmy) 2BHK flats** of which One 2BHK flat No. **A** measuring 508 sq.ft. more or less in the Eastern side on the **Ground Floor** allotted to the DEVELOPER and One flat in the **1st Floor** i.e. Flat No. **A1** a 2BHK flat in the Eastern side measuring 508 sq.ft. more or less allotted to the DEVELOPER and One 2BHK flat in the **2nd Floor** i.e. Flat No. **C2** a 2BHK flat measuring 517 sq.ft. more or less in the South Eastern and Flat No. **B2** a 1BHK flat in the North Eastern side measuring 332 sq.ft. more or less along with undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said premises which is more fully described in the SCHEDULE - B here in and specifically written in the Owners' Allocation and balance constructed area i.e. after giving the Owners' Allocation on Ownership basis and the Developer are

agreeable to convey the Developer's allocation in the said multi-storeyed building and undivided proportionate share of land to any purchaser or purchasers, and the following terms and conditions are agreed to and betlen the parties hereto.

AND WHEREAS the owner/First Party/Executant hereto have entered in to Development Agreement Being No. 04469 dated 16.05/2024 duly registered in the office of A.D.S.R.- Behala, South 24 Parganas with **M/s SUR OMIDOS** (PAN No. AMEPS 7952F) a proprietorship firm having its registered office at 2 Bacharpara Para Road, P.O. Thakupukur & P.S. Thakupukur, Kolkata-700 063, represented **SRI RABINDRA NATH SUR** (PAN No. AMEPS 7952F) (Aadhar Card No. 8450 1691 4629) son of Lt. Manindra Nath Sur, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 44A Bacharpara Road (2No.), Kolkata-700063, P.O. & P.S. Thakurpukur, Dist. South 24 Parganas under certain terms and conditions as specifically mentioned therein and hereinafter referred to as the "DEVELOPMENT AGREEMENT".

NOW BY THIS DEVELOPMENT POIR OF ATTORNEY I Sri SWAPAN ADHIKARY (PAN No. AHYPA 0816 B) (Aadhar No. 3517 7736 6180) s/o Kartick Chandra Adhikary by faith Hindu, by Nationality - Indian, by occupation Business, residing at 4 Satyen Park, M G Road, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist. South 24 Parganas, the Executants herein do hereby nominate, constitute and appoint **M/s SUR OMIDOS** (PAN No. AMEPS 7952F) a proprietorship firm having its registered office at 2 Bacharpara Para Road, P.O. Thakupukur & P.S.



Thakurpukur, Kolkata-700 063, represented SRI RABINDRA NATH SUR (PAN No. AMEPS 7952F) (Aadhar Card No. 8450 1691 4629) son of Lt. Manindra Nath Sur, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 44A Bacharpara Road (2No.), Kolkata-700063, P.O. & P.S. Thakurpukur, Dist. South 24 Parganas, as my true and lawful Attorney in my names and on my behalf to do, execute and perform or caused to be done or executed and performed all or any of the following acts, deeds and things as mentioned herein below:-

1. To develop my said SCHEDULE "A" below property and to construct a multi-storied building upon the said property in accordance with the building Plan to be sanctioned by the Kolkata Municipal Corporation (S.S. Unit).
2. To make, sign, execute, file do perform and/or get acts, deeds, documents, register applications, papers, petitions, proceedings and building sanction plan whatsoever in respect of my said SCHEDULE "A" property.
3. To apply for and to sign on my behalf the building plan and to obtain the sanctioned building Plan from the Kolkata Municipal Corporation (S.S. Unit) for construction of the said multi-storied building over and upon the SCHEDULE "A" property and/or as may be sanctioned by the Kolkata Municipal Corporation, for us and on my behalf.
4. After obtaining the sanctioned building Plan from the Kolkata Municipal Corporation (S.S. Unit) to construct the said multi-storied building upon the said SCHEDULE "A" below property and for the purpose of the said construction to engage masons and labmys, engineers, supervisors, surveyors and to purchase necessary building materials for the



said constructional work over and upon the said SCHEDULE "A" property on my behalf.

5. To appear for me and on my behalf before the Kolkata Municipal Corporation, C.E.S.C. Limited and all other local and/or statutory authorities and all Government or Semi Government and to apply, sign for obtaining sanctioned permit, license, water supply, drainage, electric supply and all services etc. as may be required for the construction of the said proposed multi-storied building upon the said SCHEDULE "A" property.
6. To deposit all fees, charges, money before the concerned authorities in my names and on my behalf for obtaining sanction from the Kolkata Municipal Corporation and to receive sanctioned building Plan for us and on my behalf from the Kolkata Municipal Corporation.
7. To issue forms, brochures, designs, plan and booklets and to invite intending buyer/s in respect of the flat/s, shop/s, car parking space/s, covered garage/s, covered space/s and other saleable space/s of the Developer's Allocations only to any intending buyer/s at such prices as my said Attorney in its absolute discretion, thinks fit and proper and to agree upon and to enter into any Agreement/s for Sale and/or to repudiate the same in respect of Developer's Allocation.
8. To sign and execute any Agreement/s for Sale, Deed of Conveyance/s in respect of the Developer's Allocation together with the undivided proportionate share of land underneath and the common user of the common areas and facilities attached to the said multi-storied building according to the terms and conditions contained in the said Development Agreement regarding flat/s, shop/s, car parking space/s, covered garage/s, covered space/s and other saleable space/s to be constructed, in favmy of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from



them any earnest money, part payments in the name of the Partnership Firm and to give or issue valid receipts for the same.

9. In case of sale to execute, sign proper Agreement/s for Sale, Deed of Conveyance/s in respect of the different flat/s, shop/s, car parking space/s, covered garage/s, covered space/s and other saleable space/s in favour of the intending buyer/s and to give constructive and physical possession of the said flat/s, shop/s, car parking space/s, covered garage/s and other saleable space/s and to present before the Registrar of Assurances, Additional District Sub-Registrar and District Sub Registrar, all Deed of Conveyance/s, Agreement/s for Sale for registration in my names and on my behalf and to receive entire consideration money either in cash, cheques or drafts from the intending buyer/s in the name of the Partnership Firm and to credit the said amounts in the Firm's account and to give valid receipts and discharge the same for the **Developer's Allocation** only as mentioned in the said registered "Development Agreement".

10. To apply for and obtain temporary and permanent connection from the Kolkata: Municipal Corporation for water supply, electricity, drainage, sewerage, gas and/or power in respect of the said multi-storied building required for the construction, use and enjoyment of the said multi-storied building and to sign all such applications, forms and documents as shall be required for the said development of the project over and upon the said property at Premises No. - **225A** Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. **71-143-21-1004-0**, having its Postal address as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S).

11. To supervise, manage and conduct all sorts of administration in respect of the SCHEDULE "A" below land and to handle all sorts of official matters, letters arisen in course of concerned matters in connection with my said property.

AND generally my said Attorney shall have the poIr to do all such acts, deeds and things as aforesaid on my behalf, which I could have lawfully done, if personally present.

AND I do hereby for myself, my heirs, executors, administrators and legal representatives ratify and confirm and agree to ratify and by attorney confirm all and whatsoever my said Attorney or their substitute or substitutes shall lawfully do commit, execute or perform or cause to be done, committed, executed or performed in exercise of the poIr, authorities and liberties hereby conferred upon, under and by virtue of these presents.

AND I do hereby agree and undertake that this PoIr of Attorney is valid as Ill as effective till completion of entire sale process and/or transfer procedure and others legal obligation of the Developer's and also till completion of registration/execution of all the Deed of Conveyances in respect of the entire Flats/Apartments/portions and Car Parking spaces and other spaces together with the undivided proportionate share in the land underneath Developer's Allocation mentioned in the said Deed of Development Agreement Being No 04.469 dated 16/5/2024.

AND my all legal heirs/successors will be bound to issue and execute a new/fresh registered Power of Attorney in my favour of this Attorney and/or their agent, if I die during validity period of these presents.

AND I do hereby agree to ratify and confirm all or whatsoever other acts, deeds and things which my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the construction of the said multi-storied building upon the said SCHEDULE "A" property and other works in connection with my said property, sale and/or any other necessary matters in respect of the Developer's Allocation only as aforesaid regarding construction work of the proposed multi-storied building at Premises No- **225A** Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. **71-143-21-1004-0**, having its

Postal address as No. A-8/9/1, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S), and also in connection with the sale of the flat/s, shop/s, car parking space/s, covered garage/s, covered space/s and other saleable space/s in respect of the Developer's Allocation only save and except the Owners' Allocations of the said registered "Development Agreement".

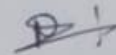
S C H E D U L E - "A"
(Description of the Land)

ALL THAT piece and parcel of land measuring **3 Cottah 2 Chittaks** more or less with 100 sq.ft. tiled shed comprised Collectorate Touzi No. 1 - 6, 8 - 10, 12 - 16 in Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, being under R.S. kathian no. 456 of Dag No. 2584 and under R.S. kathian no. 731 of Dag No. 2585, under The Kolkata Municipal Corporation within the ward No. 143, Premises No- 225A Purba Barisha Satyen Park, Joka, Kolkata-700 104, P.O. Joka, P.S. Haridevpur with Assessee no. 71-143-21-1004-0, having its Postal address as No. A-8/9, Satyen Park, Joka, Kolkata-700 104 P.O. Thakurpukur, P.S. Haridevpur, Dist - 24 parganas (S) and the whole property is butted and bounded by-

ON THE NORTH : Dag No. 2586.
ON THE SOUTH : Land Of Swapan Adhikary.
ON THE EAST : Dag No. 2619.
ON THE IST : 12' WIDE K.M.C. Road.

IN WITNESS WHEREOF, I the parties have hereunto set and subscribed my hand and seal on this the day of , **2024** (Two thousand tlny fmy) before the following witnesses :-

SIGNED, SEALED AND DELIVERED



IN WITNESS WHEREOF, we the parties have hereunto set and subscribed our hand and seal on this the ^{16th} day of *may*, 2024 (Two thousand twenty four) before the following witnesses :-

SIGNED, SEALED AND DELIVERED

In the Presence of

WITNESSES:

1.

*SK patel vabla
10 A B S Sengupta
Row 4, 3A*

Swapan Adhikary
(1) **SIGNATURE OF THE EXECUTANT**

Accepted by me

For SUR OMIDOS

Chandannath Sur
Proprietor

(2) **SIGNATURE OF THE ATTORNEY**

Adv. D. D. D. D. D.
6-11-21.

Prepared & drafted by me as per the instructions of the parties.
Advocate



Government of West Bengal
Directorate of Registration & Stamp Revenue -

e-Assessment Slip

Query No / Year	8001225611/2024	Office where deed will be registered
Query Date	16/05/2024 11:51:21 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SK PATAUDDIN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9007897597, Status : Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 40,34,811/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160704469/2024	

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Barisha Satyen Park, , Premises No: 225A, , Ward No: 143 Pin Code : 700104

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	3 Katha 2 Chatak	1/-	40,07,811/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.1563Dec	1 /-	40,07,811 /-	

Structure Details :

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

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SWAPAN ADHIKARY Son of Mr KARTICK CHANDRA ADHIKARY4, SATYEN PARK, M G ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: AHxxxxxx6B, Aadhaar No: 35xxxxxxxx6180, 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	MS SUR OMIDOS 2, BACHARPARA PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.: AMxxxxxx2F, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr RABINDRA NATH SUR Son of Late MANINDRA NATH SUR44A, BACHARPARA ROAD 2 NO, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX8, PAN No.: AMxxxxxx2F, Aadhaar No: 84xxxxxxxx4629	MS SUR OMIDOS (as PROPRIETOR)

Identifier Details :

Name & address
Mr SK PATAUDDIN Son of Late SK MOINUDDIN 10A B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Mr SWAPAN ADHIKARY, Mr RABINDRA NATH SUR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-5.15625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-100.00000000 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 15-06-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 15-06-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1607-04484/2024	Date of Registration	16/05/2024
Query No / Year	1607-8001225611/2024	Office where deed is registered	
Query Date	16/05/2024 11:51:21 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SK PATAUDDIN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9007897597, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,34,811/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160704469/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

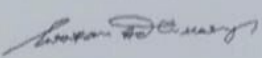
District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Barisha Satyen Park, , Premises No: 225A, , Ward No: 143 Pin Code : 700104

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	3 Katha 2 Chatak	1/-	40,07,811/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.1563Dec	1 /-	40,07,811 /-	

Structure Details :

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

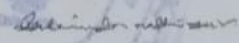
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN ADHIKARY Son of Mr KARTICK CHANDRA ADHIKARY Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office		 Captured	
	16/05/2024	16/05/2024	16/05/2024	16/05/2024
4, SATYEN PARK, M G ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: AHxxxxxx6B, Aadhaar No: 35xxxxxxxx6180, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				

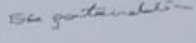
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MS SUR OMIDOS 2, BACHARPARA PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.: AMxxxxxx2F, Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RABINDRA NATH SUR (Presentant) Son of Late MANINDRA NATH SUR Date of Execution - 16/05/2024, , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office		 Captured	
	May 16 2024 12:39PM	16/05/2024	16/05/2024	16/05/2024
44A, BACHARPARA ROAD 2 NO, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AMxxxxxx2F, Aadhaar No: 84xxxxxxxx4629 Status : Representative, Representative of : MS SUR OMIDOS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK PATAUDDIN Son of Late SK MOINUDDIN 10A B B SENGUPTA ROAD, City:-, P.O.- BEHALA, P.S.-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034		 Captured	
	16/05/2024	16/05/2024	16/05/2024

Identifier Of Mr SWAPAN ADHIKARY, Mr RABINDRA NATH SUR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN ADHIKARY	MS SUR OMIDOS-100.00000000 Sq Ft



Endorsement For Deed Number : I - 160704484 / 2024

On 16-05-2024

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 12:12 hrs on 16-05-2024, at the Office of the A.D.S.R. BEHALA by Mr RABINDRA NATH SUR ,

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 40,34,811/-

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

Execution is admitted on 16/05/2024 by Mr SWAPAN ADHIKARY, Son of Mr KARTICK CHANDRA ADHIKARY, 4, SATYEN PARK, M G ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr SK PATAUDDIN . . . Son of Late SK MOINUDDIN , 10A B B SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Muslim, by profession Business

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

Execution is admitted on 16-05-2024 by Mr RABINDRA NATH SUR, PROPRIETOR, MS SUR OMIDOS, 2, BACHARPARA PARA ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr SK PATAUDDIN . . . Son of Late SK MOINUDDIN , 10A B B SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Muslim, by profession Business

Payment of Fees

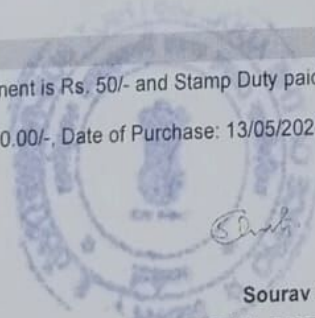
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 178, Amount: Rs.50.00/-, Date of Purchase: 13/05/2024, Vendor name: P K LASKAR



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

		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 SWAPAN ADHIKARY

Signature Swapan Adhikary

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

Name RABINDRA NATH SUR

Signature Rabindra Nath Sur

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

Name

Signature



८
(i)