

14094/23

1-14/10/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AP 808511

S.No. 808511/2023

Addl. District Sub-Registrar
Bahala, South 24 Parganas
15 DEC 2023

(Signature)

POWER OF ATTORNEY FOR CONSTRUCTION

TO ALL WHOM THESE PRESENTS We, (1) SRI RATHINDRA NATH BHOWMICK, PAN- AHAPB7489F, Aadhaar No. 2171 0310 7431, by occupation- Tax Consultant, (2) SRI RANADHIR BHOWMICK, PAN- APEPB6095F, Aadhaar No. 3303 2332 9374, by occupation- Business, both are sons of Late Rabindra Nath Bhowmick, both are by creed : Hindu, Indian by National, both are residing at 17, Narayan Roy Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008, District



12589

08 DEC 2023

Rs. 100/- Date.....

Name : *Swapan R. Bank*

Address :

Vendor **ALIPORE JUDGE COURT**
Alipore, Calcutta, 700027 (South)

SUBBANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



A.D.S R Behala
15 DEC 2023

Swapan R. Bank
Adv.
Alipore Judge Court
Kolkata - 700027

Major Information of the Deed




Deed No :	I-1607-14101/2023	Date of Registration	15/12/2023
Query No / Year	1607-8003087342/2023	Office where deed is registered	
Query Date	15/12/2023 11:41:49 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	S K BANIK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290487727, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,93,23,517/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160714056/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , , Premises No: 25, , Ward No: 126 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	22 Katha 1 Chatak		1,93,23,517/-	Width of Approach Road: 37 Ft., , Project Name :
Grand Total :				36.4031Dec	0 /-	193,23,517 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	RATHINDRA NATH BHOWMICK Son of Late Rabindra Nath Bhowmick Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured	
		15/12/2023	LT: 15/12/2023	15/12/2023




17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-
Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired
Person, Citizen of India, PAN No.: AXXXXXX5F, Aadhaar No: 21xxxxxxxx7431, Status :Individual,
Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
RANADHIR BHOWMICK Son of Late Rabinora Nath Bhowmick Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023 ,Place Office		 Captured	
15/12/2023	15/12/2023	LT	15/12/2023



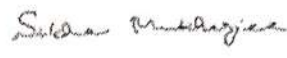


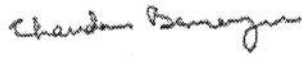


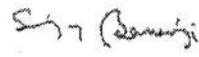
17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-
Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired
Person, Citizen of India, PAN No.: AXXXXXX5F, Aadhaar No: 33xxxxxxxx9374, Status :Individual,
Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
PASUPATI BANERJEE Son of Late Prabul Prasad Banerjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023 ,Place Office		 Captured	
15/12/2023	15/12/2023	LT	15/12/2023










17, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-
Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired
Person, Citizen of India, PAN No.: BBXXXXXX4P, Aadhaar No: 84xxxxxxxx2613, Status :Individual,
Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
REKHA BANERJEE Wife of Late Parit Paban Banerjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023 ,Place Office		 Captured	
15/12/2023	15/12/2023	LT	15/12/2023




25/22, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-
Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of India, PAN No.: AZXXXXXX9G, Aadhaar No: 59xxxxxxxx5488, Status :Individual,
Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

5	Name SIKHA MUKHERJEE Wife of Phalguni Mukherjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	Photo  15/12/2023	Finger Print  Captured LTI 15/12/2023	Signature  15/12/2023
228A, Diamond Harbour Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx9J, Aadhaar No: 34xxxxxxxx3434, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				
6	Name CHANDAN BANERJEE (Presentant) Son of Late Indu Bhushan Banerjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	Photo  15/12/2023	Finger Print  Captured LTI 15/12/2023	Signature  15/12/2023
19, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx1B, Aadhaar No: 41xxxxxxxx1034, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				
7	Name SANJAY BANERJI Son of Late Patit Paban Banerjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	Photo  15/12/2023	Finger Print  Captured LTI 15/12/2023	Signature  15/12/2023
25/22, Kali Kinkar Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				

Attorney Details

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>15/12/2023</td> <td></td> <td>LTI 15/12/2023</td> <td>15/12/2023</td> </tr> </tbody> </table> <p>Son of Late Dulal Kumar Chatterjee 169/D, Sabarnapara Road, City:- Not Specified, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx7C, Aadhaar No: 54xxxxxxxx6905, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023, Admitted by: Self, Date of Admission: 15/12/2023, Place : Office</p>	Name	Photo	Finger Print	Signature	PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office		 Captured		15/12/2023		LTI 15/12/2023	15/12/2023
Name	Photo	Finger Print	Signature										
PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office		 Captured											
15/12/2023		LTI 15/12/2023	15/12/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
SWAPAN KR BANIK Son of Late S N BANIK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S.-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
15/12/2023	15/12/2023	15/12/2023	15/12/2023

Identifier Of RATHINDRA NATH BHOWMICK, RANADHIR BHOWMICK, PASUPATI BANERJEE, REKHA BANERJEE, SIKHA MUKHERJEE, CHANDAN BANERJEE, PULAK KUMAR CHATTERJEE, SANJAY BANERJI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RATHINDRA NATH BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
2	RANADHIR BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
3	PASUPATI BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
4	REKHA BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
5	SIKHA MUKHERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
6	CHANDAN BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec

Endorsement For Deed Number : I - 160714101 / 2023

On 15-12-2023

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

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

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

Presented for registration at 13:49 hrs on 15-12-2023, at the Office of the A.D.S.R. BEHALA by CHANDAN BANERJEE, one of the Executants.

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 1,93,23,517/-

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

Execution is admitted on 15/12/2023 by 1. RATHINDRA NATH BHOWMICK, Son of Late Rabindra Nath Bhowmick, 17, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. RANADHIR BHOWMICK, Son of Late Rabindra Nath Bhowmick, 17, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 3. PASUPATI BANERJEE, Son of Late Pratul Pratap Banerjee, 17, Kali Kinkar Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. REKHA BANERJEE, Wife of Late Patit Paban Banerjee, 25/22, Kali Kinkar Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 5. SIKHA MUKHERJEE, Wife of Phalguni Mukherjee, 228A, Diamond Harbour Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. CHANDAN BANERJEE, Son of Late Indu Bhusan Banerjee, 19, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 7. PULAK KUMAR CHATTERJEE, Son of Late Dulal Kumar Chatterjee, 169/D, Sabarnapara Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 8. SANJAY BANERJI, Son of Late Patit Paban Banerjee, 25/22, Road: Kali Kinkar Road, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

Indetified by SWAPAN KR BANIK, , Son of Late S N BANIK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees


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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 808511, Amount: Rs.100.00/-, Date of Purchase: 09/10/2023, Vendor name: Subhankar Das



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 416391 to 416412

being No 160714101 for the year 2023.



Digitally signed by SOURAV CHAKRABORTY
Date: 2023.12.21 14:28:04 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 21/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

: 24 Parganas (South), (3) SRI PASUPATI BANERJEE, PAN-BBHPB8154P, Aadhaar No. 8458 8730 2613, son of Late Pratul Pratap Banerjee, by occupation- Retired Person, by creed : Hindu, by Nationality – Indian, residing at 17, Kali Kinkar Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008 (4) SMT. REKHA BANERJEE, PAN- AZAPB2509G, Aadhaar No. 5939 6956 5488, wife of Late Patit Paban Banerjee, by occupation – Housewife, (5) SRI SANJAY BANERJI, PAN-ANIPB0730D, Aadhaar No. Not provided by UIDAI, NRI, being Passport No. IND-Z2692152, son of Late Patit Paban Banerjee, Nos. 4 & 5 are residing at 25/22, Kali Kinkar Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008, District : 24 Parganas (South), (6) SMT. SIKHA MUKHERJEE, PAN-ADPPM4319J, Aadhaar No. 3403 0070 3434, wife of Sri Phalguni Mukherjee, by creed : Hindu, Indian by National, all are residing at 228A, Diamond Harbour Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South) and (7) SRI CHANDAN BANERJEE, PAN- AGZPB4031B, Aadhaar No. 4101 1462 1034, son of Late Indu Bhusan Banerjee, by creed : Hindu, Indian by National, residing at 19, Narayan Roy Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008,

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District : 24 Parganas (South), presently residing at 18, Kali Kinkar Road, P.O.- Barisha, P.S.- Thakurpukur, Kolkata - 700008, Dist.- South 24 Parganas, **SEND GREETINGS.**

AND WHEREAS, We have entered into a Development Agreement to develop our aforesaid **SCHEDULE** property upon certain terms and conditions with **SRI PULAK KUMAR CHATTERJEE**, PAN - ADZPC8707C, Aadhaar No. 5466 8061 6905, son of late Dulal Kumar Chatterjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at 169/D, Sabarnapara Road, P.O.- Barisha, P.S. Thakurpukur, Kolkata - 700008, which is executed and registered at the office of the A.D.S.R. Behala on ..15..../12/2023 vide Deed No. 1607...14...056. for the year 2023.

AND WHEREAS now We appoint, nominate and constitute, the said Developer **SRI PULAK KUMAR CHATTERJEE**, PAN - ADZPC8707C, Aadhaar No. 5466 8061 6905, son of late Dulal Kumar Chatterjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at 169/D, Sabarnapara Road, P.O.- Barisha, P.S. Thakurpukur, Kolkata - 700 008, as our lawful

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ATTORNEY to do and to perform and cause to do and cause to perform on our behalf and in our names to do act deed and things relating to the said development work as follows :-

1. To supervise, manage and conduct all sorts of affairs administration in respect of all our affairs, transaction and properties which We, now have as more fully described in the **SCHEDULE** hereunder and all letters, correspondences arising of or in relation to our aforesaid Scheduled Property.
2. To prepare/rectify/amend/modify the building plan for the Development of the said property and to sign the said building plan if required on our behalf and to submit the same to the Kolkata Municipal Corporation and other concerning authority or authorities for obtaining sanction of the same and also to receive such building plan from Kolkata Municipal Corporation and to submit proposal for time to time for the amendment of such plan to the said Kolkata Municipal Corporation and other concerning authority or authorities for the purpose of obtaining sanction of the same and also to obtain certificate of completion and

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other necessary permission from Kolkata Municipal Corporation.

3. To do all acts for obtaining sewerage connections, water connection from Kolkata Municipal Corporation and electric connection from CESC Ltd., and all other permission from concerned authorities which may from time to time be required for the development of the proposed buildings and/or the land and/or the construction of the building relating to the Scheduled Premises.
4. To make necessary representations to the Kolkata Municipal Corporation, CESC Ltd., Fire Services, Police Authority and /or other authority or authorities and concerns for obtaining necessary permissions as required by law for installing electric connection, fire permission, police permission from the concerned authorities and to represent before the Assessor and/or Collector of the Kolkata Municipal Corporation and also to other concerned Authorities in respect of Assessment of Rates and Taxes and its hearing to the aforesaid authority in respect of the Scheduled Property mentioned hereunder.

5. To negotiate on terms and conditions with the intending Purchasers and to enter into agreement for sale of flat and Two wheeler/ Car space in respect of Developer's Allocated portion, as he shall deem fit and proper as per the terms and conditions of the aforesaid registered Development Agreement. They will present the same to any Registering Authority and /or Notary Public to submit its execution relating to the Developer's Allocation as per this agreement in respect of the **SCHEDULE** property.
6. To execute deed of sale in respect of the undivided proportionate share of land relating to the Developer' Allocation as per the Developer Agreement in favour of any Purchaser or purchasers and to present the deed or deeds including amalgamation Deed before the Registrar to admit execution of the deed or deeds executed by them on our behalf relating to the Developer' Allocation portion as per this agreement in respect of the **SCHEDULE** Property.
7. To file any suit, claim before any Court of Law, Appeal and Second Appeal and Miscellaneous Appeal in any Court of Law or to move in Supreme Court to file objection and to sign and verily plaint, written statement, application and

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objection of any nature, swearing affidavit in connection with the said **SCHEDULE** property.

8. To engage, constitute and appoint Advocate or Advocates, Vakil, Pleader, Muktar, Revenue Agent or any other Practitioner or to conduct all sorts of cases appeals, revision and other matters or affirms and to take defence all sorts of legal proceedings suits, claims, demand, etc. arising out of or in relation to the aforesaid matters the cost will be borne by them.
9. To apply to Courts and/or any Officer or Officers for inspection and for copies documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation.
10. To accept service of summons if any, notices or writ issued by any Court of Law or offices against us and to give evidence etc. on behalf of us in Courts and places as may be required by law relating to the Scheduled property.
11. They can also issue letters/notices and/or submit application on behalf of us to the concerned Authority e.g. Kolkata Municipal Corporation, C.E.S.C. Ltd, Land Ceiling

Authority etc. for sanction of sewerage connection, electric connection or for some, other purpose which may be required for development and/or construction of building in the **SCHEDULE** Property.

12. To receive any money or whatsoever which may become due and payable to us upon or by virtue of any assignment, charges or other security and on receipt whereof to make, sign, execute and give effectual release or other discharge for the same.
13. To ask, receive and recover from all the flat Owners, purchasers, other occupiers, agreement holders for purchasing flat, all rents charges, profits, emoluments and sum of money now due or owing to and payable in respect of the Developer' Allocation in terms of the agreement in any manner whatsoever and also on non-payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery of or to eject such defaulting purchasers and/or occupiers.

AND We, do hereby agree to ratify and confirm all and whatsoever other lawful acts the said **SRI PULAK KUMAR**

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CHATTERJEE, PAN - ADZPC8707C, Aadhaar No. 5466 8061 6905, son of late Dulal Kumar Chatterjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at 169/D, Sabarnapara Road, P.O.- Barisha, P.S. Thakurpukur, Kolkata - 700 008, shall lawfully do, execute or perform or cause to be done, executed and performed in terms of this agreement for the development of the said premises describing in the Scheduled by virtue of this agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of land measuring about 22 Cottahs 1 Chittaks situated at Pargana Khaspur, Mouza - Paschim Barisha, Touzi No. 1-4, 5, 6, 8-10 & 12-16 under Khatian No. 1016 & 377, under Dag No. 131, 132, 134 & 135, being K.M.C. Premises No. 25, Narayan Roy Road (mailing address 18, Kali Kinkar Road), within K.M.C. Ward No. 126, vide Assessee No. 411261200240, under P.S.- Thakurpukur, Kolkata - 700008, and butted and bounded as follows :-

BY NORTH	:	Land of Rathindra Nath Bhowmick;
BY SOUTH	:	Land of Ajit Mondal;
BY EAST	:	Land of Chandan Banerjee & Dipak Roy Chowdhury.
BY WEST	:	37' feet wide Narayan Roy Road.

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IN WITNESS WHEREOF we Executants have hereunto
set and subscribed our hands and seals on this the 15th day
of December, 2023 (Two Thousand Twenty Three).

SIGNED, SEALED & DELIVERED

in these presence of WITNESSES:

1. Shaanika Banerjee
18, K. K. Road.
Kolkata - 700008

2. Sampam Kr. Banerjee
Alipore Judges' Court
Kolkata - 700027

Pasupati Banerjee
Rathindra Nath Bhattacharya
Ranadiv Bhattacharya
Renuka Banerjee
Sajy Banerjee
Sikhar Mukherjee
Chandan Banerjee

SIGNATURE OF THE EXECUTANTS

The Power conferred as above
accepted by us :

S. Chatterjee
SIGNATURE OF THE ATTORNEY

Drafted by :






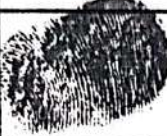




Sampam Kr. Banerjee
Advocate

Alipore Judges' Court,
Kolkata - 700 027.

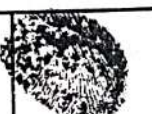




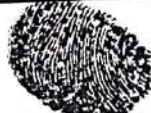




Computer typed by :

And Nalini











Alipore Judges' Court,
Kolkata - 700 027.

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











Name Rathindra Nath Bhownick
 Signature Rathindra Nath Bhownick

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











Name Ranadhir Bhownick
 Signature Ranadhir Bhownick

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











Name Pasupati Banerjee
 Signature Pasupati Banerjee

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


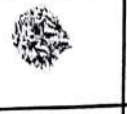








Name Rekha Banerjee
 Signature Rekha Banerjee

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





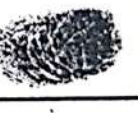





Name Sanjay Banerjee
 Signature

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

Name Sikha Mukherjee
 Signature Sikha Mukherjee

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

Name Chandan Banerjee
 Signature Chandan Banerjee

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

Name PULAK KUMAR CHATTERJEE
 Signature P. K. Chatterjee



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8003087342/2023	Office where deed will be registered
Query Date	15/12/2023 11:41:49 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S K BANIK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290487727, Status : Advocate	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value		Market Value
		Rs. 1,93,23,517/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 70/- (Article:48(g))		Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160714056/2023	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , , Premises No: 25, , Ward No: 126 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	22 Katha 1 Chatak		1,93,23,517/-	Width of Approach Road: 37 Ft., , Project Name :
Grand Total :				36.4031Dec	0 /-	193,23,517 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	RATHINDRA NATH BHOWMICK Son of Late Rabindra Nath Bhowmick 17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AHxxxxxx9F, Aadhaar No: 21xxxxxxxx7431, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

AS- 1 of 3

Query No: 8003087342 of 2023, Printed On :
Dec 15 2023 11:49AM, Generated from
Registration office



	ANADHIR BHOWMICK Son of Late Rabindra Nath Bhowmick 17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: APxxxxxx5F, Aadhaar No: 33xxxxxxx9374, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	PASUPATI BANERJEE Son of Late Pratap Banerjee 17, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBxxxxxx4P, Aadhaar No: 84xxxxxxx2613, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	REKHA BANERJEE Wife of Late Patit Paban Banerjee 25/22, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx9G, Aadhaar No: 59xxxxxxx5488, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	SIKHA MUKHERJEE Wife of Phalguni Mukherjee 228A, Diamond Harbour Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx9J, Aadhaar No: 34xxxxxxx3434, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	CHANDAN BANERJEE Son of Late Indu Bhusan Banerjee 19, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx1B, Aadhaar No: 41xxxxxxx1034, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	SANJAY BANERJI Son of Late Patit Paban Banerjee 25/22, Kali Kinkar Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee 169/D, Sabarnapara Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7C, Aadhaar No: 54xxxxxxx6905, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
SWAPAN KR BANIK Son of Late S N BANIK ALIPORE JUDGES 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 RATHINDRA NATH BHOWMICK, RANADHIR BHOWMICK, PASUPATI BANERJEE, REKHA BANERJEE, SIKHA MUKHERJEE, CHANDAN BANERJEE, PULAK KUMAR CHATTERJEE, SANJAY BANERJI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RATHINDRA NATH BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
2	RANADHIR BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
3	PASUPATI BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
4	REKHA BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
5	SIKHA MUKHERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
6	CHANDAN BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 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 14-01-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 14-01-2024)
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.