

05901/21

D-5774/21



Handwritten initials/signature.

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 263760

3-1470358/21

Handwritten text in Bengali script, partially obscured.

District Sub-Registrar-IV  
 7 (2) of  
 1908  
 24 Parganas

12 AUG 2021

23/8/21

: DEVELOPMENT POWER OF ATTORNEY :

BY THIS POWER OF ATTORNEY, We, (1) SRI KANGSARI KAYAL,  
 Son of Late Gour Mohan Kayal alias Gouri Chandra Kayal, By Faith-Hindu, By  
 Occupation-Business, PAN-AGHPK2569H, Aadhaar No.715997822991, (2)  
SRI KARNA KAYAL, Son of Late Gour Mohan Kayal alias Gouri Chandra Kayal,  
 By Faith-Hindu, By Occupation-Business, PAN-AFLPK6849P, Aadhaar No.  
 751121479060, both are residing at 266/1, N.S.C. Bose Road, Police Station-  
 Netaji Nagar, Kolkata-700040, District South 24-Parganas, do hereby

007464

28 APR 2021

Date.....  
Send to.....  
Rupees.....

**S. CHAKRABORTY**  
Advocate, Alipore Judges' Court  
Kolkata - 27

*[Signature]*  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Prgs., Kolkata

*Anika Pallo*



*4472*

*Anika Pallo*



*Karna Koyal*



*4472*

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
**12 AUG 2021**

*Karna Koyal*

*Sudip Choudhury*  
Alipore Judges' Court,  
Kolkata, West Bengal - 27



empower, nominate, constitute and appoint SRI ANIKET PODDAR, Son of Sri Bikash Poddar, By Faith Hindu, By Occupation-Business, PAN-BQRPP5935P, Aadhaar No.626512578818, residing at P-109, Bansdroni Park, Police Station-Bansdroni, Kolkata-700070, sole proprietor of "SNEHA CONSTRUCTION" having it office at P-109, Bansdroni Park, Police Station- Bansdroni, Kolkata-700070, as our true and lawful ATTORNEY for us in our names, on our behalf to do inter alia amongst others the acts, deeds and things viz. :-

W H E R E A S the EXECUTANTS herein are at present the absolute Owners of ALL THAT piece or parcel of Vacant Bastu land containing an area of 18 Cottahs 09 Chittaks 02 Square Feet more or less, in R.S. Dag No.227, under Khatian No.65, 135, 205, hal 503, 509, 516, of Mouza- Raynagar, J.L. No.47, Touzi No.3,4,5 R.S. No.175, now within the limits of Kolkata Municipal Corporation, being Premises No.819, South Raynagar, Assessee No.311121908194, KMC WARD NO.112, Police Station-Regent Park, now Bansdroni, Kolkata-700070, District South 24-Parganas, by way of PURCHASE AND GIFT the Property more fully described in the Schedule below and we the Executants herein do hereby nominate, empower, constitute and appoint SRI ANIKET PODDAR, Son of Sri Bikash Poddar, By Faith Hindu, By Occupation-Business, PAN-BQRPP5935P, Aadhaar No.626512578818, residing at P-109, Bansdroni Park, Police Station-Bansdroni, Kolkata-700070, sole proprietor of "SNEHA CONSTRUCTION" having it office at P-109, Bansdroni Park, Police Station- Bansdroni, Kolkata-700070, as our true and lawful Attorneys to do and execute and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-

1} On our behalf to make sign, execute and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.

2} On our behalf to effect mutation in Offices or Competent Authorities and sign & execute all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.

3} On our behalf to appear for and represent us before the Board of Revenue, Collector any District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L.R.O.'S Offices, and on all Government Offices, Kolkata Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.

4} On our behalf to appear for and represent us in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and his process of law.

5} On our behalf to appear before and execute/ sign any of them or all of them the KMC building Plan and to submit the same in our names and in our favour and to do all formalities for modification and/or alterations of Plan including D/sketch plan, renew and sign, execute Declaration, Affidavit, Boundary Declaration, which includes any Deed and to present for Registration to admit execution to any Registry Authority and to have the said documents and/or sign & execute, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in our names and in our favour to negotiate in our names and to do whatsoever necessary for the same in our names or on our behalf as we could do personally by ourselves.



- 6} On our behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} internal & external, Improvement Trust, W.B.E.D.C.L, Fire Brigade, Housing Board West Bengal and any local and all Government Offices and to sign, execute on our behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.
- 7} On our behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned KMC Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he think deem fit and proper.
- 8} On our behalf to appoint engage Pleaders, Advocates, whenever our said Attorneys shall think proper to do so and to discharge and/or terminate his appointment in respect of the Property mentioned in the Schedule below.
- 9} On our behalf to evict all trespassers and other unauthorized Occupiers and he has the rights to evict the Tenants, Licensees through Court of law and/or negotiate with he in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.
- 10} On our behalf to negotiate on terms for and to agree to and sell of the building or part thereof which seized and possessed of now and hereafter belongs to us mentioned and described in the Schedule below to any Purchaser or Purchasers at such price which our said Attorneys, think fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same in respect of Developers' allocation only.

11} To Receive from the Intending Purchaser or Purchasers out of the Developer's allocation, (save and except owners' allocation) any earnest money and/or advance or advances from the Purchaser and also the balance of purchase money and to give valid receipt and discharges for the same which will protect the Purchaser or Purchasers.

12} Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances in favour of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees in respect of the Developer's allocation only.

13} To sign and execute all other deeds, instruments and assurances which he consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying <sup>Developer's allocation only of</sup> the said Property either in part or in full as we personally could do ourselves, if personally present.

14} To present any such deed or deeds of Sale, Conveyance or Conveyances only the Developer's allocation i.e. save and except owners' allocation as per Development Agreement or other document or documents for Registration and to admit execution and receipt of consideration before the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having Authority for and to have the said Conveyance or Conveyances registered and to do all other acts, deeds and things, which the Attorneys shall consider necessary for the transferring and/or conveying the said Property or properties to the said Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.

15} To enter into any Agreement with any person or persons or Firm and/or Agreement to sell or otherwise dispose of any of the Developer's allocation or portion or portions thereof and to transfer and sell the same and to execute and register any document or documents in that behalf.

16} To compromise, compound or withdraw cases.

17} That We the executants have also executed a registered Development Agreement in favour of SRI ANIKET PODDAR, Son of Sri Bikash Poddar, By Faith Hindu, By Occupation-Business, PAN-BQRPP5935P, Aadhaar No.626512578818, residing at P-109, Bansdroni Park, Police Station-Bansdroni, Kolkata-700070, sole proprietor of "SNEHA CONSTRUCTION" having it office at P-109, Bansdroni Park, Police Station- Bansdroni, Kolkata-700070, registered at DSR-IV Alipore, Vide Book No.I, Deed No. 5175, for the year 2021. 2

A N D we, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by us to all intents and purposes as if we were present even notwithstanding the fact that no special power in that behalf is contained in these presents.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of Vacant Bastu land containing an area of 18 Cottahs 09 Chittaks 02 Square Feet more or less in R.S. Dag No.227, under Khatian No.65, 135, 205, hal 503, 509, 516, of Mouza- Raynagar, J.L. No.47, Touzi No.3,4,5 R.S. No.175, now within the limits of Kolkata Municipal Corporation, being Premises No.819, South Raynagar, Assessee No.311121908194, KMC WARD NO.112, Police Station-Regent Park, now Bansdroni, Kolkata-700070, District South 24-Parganas, and butted and bounded by :-

ON THE NORTH : 6 feet wide common passage and Other Property.  
ON THE SOUTH : 6 feet wide common passage and Other Property  
ON THE EAST : Vacant Land & building of the Ratan Basu Chowdhury.  
ON THE WEST : 24' feet wide KMC Road.



**OWNERS' ALLOCATION**

OWNERS will get One Flat on the First floor, South-Western side, (in Southern Part of the building), One Flat on the First floor, South-Eastern side (in Southern Part of the building), One Flat on the First floor, North -Western side (in Northern Part of the building), Entire Third Floor, One Flat on the Fourth floor, North -Western side (in Southern Part of the building), One Flat on the Fourth floor, North-East-South side (in Northern Part of the building), One Office Space on the Ground floor, North-Western Side, and 44% Car Parking Space on the Ground floor, as per Sanction Plan of the G+IV Storied building, together with proportionate share of land underneath the said building and common areas and facilities and common roof right and liquidated amount of Rs.75,00,000=00 (Rupees Seventy Five Lakh) only as forfeit money out of which Rs.20,00,000=00 (Rupees Twenty Lakh) only will be paid at the time execution of this Registered Development Agreement and Power of Attorney and balance Rs.55,00,000=00 (Rupees Fifty Five Lakh) only will be will be provided after obtaining the sanction plan i.e. at the time starting the construction work.

**"DEVELOPER'S ALLOCATION"**

"DEVELOPER'S ALLOCATION" shall mean save and except the owners allocation the remaining Sanction FAR i.e. i.e. One Flat on the First floor, North-Western side, (in Southern Part of the building), One Flat on the First floor, North-Eastern side (in Southern Part of the building), One Flat on the First floor, North-East-South-West (in Northern Part of the building), One Flat on the First floor, North-East-South Side (in Northern Part of the building), Entire Second Floor, One Flat on the Fourth floor, South-Western side (in Southern Part of the building), One Flat on the Fourth floor, South-Eastern side (in Southern Part of the building), One Flat on the Fourth floor, North-Western side (in Southern Part of the building), One Flat on the Fourth floor, North-East-South-West side (in Northern Part of the building), One Flat on the Fourth floor, North-Western side (in Northern Part of the building), One Office Space on the Ground floor, North-Eastern Side, and 56% Car Parking Space on the Ground floor, as per Sanction Plan of the G+IV Storied building, together with proportionate share of land underneath the said building and common areas and facilities and common roof right.



IN WITNESSES WHEREOF, we (1) SRI KANGSARI KAYAL, (2) SRI KARNA KAYAL, have set and subscribed our respective signatures and hand and seals on the ~~11~~<sup>11</sup> day of AUGUST, TWO THOUSAND TWENTY ONE, Anno Domini.

SIGNED SEALED AND DELIVERED  
BY THE EXECUTANTS AT KOLKATA  
IN THE PRESENCE OF :

1) Sukhanta Karmasorty  
220, Rifle club east  
Kol-70.

Bikash Podder  
P/109 Bansdramipatra  
Kol 70

2) Sanku Choudhury  
Alipore Juss (AG)  
Court, W-27.

Kangsari Kayal

Karna Kayal

SIGNATURE OF THE EXECUTANTS.

Sneha Construction  
Sneha Bhowmik  
Proprietor

SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME.












Sanku Choudhury  
{ ADVOCATE }

ALIPORE JUDGES' COURT. KOL-27.

TYPED BY ME.

Soumitra Ray  
{ TYPIST }

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name KANGSARIKAYA.....

Signature Kangsari Kaya.....

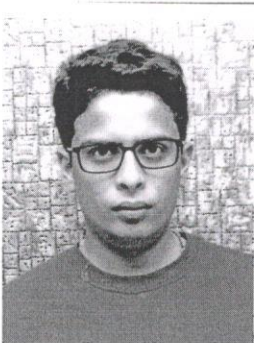










Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name Karina Kaya.....

Signature Karina Kaya.....

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name ANIKET PODDAR.....

Signature Aniket Poddar.....



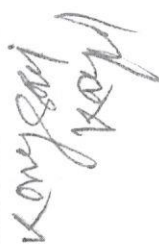
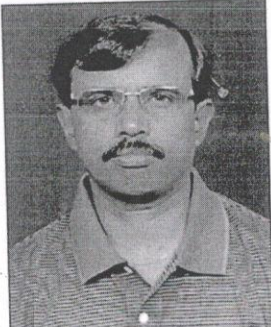

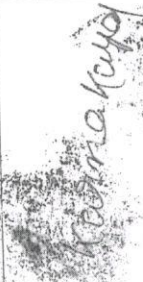


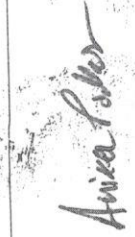




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16048001470388/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KANGSARI KAYAL 266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Principal			
2	Mr KARNA KAYAL 266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Principal			
3	Mr ANIKET PODDAR P- 109, Bansdrani Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Represent ative of Attorney [SNEHA CONSTR UCTION ]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUDIPTA CHAKRABORTY Son of Late B R CHAKRABORTY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr KANGSARI KAYAL, Mr KARNA KAYAL, Mr ANIL PODDAR			<i>Pradipta Kishore Guha</i> 12/8/21

(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



भारतीय संघ  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KANSAJI KAYAL  
GOUR MOHAN KAYAL

25/05/1991

AGHPK268H

K. Kayal



2000/01

आपको 10/10/1991 को प्राप्त किया गया  
आपके बैंक खाते में 10/10/1991 को  
10/10/1991 को प्राप्त किया गया  
10/10/1991 को

Income Tax PAN Service Unit, NSDL,  
1st fl. at Market Station,  
Plot No. 441, Survey No. 997a,  
Model Colony, New Delhi, Bangalore Chowk,  
Phone - 411 016.

Tel: 91010211 2246, Fax: 91010211 2246  
E-mail: info@nsdl.com

Kansaji Kayal



भारत सरकार  
GOVERNMENT OF INDIA



Kingsari Koyal  
Date of Birth/DOB: 25/05/1969  
Male/MLE  
Mobile no. 98.1.068289



**7159 9782 2991**  
UID: 9107 2291 6228 5097

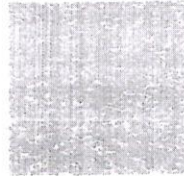
आधार कार्ड, आधार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Registration Date: 20/07/2018

Address :  
S/O Chandrajit Nayak, 203-1, P.S. CHANDRA  
ROAD, Durgam Park, Kolkata,  
West Bengal - 700040



Generation Date: 20/07/2018



1847  
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

UIDAI, Sector 17, Gurgaon  
Bangalore-560021

*Kingsari Koyal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

KARMA KAYAL

GOUR MOHAN KAYAL

10/05/1969

Permanent Account Number

AFLFK0845P

*Kayal*

Signature



यदि कार्ड खोया जाय/किसी का कार्ड पाया जाय  
कृपया सूचित करें/वापस कर दें।  
आयकर विभाग, नया दिल्ली  
संस्थापक, नया दिल्ली, पिन कोड - 110 001/11  
मिन्स्ट्री ऑफिस, नया दिल्ली, पिन कोड - 110 001  
फोन - 411 016

If this card is lost / someone's lost card is found,  
Please inform / return to:  
Income Tax Section, New Delhi.  
5th Floor, Ministry Building,  
Plot No. 5-A, 1st Ave, New Delhi.  
Ministry Offices, New Delhi, Pin Code - 110 001.  
Phone - 411 016.  
Tel: 01-26100000, Fax: 01-261 1011  
e-mail: ittdel@delhi.nic.in

*Karma Kayal*



भारत सरकार  
GOVERNMENT OF INDIA



KARIM KAYAL  
Date of Birth/DOB: 10/08/1969  
Male/ MALE  
Mobile No: 9831076325



7511 2147 9060  
UID: 9102621035915357

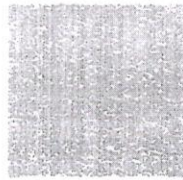
আমার জাতি , আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 14/01/2018

Address :  
5/C Gourmohan Kayal, 260/A, T.S.C BRIDGE  
ROAD, Regent Park, Kolkata,  
West Bengal - 700040



Generation Date: 08/02/2018



1847  
1300 330 1847

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1847,  
Bangalore-560 004

Karim Kayal



आयकर विभाग

INCOME TAX DEPARTMENT

ANIKET PODDAR

BIKASH PODDAR

26/06/1993

Permanent Account Number

BQRPP5935P

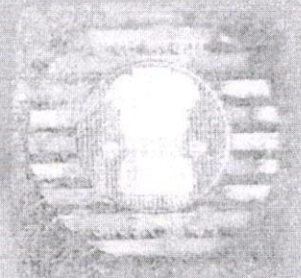
Aniket Poddar

Signature



भारत सरकार

GOVT. OF INDIA



Aniket Poddar


  
Government of India



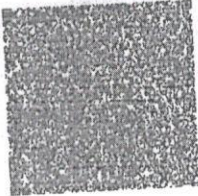
Aniket Poddar  
Date of Birth/DOB: 26/06/1993  
Male/ MALE

6265 1257 8818  
VID: 9145 4407 2513 2663

मेरा आधार, मेरी पहचान

  
Unique Identification Authority of India

Address:  
C/O Bikash Poddar, P-109, BANSDRONI  
PARK, DUTTA VILLA, BANSDRONI,  
Kolkata, South 24 Parganas,  
West Bengal - 700070



QR Code with Photograph

6265 1257 8818  
VID: 9145 4407 2513 2663

1027 help@uidai.gov.in www.uidai.gov.in

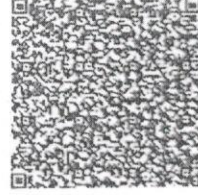
Aniket Poddar



भारत सरकार  
GOVERNMENT OF INDIA



Sudipta Chakraborty  
Date of Birth/DOB: 12/03/1972  
Male/ MALE  
Mobile No: 9831036678



**9423 9328 0947**  
VID : 9131 7680 1708 4064

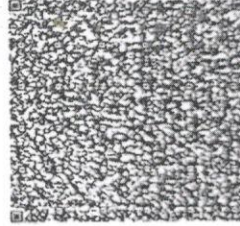
**MEERA AADHAAR. MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O Bhabani Ranjan Chakraborty, 156,  
Rifle Club East, Kolkata, South 24  
Parganas,  
West Bengal - 700070



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

*Sudipta Chakraborty*





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001470388/2021	Office where deed will be registered
Query Date	12/08/2021 12:40:59 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036671, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 1,24,70,410/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160405175/2021	

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No: 819, , Ward No: 112 Pin Code : 700070

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	18 Katha 9 Chatak 2 Sq Ft		1,24,70,410/-	Width of Approach Road: 24 Ft., , Project Name :
Grand Total :				30.6327Dec	0 /-	124,70,410 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr KANGSARI KAYAL Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx9H, Aadhaar No: 71xxxxxxx2991, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

AS- 1 of 3

2	Mr KARNA KAYAL Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx9P, Aadhaar No: 75xxxxxxx9060, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Attorney Details :**

SI No	Name & address	Status	Execution Admission Details :
1	SNEHA CONSTRUCTION P-109, Bansdronei Park, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.: BQxxxxxx5P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr ANIKET PODDAR Son of Mr Bikash PoddarP-109, Bansdronei Park, City:- , P.O:- Bansdronei, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BQxxxxxx5P, Aadhaar No: 62xxxxxxx8818	SNEHA CONSTRUCTION (as Proprietor)

**Identifier Details :**

Name & address
Mr SUDIPTA CHAKRABORTY Son of Late B R CHAKRABORTY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr KANGSARI KAYAL, Mr KARNA KAYAL, Mr ANIKET PODDAR

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr KANGSARI KAYAL	SNEHA CONSTRUCTION-15.3164 Dec
2	Mr KARNA KAYAL	SNEHA CONSTRUCTION-15.3164 Dec

**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 11-09-2021) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 11-09-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

AS- 2 of 3

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



### Major Information of the Deed

Deed No :	I-1604-05774/2021	Date of Registration	23/08/2021
Query No / Year	1604-8001470388/2021	Office where deed is registered	
Query Date	12/08/2021 12:40:59 PM	1604-8001470388/2021	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036671, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,24,70,410/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160405175/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No: 819, , Ward No: 112 Pin Code : 700070

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	18 Katha 9 Chatak 2 Sq Ft		1,24,70,410/-	Width of Approach Road: 24 Ft., , Project Name :
<b>Grand Total :</b>				<b>30.6327Dec</b>	<b>0 /-</b>	<b>124,70,410 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr KANGSARI KAYAL</b> Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal 266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9H, Aadhaar No: 71xxxxxxxx2991, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Pvt. Residence
2	<b>Mr KARNA KAYAL</b> Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal 266/1, N.S.C. Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9P, Aadhaar No: 75xxxxxxxx9060, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Pvt. Residence



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SNEHA CONSTRUCTION</b> P-109, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: BQxxxxxx5P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANIKET PODDAR (Presentant )</b> Son of Mr Bikash Poddar P-109, Bansdrone Park, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQxxxxxx5P, Aadhaar No: 62xxxxxxxx8818 Status : Representative, Representative of : SNEHA CONSTRUCTION (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUDIPTA CHAKRABORTY</b> Son of Late B R CHAKRABORTY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr KANGSARI KAYAL, Mr KARNA KAYAL, Mr ANIKET PODDAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr KANGSARI KAYAL	SNEHA CONSTRUCTION-15.3164 Dec
2	Mr KARNA KAYAL	SNEHA CONSTRUCTION-15.3164 Dec



On 12-08-2021

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

Presented for registration at 16:55 hrs on 12-08-2021, at the Private residence by Mr ANIKET PODDAR ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,24,70,410/-

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

Execution is admitted on 12/08/2021 by 1. Mr KANGSARI KAYAL, Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal, 266/1, N.S.C. Bose Road, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business. 2. Mr KARNA KAYAL, Son of Late Gour Mohan Kayal Alias Gouri Chandra Kayal, 266/1, N.S.C. Bose Road, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr SUDIPTA CHAKRABORTY, , , Son of Late B R CHAKRABORTY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-08-2021 by Mr ANIKET PODDAR, Proprietor, SNEHA CONSTRUCTION, P-109, Bansdroni Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr SUDIPTA CHAKRABORTY, , , Son of Late B R CHAKRABORTY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 23-08-2021

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 464, Amount: Rs.100/-, Date of Purchase: 28/04/2021, Vendor name: S Das

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 220720 to 220743

being No 160405774 for the year 2021.



Digitally signed by pradipta kishore guha  
Date: 2021.08.31 12:42:25 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/08/31 12:42:25 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)