

02204/23

D-2129/23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

8001773928/23

AP 321741

It is hereby certified that the document is admitted to registration. The signatures, seals and the document sheets attached with the document are the part of this document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

14 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SMT. SADHANA

MUKHERJEE, (PAN - AHSPM8359B) (Aadhaar - 9793 2964 8738), wife

of Late Siba Prasad Mukherjee, by faith - Hindu, by occupation -

Service, by Nationality - Indian, residing at 13, Central Park, Jadavpur

University, Post Office - Jadavpur University, Police Station -

Jadavpur, Kolkata - 700032, hereinafter called and referred to as the

PRINCIPAL/OWNER, do hereby SEND GREETINGS:

Contd..., P/2

WHEREAS by way of registered Deed of Conveyance bearing the dated 14th day of July, 1978 and registered at the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Being No. 4092, for the year 1978 one Jadavpur Co-Operative Land and Housing Society Limited absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others, the total land measuring 10.93 acres (10 acre & 93 decimal), in R.S. Dag Nos. 83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56 in Mouza - Nayabad, Police Station - Kasba now Purba Jadavpur, in the District 24-Paraganas now District South 24 - Parganas.

AND WHEREAS by a further Deed of Conveyance bearing the dated 8th day of February, 1979 and registered at the office of the District Sub-Registrar Alipore and recorded in Book No. I, Being No. 590 for the year 1979, one Jadavpur Co-Operative Land and Housing Society Limited absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 acres (10 acres & 93 decimals) in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25 Touzi No. 56, in Mouza - Nayabad, Police Station-Kasba now Purba Jadavpur, in the District 24 - Parganas now District South 24 - Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd day of December, 1979 and registered at the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Being No. 5334 for the year 1979 one Jadavpur Co-Operative Land and Housing Society Limited, absolutely purchased for valuable consideration mentioned therein from Ganesh Chandra Pramanick and others the total land measuring 01 Bigha & 11 Cottahs (0.53 ½ acres) in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba now Purba Jadavpur, in the District 24 - Parganas now District South 24 -Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd day of December, 1979 and registered at the office of the District Sub-Registrar Alipore and recorded in Book No. I, Being No. 5335 for the year 1979 one Jadavpur Co-Operative Land and Housing Society Limited, absolutely purchased for valuable consideration mentioned therein from Kubir Mondal and others the total land measuring 16 Cottahs & 08 Chittacks (0.284 acres) in Dag No. 139 J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, in Mouza - Nayabad, Police Station - Kasba now Purba Jadavpur, in the District 24 - Parganas now District South 24 - Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd day of December, 1979 and registered at the office of the District Sub-Registrar Alipore and recorded in Book No. 1, Being No. 5336 for the year 1979 one Jadavpur Co-Operative Land and Housing Society Limited, absolutely purchased for valuable consideration mentioned therein from Methor Bag and others the total land measuring more or less 3 Bighas (0.99 acres), in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No. 56, in Mouza - Nayabad, Police Station - Kasba now Purba Jadavpur, in the District 24 - Parganas now District South 24 - Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 21st day of December, 1979 and registered at the Office of the District Sub-Registrar, Alipore and recorded in Book No. 1, Being No. 6957 for the year 1979 one Jadavpur Co-Operative Land and Housing Society Limited, absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (10 acres & 93 Decimal), in Dag Nos. 83 & 135, J.L. No. 25, under Khatian No. 101, R.S. No. 2 Touzi No. 56, in Mouza - Nayabad, Police Station - Kasba now Purba Jadavpur, in the District 24 - Parganas now District South 24 - Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 29th day of April, 1980 and registered at the office of the District Sub-Registrar, Alipore and recorded in Book No. 1, Being No. 3223 for the year 1980, one Jadavpur Co-Operative Land and Housing Society Limited, absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 acres (10 acres & 92 Decimal) in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No. 25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba now Purba Jadavpur, in the District 24 - Parganas now District South 24 - Parganas.

AND WHEREAS the said Jadavpur Co-Operative Land and Housing Society Limited, recorded its name with the office of J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06/06/1980 as absolute owner of ALL THAT the land measuring about 45.52 acres (137 Bighas, 05 Cottahs, 07 Chittacks and 31 Square Feet) so purchased from the above mentioned parties and is thus seized and possessed of or/and otherwise well and sufficiently entitled so their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments and is in khas possession thereon.

AND WHEREAS while in absolute possessed the aforesaid plot of land the said Jadavpur Co-Operative Land and Housing Society Limited, have mutated its name in the records of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation as absolute Owner in respect of the aforesaid plot of land, subsequently the said concerned authority have entered its name and numbered as Premises No. 1141, Nayabad, under Ward No. 109, Police Station - Kasba now Purba Jadavpur, in the District South 24 - Parganas and paying the relevant rates and taxes to the concerned authority.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Society effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of the said Society.

AND WHEREAS pursuant to an application for membership of the said society made by the said Smt. Sadhana Mukherjee (therein as purchaser member) for obtaining a plot of land and agreeing to comply with the terms and conditions of the said Society for the demise thereof the said Smt. Sadhana Mukherjee (therein as purchaser member)

hereinafter called as the Owner was admitted as a member of the said Society vide Registration No. 10/229/27/9/14.

AND WHEREAS subsequently, while in peaceful possession of the same, the said Smt. Sadhana Mukherjee, recorded her name in the records and Share Certificate was issued to her on 21/06/1980, by the said The Jadavpur Co-Operative Land and Housing Society Limited, by complying all the formalities and paid necessary fees and yearly charges from time to time.

AND WHEREAS by a resolution dated 02/05/1987 it was decided by the said Society to allot different plots of land to its different members by lottery and such lottery was held on 31/05/1987 whereby the said Smt. Sadhana Mukherjee (therein as purchaser member) hereinafter called as the Owner was allotted the plot of land measuring an area of 03 (Three) Cottahs, 08 (Eight) Chittacks and 00 (Zero) Square Feet more or less, being Plot No. 80, in Phase - I and the said Smt. Sadhana Mukherjee (therein as purchaser member) accepted such lottery.

AND WHEREAS by and through registered Deed of Conveyance dated 31st day of December, 1988 the said Jadavpur Co-Operative Land and Housing Society Limited as vendor therein sold, transferred and conveyed a plot of land measuring an area of 03 (Three) Cottahs, 08 (Eight) Chittacks and 00 (Zero) Square Feet more or less, being Plot No.

80, in Phase - I, lying and situated at Mouza - Nayabad, J.L. No. 25, Touzi No. 56, comprised R.S. Dag No. 139 (Part), appertaining to Khatian No. 101, within the limits of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Ward No. 109, Police Station - Kasba now Purba Jadavpur, in the District South 24 - Parganas, unto and in favour of Smt. Sadhana Mukherjee (therein as purchaser member), which was duly registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 12, Pages 38 to 41, Being No. 466, for the year 1989 for the consideration mentioned therein.

AND WHEREAS by virtue of aforesaid Deed of Conveyance the said Smt. Sadhana Mukherjee becomes the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **03 (Three)** Cottahs, **08 (Eight)** Chittacks and **00 (Zero)** Square Feet more or less, being Plot No. 80, in Phase - I, lying and situated at Mouza - Nayabad, J.L. No. 25, Touzi No. 56, comprised R.S. Dag No. 139 (Part), appertaining to Khatian No. 101, within the limits of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Ward No. 109, Police Station - Kasba now Purba Jadavpur, in the District South 24-Parganas, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and enjoying the

absolute right, title, interest and possessed over the said property by construct a R.T. shed structure thereon, free from all sorts of encumbrances, liens, charges, attachments etc.

AND WHEREAS while having peaceful seized, possessed and occupation the said Smt. Sadhana Mukherjee (the Principal herein) therein mutated her name in the assessment records of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation, as absolute sole Owner in respect of the said property, subsequently the said Corporation have re-assessed her name in the assessment rolls as absolute sole Owner in respect of the said property and re-numbered as Premises No. 3816, Nayabad, under Ward No. 109, Police Station - Kasba now Purba Jadavpur, Kolkata - 700099, in the District South 24 - Parganas and paying the relevant rates and taxes to the concerned authority without delay of default under Assessee No. 311090895994 more fully and particularly described and mentioned in the **SCHEDULE** hereunder written..

AND WHEREAS thus the said Smt. Sadhana Mukherjee (the Principal herein) thereto becomes the sixteen annas Owner of **ALL THAT** piece and parcel of land measuring about **03 (Three)** Cottahs, **08 (Eight)** Chittacks and **00 (Zero)** Square Feet more or less, being Plot No. 80, in Phase - I, along with R.T. tile shed structure thereon, measuring

about 100 Square Feet more or less, lying and situated at Mouza - Nayabad, J.L. No. 25, Touzi No. 56, comprised R.S. Dag No. 139(Part), appertaining to R.S. Khatian No. 101, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 3816, Nayabad, under Ward No. 109, Police Station - Kasba now Purba Jadavpur, Kolkata - 700099, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas more fully and particularly described and mentioned in the SCHEDULE hereunder written, hereunder written and enjoying the absolute ownership rights over the said property, without any kind of hindrance, objection, obstruction, interference, lispenden, requisition, acquisition, mortgage, trusts, claim and/or demand whatsoever or howsoever from any corner.

AND WHEREAS the said present Principal/Owner being desirous to construct an Ownership Flat system building on their said Premises more and fully described in SCHEDULE herein under through an efficient Developers who have sufficient resources to do so and coming to know the intention of the Owner, the Developer herein have proposed to the Owner to appoint him as Developer for such construction of a proposed Multi Storied Building on the Scheduled land.

AND WHEREAS the said Principal/Owner has agreed to allow the Developers namely M/S. TRANQUIL UTOPIA, (PAN - AANFT2374D), a

Partnership Firm, having its office at C/267, Survey Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700075, represented by its **either or survivors Partners** namely (1) **SRI PARITOSH SHIL**, (PAN - AYWPS6938D) (Aadhaar - 4872 1218 3349), son of Sri Parimal Shil, by occupation - Business, residing at 28/117, Mukundapur, Block C-2/1 & 2, Flat No. 2/4, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099 and (2) **SRI ARUP BHATTACHARYA**, (PAN - AORPB6492G) (Aadhaar - 4049 5175 8383), son of Sri Bakul Chandra Bhattacharya, by occupation - Medical Practitioner, residing at 1/33A, Bijoygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, both by faith - Hindu, by Nationality - Indian, to develop the Scheduled land at its own costs on the terms and conditions mentioned therein.

AND WHEREAS after discussion the entire terms and condition in respect of the said property, the said SMT. SADHANA MUKHERJEE (the Principal herein) and the aforesaid M/S. TRANQUIL UTOPIA, a Partnership Firm, represented by its **either or survivors Partners** namely (1) **SRI PARITOSH SHIL** and (2) **SRI ARUP BHATTACHARYA**, entered into a registered Development Agreement, which was duly registered in the office of the D.S.R. - V, at Alipore and recorded in Book No. I, Being Deed No. 2118, for the year 2023.

NOW BY THESE PRESENTS THAT I, SMT. SADHANA MUKHERJEE,
 wife of Late Siba Prasad Mukherjee, DO HEREBY AND HEREUNDER
 NOMINATE, APPOINT AND CONSTITUTE **M/S. TRANQUIL UTOPIA,** a
 Partnership Firm, represented by its **either or survivors Partners**
 namely (1) **SRI PARITOSH SHIL** and (2) **SRI ARUP BHATTACHARYA,**
 to be my true and lawful **ATTORNEYS** and on my behalf and in my
 name to do and execute all or any of the following acts, deeds, things
 and matter, to represent the Principal, to do, exercise, execute and
 perform individually every acts, deeds, matters and things as
 mentioned hereunder for the purpose of sanction plan and to construct
 the proposed building as per the Schedule as mentioned hereinafter in
 terms of the registered "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board etc. in accordance with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any

sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.

2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorney except the Owner's Allocation and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement, save and except the Owner's Allocated Portion.
3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces of the Developer's Allocation of the said proposed building to be constructed by the Attorney on behalf of the Principal at the said property.
4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District Sub-Registrar at Alipore, South 24 - Parganas, District Registrar, A.D.S.R. at Sonarpur or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's and Owner's Allocation of any spaces or parts or portion to be constructed by the said Developers at the said

property on behalf of the Principal, save and except the Owner's Allocation.

5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of Ground plus Four Storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any other competent Authorities in connection of sanctioning of plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.
9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any

part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.

10. To accept notice and service of papers for and on behalf of the Principal from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
11. To pay or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and / or persons including the said Kolkata Municipal Corporation being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principal.
13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and / or other moneys including compensation of any nature from requisition and / or acquisition authorities only in the name of

the Principal and to grant valid receipts and / or discharges thereof.

14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developers.
15. To advertise in the newspapers for procuring buyers for selling the allocation of the Developer's only the proposed G+4 storied building on behalf of the Principal.
16. To enter into any Agreements for the proposed Flats, Car Parking Spaces and to receive advance/earnest money/consideration money/security deposit/vide Account Payee Cheques in the name of the Developers in respect of the said spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to 'title of the Principals' to such intending Purchaser/s in respect of Developer's save and except the Owner's Allocation.
17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.

18. To appear and represent the Principals before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority / Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorney in any manner concerning the Agreements / Conveyance in the said premises, relating to the Developer's and Owner's Allocation.
19. To apply for C.C/occupancy certificate drainage and water supply department from Kolkata Municipal Corporation and to accept the same on my behalf.
20. To apply the sanction plan of the proposed building and to revise such plan, being right to sign on such plan and prepare any other document relating to Kolkata Municipal Corporation building sanction department.
21. To sign and submit and prepare building plan, apply the sanction plan of the proposed building approve the same by Kolkata Municipal Corporation and to revise such plan

AND the Principal hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorney or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such

confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered "**Development Agreement.**"

SCHEDULE OF LAND

ALL THAT piece and parcel of land measuring about **03 (Three)** Cottahs, **08 (Eight)** Chittacks and **00 (Zero)** Square Feet more or less, together with a tile shed measuring an area of 100 Square Feet and a G+IV storied building with lift facility shall be erected thereon after taking sanction of the building plan from the K.M.C. being Plot No. 79, in Phase - I, along with R.T. lying and situated at Mouza - Nayabad, J.L. No. 25, Touzi No. 56, comprised R.S. Dag No. 139 (Part), appertaining to R.S. Khatian No. 101, within the limits of The Kolkata Municipal Corporation, at and being K.M.C. Premises No. 3816, Nayabad, under Ward No. 109, formerly Police Station - Kasba now Purba Jadavpur, Kolkata - 700099, within the jurisdiction of A.D.S.R. Sealdah/District Sub- Registrar at Alipore, in the District South 24 - Parganas, having Assessee No.311090895994, together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:

ON THE NORTH	:	By Plot No. 81;
ON THE SOUTH	:	By Plot No. 79;
ON THE EAST	:	By 25' Feet Wide K.M.C. Road;
ON THE WEST	:	By R.S. Dag No.137

IN WITNESS WHEREOF I do hereto and hereunto set and subscribed my hand on this 13th day of July, in the year Two Thousand Twenty Three (2023).

SIGNED, SEALED AND DELIVERED

By the Principal at Kolkata.

In presence of:

WITNESSES

01) Rahul Dhar
Nitya Nayar
Kol- 75

Sadhana Mukherjee

**SIGNATURE OF THE
PRINCIPAL/OWNER**

02) Tirthankar Mukherjee
13, Central Park, Flat-5
Kolkata - 700032

TRANQUIL UTOFLA
Panikar Smit
Authorised Signatory

**SIGNATURE OF THE
ATTORNEYS**

Drafted by me:

Sarfaraz Ahmed
F-17/2/23

Printed In:

PRINT ZONE

Alipore Police Court,
Kolkata - 700027

Sarfaraz Ahmed

		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 *Sadhana Mukherja*



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

Name *Parag Smit*

Signature *Parag Smit*

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

Name





Signature





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16308001773928/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SADHANA MUKHERJEE 13 CENTRAL PARK JADAVPUR UNIVERSITY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Principal			<i>Sadhana Mukherjee</i> 13/07/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri PARITOSH SHIL 28/117 MUKUNDAPUR, Block/Sector: C 2/1 AND 2, Flat No: 2/4, City:- , P.O:- KALIKAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Attorney [MESSRS TRANQUIL UTOPIA]			<i>Paritosh Shil</i> 13/07/23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAHUL DHAR Son of Late R DHAR AJAY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	Smt SADHANA MUKHERJEE, Shri PARITOSH SHIL			<i>Rahul Dhar</i> 13/07/23

(Jaideb Pal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No.:	I-1630-02129/2023	Date of Registration	14/07/2023
Query No / Year	1630-8001773928/2023	Office where deed is registered	
Query Date	13/07/2023 1:24:29 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836926280, Status :Others		
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. 2/-		Rs. 66,41,998/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002118/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3816, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bestu	3 Katha 8 Chatak	1/-	66,14,998/-	Width of Approach Road: 25 Ft.,
Grand Total :				5.775Dec	1 /-	66,14,998 /-	

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	Smt SADHANA MUKHERJEE (Presentant) Wife of Late SIBA PRASAD MUKHERJEE 13 CENTRAL PARK JADAVPUR UNIVERSITY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHxxxxxx9B, Aadhaar No: 97xxxxxxxx8738, Status :Individual, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MESSERS TRANQUIL UTOPIA C/267 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri PARITOSH SHIL Son of Shri PARIMAL SHIL 28/117 MUKUNDAPUR, Block/Sector: C 2/1 AND 2, Flat No: 2/4, City:- , P.O:- KALIKAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYxxxxxx8D, Aadhaar No: 48xxxxxxxx3349 Status : Representative, Representative of : MESSERS TRANQUIL UTOPIA (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DHAR Son of Late R DHAR AJAY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
Identifier Of Smt SADHANA MUKHERJEE, Shri PARITOSH SHIL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA MUKHERJEE	MESSERS TRANQUIL UTOPIA-5.775 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SADHANA MUKHERJEE	MESSERS TRANQUIL UTOPIA-100.00000000 Sq Ft

On 13-07-2023

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

Presented for registration at 19:15 hrs on 13-07-2023, at the Private residence by Smt SADHANA MUKHERJEE, Executant.

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 66,41,998/-

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

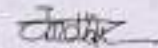
Execution is admitted on 13/07/2023 by Smt SADHANA MUKHERJEE, Wife of Late SIBA PRASAD MUKHERJEE, 13 CENTRAL PARK JADAVPUR UNIVERSITY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 13-07-2023 by Shri PARITOSH SHIL, PARTNER, MESSERS TRANQUIL UTOPIA, C/267 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-07-2023

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.

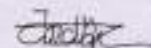
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1056, Amount: Rs.100.00/-, Date of Purchase: 11/07/2023, Vendor name: Jayanta Dey



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 60988 to 61016

being No 163002129 for the year 2023.



Digitally signed by Jaideb Pal
Date: 2023.07.14 13:53:46 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/07/14 01:53:46 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)