

6436/12

D-6454/2022



अष्टिबज्ज पश्चिम बंगाल WEST BENGAL

AG 750560

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

05 MAY 2022

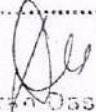
DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, We, (1) SRI RAJIB MUKHERJEE, (PAN:- ASVPM6248H) (Aadhaar No. 9621 7393 5709) Son of Late Ramapati Mukherjee, by faith Hindu, by occupation - Service, By nationality - Indian, permanent resident of 8, Ram Narayan Mukherjee Road, Post Office Sarsuna, Police Station Thakurpukur presently Sarsuna, Kolkata - 700061, District South 24 Parganas and presently residing at P-15, Senhati Colony, Post Office Behala, Police Station Behala,

28 APR 2022

26 APR 2022

Sl. No. 17474
Sold to: Kanchan Das
of: Himu m
Rupees: ru


Sumitran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



A.D.S.R. Be'ale
5 MAY 2022
Dist. - South 24 Pgs.

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1607-06454/2022 | Date of Registration | 05/05/2022 |
| Query No / Year | 1607-8001321177/2022 | Office where deed is registered | |
| Query Date | 05/05/2022 11:54:44 AM | A.D.S.R. BEHALA, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | K DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961239996, 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. 2/- | Rs. 27,25,497/- | | |
| Stamp duty 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]:- 160706422/2022 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: Ram Narayan Mukherjee Road, , Premises No: 37A, , Ward No: 127 Pin Code : 700061



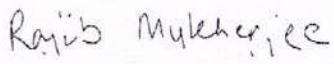


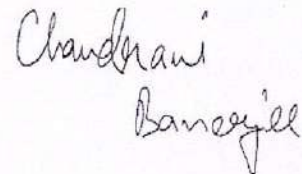
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | 4 Katha 14 Chatak 16 Sq Ft | 1/- | 26,44,497/- | Width of Approach Road: 12 Ft., , Project Name : |
| Grand Total : | | | | 8.0804Dec | 1 /- | 26,44,497 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 300 Sq Ft. | 1/- | 81,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 300 sq ft | 1 /- | 81,000 /- | |



Principal Details :



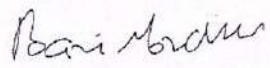
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|--|--|
| 1 | Name Shri Rajib Mukherjee Son of Late Ramapati Mukherjee Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office | Photo  05/05/2022 | Finger Print  LTI 05/05/2022 | Signature  05/05/2022 |
| P-15, Senhati Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: asxxxxx8h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office | | | | |
| 2 | Name Smt Chandrani Banerjee Wife of Sumitro Kumar Banerjee Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office | Photo  05/05/2022 | Finger Print  LTI 05/05/2022 | Signature  05/05/2022 |
| 10G, Sashi Bhusan Banerjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: arxxxxx7j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | Maa Tara Contractor And Developer Sonamukhi , Pranto Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.: agxxxxx7l,Aadhaar No Not Provided, Status :Organization, Executed by: Representative | | | |



Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name Shri Bani Mondal (Presentant) Son of Late Monoranjana Mondal Date of Execution - 05/05/2022, Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office | Photo  May 5 2022 12:47PM | Finger Print  LTI 05/05/2022 | Signature  05/05/2022 |
| 4/3K/246, Ho-Chi-Minh Sarani, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx7L, Aadhaar No Not Provided Status : Representative, Representative of : Maa Tara Contractor And Developer (as proprietor) | | | | |

Identifier Details :

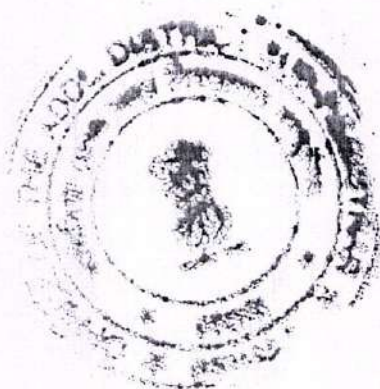
| Name | Photo | Finger Print | Signature |
|---|--|--|--|
| Mr KANCHAN DAS Son of Mr L M DAS ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  05/05/2022 |  05/05/2022 |  05/05/2022 |
| Identifier Of Shri Rajib Mukherjee, Smt Chandrani Banerjee, Shri Bani Mondal | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|---|
| 1 | Shri Rajib Mukherjee | Maa Tara Contractor And Developer-4.04021 Dec |
| 2 | Smt Chandrani Banerjee | Maa Tara Contractor And Developer-4.04021 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|--|
| 1 | Shri Rajib Mukherjee | Maa Tara Contractor And Developer-150.00000000 Sq Ft |
| 2 | Smt Chandrani Banerjee | Maa Tara Contractor And Developer-150.00000000 Sq Ft |



On 05-05-2022

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

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

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

Presented for registration at 12:35 hrs on 05-05-2022, at the Office of the A.D.S.R. BEHALA by Shri Bani Mondal ..

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 27,25,497/-

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

Execution is admitted on 05/05/2022 by 1. Shri Rajib Mukherjee, Son of Late Ramapati Mukherjee, P-15, Senhati Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 2. Smt Chandrani Banerjee, Wife of Sumitro Kumar Banerjee, 10G, Sashi Bhusan Banerjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Mr KANCHAN DAS , , , Son of Mr L M DAS , 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 05-05-2022 by Shri Bani Mondal, proprietor, Maa Tara Contractor And Developer, Sonamukh , Pranto Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr KANCHAN DAS , , , Son of Mr L M DAS , ALIPORE POLICE 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/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 750560, Amount: Rs.100/-, Date of Purchase: 28/04/2022, Vendor name: Samiran Das


Sandip Biswas
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 1607-2022, Page from 214363 to 214380
being No 160706454 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.05.11 15:00:23 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/05/11 03:00:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



Kolkata – 700034, District South 24 Parganas, (2) **SMT. CHANDRANI BANERJEE**, (PAN:- ARWPB0307J) (Aadhaar No. 4315 5816 7827) Wife of Sri Sumitro Kumar Banerjee, Daughter of Late Ramapati Mukherjee, by faith - Hindu, by occupation - Housewife, By nationality - Indian, permanent resident of 8, Ram Narayan Mukherjee Road, Post Office Sarsuna, Police Station Thakurpukur presently Sarsuna, Kolkata – 700061, District South 24 Parganas and presently residing at 10G, Sashi Bhusan Banerjee Road, Post Office Barisha, Police Station Thakurpukur, Kolkata – 700008, District South 24 Parganas, hereinafter called and referred to as the **"PRINCIPAL/EXECUTANT"** SEND GREETINGS AS FOLLOWS:-

WHEREAS We, the **PRINCIPAL/EXECUTANT** being the joint Owners absolutely seized and Possessed of or otherwise well and sufficiently entitled to the said Property **ALL THAT** piece and parcel of Bastu land measuring **4 Cottahs 14 Chittaks 16 Sq. ft.** be the same or a little more or less together with Roof Tile Shed Structure having an area of 100 Sq. ft. (more or less) sanding thereon out of the total property lying and situated in R.S and L.R Dag No. 1099 under R.S Khatian No. 2307 and L.R khatian Nos. 9656, & 9665, in Mouza Sarsuna, J. L. No. 17, R. S. No. 486, Touzi Nos. 47 and 56, Pargana Magura, Police Station Thakurpukur presently Sarsuna, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala being **Municipal Premises No. 37A, Ram Narayan Mukherjee Road, within Ward No. 127 of The Kolkata Municipal Corporation, Police Station Thakurpukur presently Sarsuna, Kolkata – 700061 and its Assessee No. 41-127-14-0339-6 in the District of South 24 Parganas, and enjoying the same by payment of rates and taxes to the appropriate authorities. Kolkata-700061;**

AND WHEREAS on account of our, Service and other work engagement we are unable to look after our said schedule property and for the better and efficient management of the said schedule Property required to appoint our men and agent as our constituted attorney.

KNOWN ALL MEN THAT We, do hereby appoint, nominate and Constitute **M/S. MAA TARA CONTRACTOR & DEVELOPER**, a Proprietorship Business, having its office at Sonamukhi Road , Pranto Pally, P.O& P.S:- Sarsuna, Kolkata – 700 061, District-South 24 Parganas; represented by its Proprietor **SRI BANI MONDAL (PAN –**



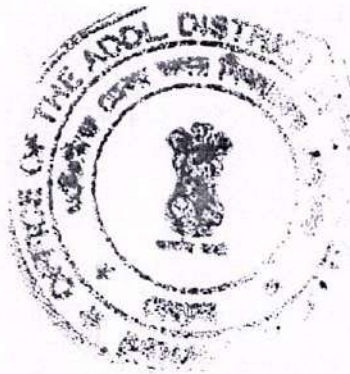
A.D.S.R Behale

5 MAY 2022

Dist- South 24 Pgs.

AGZPM8247L), (Aadhaar No. **5703 5983 9292**) Son of Late Monoranjana Mondal, resident of 4/3K-I/246, Ho-Chi-Minh Sarani, by faith – Hindu, P.O & P.S:- Sarsuna, Kolkata – 700 061; District- South 24 Parganas; to do all acts, deeds, matters and things in respect of the property as mentioned in the First Schedule hereto as our true and lawful **'ATTORNEY'** to do or execute all the work by the Attorney to do the following acts, deeds, and things on behalf of ourselves in respect of our Schedule mentioned Property i.e **ALL THAT** piece and parcel of Bastu land measuring **4 Cottahs 14 Chittaks 16 Sq. ft.** be the same or a little more or less together with Roof Tile Shed Structure having an area of 100 Sq. ft. (more or less) sanding thereon out of the total property lying and situated in R.S and L.R Dag No. 1099 under R.S Khatian No. 2307 and L.R khatian Nos. 9656, & 9665, in Mouza Sarsuna, J. L. No. 17, R. S. No. 486, Touzi Nos. 47 and 56, Pargana Magura, Police Station Thakurpukur presently Sarsuna, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala being Municipal Premises No. 37A, Ram Narayan Mukherjee Road, within Ward No. 127 of The Kolkata Municipal Corporation and its mailing address 8, Ram Narayan Mukherjee Road, Police Station Thakurpukur presently Sarsuna, Kolkata – 700061 and its Assessee No. 41-127-14-0339-6 in the District of South 24 Parganas; hereinafter referred to as the **SAID PROPERTY** fully described in the schedule below.

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf in conformity with one Development agreement as aforesaid.
2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.



A.D.S.R Behala

5 MAY 2022

Dist.- South 24 Pgs.

3. To supervise the construction of the building at KMC Premises No.- 37A, Ram Narayan Mukherjee Road, and its Assessee No.- Assessee No. 41-127-14-0339-6 within Ward No. 127, Kolkata-700061, South 24 Parganas morefully and particularly described in the Schedule hereunder written.
4. To draw plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt. /Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all complaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.



A.D.S.R Behala

5 MAY 2022

Dist South 24 Parg

8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats and Car Parking Space within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats and Car Parking Space within the Developer's allocation of the Building and give valid receipt and discharge for the same.
9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/ property.
10. To construct Building on the said plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
11. That the Development agreement was registered on dated. 05.05.2022 Addl. District Sub – Registry Office at Behala, South 24 Parganas, Vide Book No. I, Volume No.1607-2022, Being No, 1607-06422 for the year 2022.
12. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
13. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats and Car Parking Space within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owner herein for the same.
14. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is more fully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any

Bari Mor Area



A.D.S.R. Behal

5 MAY 2022

Dist. - South 24 Pgs.

manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

15. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

16. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.

17. To present any conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats and Car Parking Space within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves .

18. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats and Car Parking Space within the Developer's allocation of the Building to be constructed on the said premises as mentioned Schedule below in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.



AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property more fully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney **NOTWITHSTANDING** no express power in that behalf hereunder is provided.

:- SCHEDULE OF THE PROPERTY :-

ALL THAT piece and parcel of Bastu land measuring **4 Cottahs 14 Chittaks 16 Sq. ft.** be the same or a little more or less together with Roof Tile Shed Structure having an area of 100 Sq. ft. (more or less) sanding thereon out of the total property lying and situated in R.S and L.R Dag No. 1099 under R.S Khatian No. 2307 and L.R khatian Nos. 9656, & 9665, in Mouza Sarsuna, J. L. No. 17, R. S. No. 486, Touzi Nos. 47 and 56, Pargana Magura, Police Station Thakurpukur presently Sarsuna, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala being **Municipal Premises No. 37A, Ram Narayan Mukherjee Road, within Ward No. 127 of The Kolkata Municipal Corporation and its mailing address 8, Ram Narayan Mukherjee Road, Police Station Thakurpukur presently Sarsuna, Kolkata – 700061 and its Assessee No. 41-127-14-0339-6 in the District of South 24 Parganas** The said property is butted and bounded in the following manner :

ON THE NORTH: Land of L.R Dag No.1099 and Property of Sri Bapi Mondal.

ON THE SOUTH: 12' Feet wide Road.

ON THE EAST: Others Property.

ON THE WEST: Property of Bikash Dutta.



A.D.S.R. Behala
5 MAY 2022
Dist.- South 24 Parganas

IN WITNESS WHEREOF We, the present executors have hereto set and subscribed our respective hands and seals on this the _____ day of May, 2022 (two thousand and twenty two)

SIGNED, SEALED & DELIVERED
In these presence of WITNESSES:

1. Prasanta Das
S/o Lt. Anil Das
Alipore police court
Kot-27

2. Subhankar Roy
Son of Parnal Roy
Bagpote Road, Sarisum
Kot-61

Rajib Mukherjee
Chandranil Banerjee
SIGNATURE OF THE EXECUTORS

I accept the said Power of Attorney

MAA TARA CONTRACTOR & DEVELOPER

Banibrata Das ^{Proprietor}
SIGNATURE OF THE ATTORNEY

Drafted by :

Kanchan Das
Advocate











Alipore Police Court,
Kolkata - 700 027.



A.D.S.R. Behal











5 MAY 2022

Dist.- South 24 Pgs.

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|---|---|---|---|---|
| left hand |  |  |  |  |  |
| right hand |  |  |  |  |  |











Name.....

Signature Rajib Mukherjee

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|---|---|---|---|---|
| left hand |  |  |  |  |  |
| right hand |  |  |  |  |  |

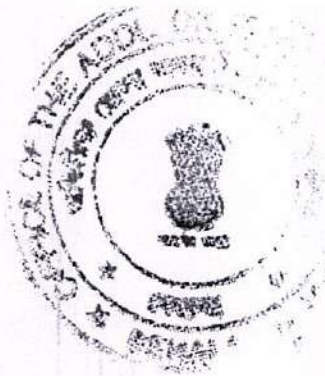
Name.....

Signature Chandrami Banerjee

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|---|---|--|---|---|
| left hand |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name.....

Signature Bai Mr dol



A.D.S.R Behala
E 5 MAY 2022
Dist- South 24 Pgs.



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

e-Assessment Slip

| | | |
|---|--|--|
| Query No / Year | 8001321177/2022 | Office where deed will be registered |
| Query Date | 05/05/2022 11:54:44 AM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | K DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961239996, 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. 2/- | Rs. 27,25,497/- | |
| 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]:- 160706422/2022 | |

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Narayan Mukherjee Road, , Premises No: 37A, , Ward No: 127 Pin Code : 700061

| 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 | 4 Katha 14 Chatak 16 Sq Ft | 1/- | 26,44,497/- | Width of Approach Road: 12 Ft., , Project Name : |
| Grand Total : | | | | 8.0804Dec | 1 /- | 26,44,497 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 300 Sq Ft. | 1/- | 81,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 300 sq ft | 1 /- | 81,000 /- | |

Principal Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|------------|--|
| 1 | Shri Rajib Mukherjee Son of Late Ramapati Mukherjee P-15, Senhati Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxx8h, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 2 | Smt Chandrani Banerjee Wife of Sumitro Kumar Banerjee 10G, Sashi Bhusan Banerjee Road, City:- , 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.:: arxxxxx7j, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Attorney Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|---|--------------|-------------------------------|
| 1 | Maa Tara Contractor And Developer Sonamukhi , Pranto Pally, City:- , P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: agxxxxxx7l, Aadhaar No Not Provided, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| SI No | Name & Address | Representative of |
|-------|---|---|
| 1 | Shri Bani Mondal Son of Late Monoranjan Mondal 4/3K/246, Ho-Chi-Minh Sarani, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7L, Aadhaar No Not Provided | Maa Tara Contractor And Developer (as proprietor) |

Identifier Details :

| Name & address |
|--|
| Mr KANCHAN DAS Son of Mr L M DAS ALIPORE POLICE COURT, City:- Not Specified, 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 Shri Rajib Mukherjee, Smt Chandrani Banerjee, Shri Bani Mondal |

| Transfer of property for L1 | | |
|-----------------------------|------------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Rajib Mukherjee | Maa Tara Contractor And Developer-4.04021 Dec |
| 2 | Smt Chandrani Banerjee | Maa Tara Contractor And Developer-4.04021 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Rajib Mukherjee | Maa Tara Contractor And Developer-150.00000000 Sq Ft |
| 2 | Smt Chandrani Banerjee | Maa Tara Contractor And Developer-150.00000000 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 04-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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.

