

10802/24

I-10202/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 279889

Certified that the document is admitted in
registration. The signature, seals and
endorsement sheets attached with the
document are the part of this document.

District Sub-Registrar-II

Alipore, South 24-parganas

26-06-24

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1) **SRI SAMIR RANJAN SARKAR**, (PAN - AKXPS0472R) (Aadhaar - 2414 1698 7933), son of Late Sushil Ranjan Sarkar, (2) **SRI SUBHIL RANJAN SARKAR**, (PAN - AITPS6220R) (Aadhaar - 7490 4993 5178), son of Late Sushil Ranjan Sarkar, both by faith - Hindu, by occupation - Pensioner, by Nationality - Indian, both are residing at 37/11, Naktala Road, Naktala, Post Office - Naktala, Police Station - Nafaji Nagar, Kolkata - 700047 and (3) **SMT. KABERI NAG**, (PAN - AHGN1244A), (Aadhaar - 7289 4410 6371), wife of Sri Sabyasachi Nag and daughter of Late Sushil

73396

Name: A. R. SINGH, Advocate
Address: High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Kamal Kr. Saha
Licensed Stamp
Vendor

20 JUN 2024



Banu den Paul
86 Late D.C. Paul,
43/2 Theel Road,
Bentashpur.
Vil-75

DISTRICT SUB REGISTRAR
SOUTH 24 PARG. ALIPORE

26 JUN 2024

Ranjan Sarkar, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 32, Kabi Nabin Sen Road, Post Office & Police Station - Dum Dum, Kolkata - 700028, hereinafter called and referred to as the **PRINCIPALS/OWNERS**, do hereby **SEND GREETINGS:**

WHEREAS after the partition of India a large number of persons residents from former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such person for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS one Smt. Prafulla Rani Sarkar (since deceased), wife of Late Sushil Ranjan Sarkar, who had come to use and occupy a piece and parcel of land, being a refugee displaced from East Pakistan now called as Bangladesh approached the Government of West Bengal for the said land for their rehabilitation purpose.

AND WHEREAS by virtue of a Registered Deed of Gift dated 04/06/1993 the Government of West Bengal with the intent to

Sanjay Ranjan Sarkar

Savitri Ranjan Sarkar.

rehabilitate the Refugees had made a Gift of plot of homestead land measuring about 04 Cottahs, 02 Chittacks and 36 Square Feet more or less, lying and situated at Mouza – Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No. 489, within the limits of the Kolkata Municipal Corporation, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, in the District of South 24-Parganas, in favour of Smt. Prafulla Rani Sarkar (since deceased) therein and the said Deed of Gift was duly registered Office of the A.D.R. at Alipore, Vide Book No. 1, Volume No. 4, Pages No. 173 to 176, Being No. 269, for the year 1993.

AND WHEREAS after the aforesaid Deed of Gift, the said Smt. Prafulla Rani Sarkar (since deceased), became the sole and absolute owner of land measuring an area of 04 Cottahs, 02 Chittacks and 36 Square Feet more or less, lying and situated at Mouza – Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No. 489, within the limits of the Kolkata Municipal Corporation, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, in the District of South 24-Parganas and enjoying the absolute right, title and interest over the said plot of land by constructed two storied pucca structure thereon.

AND WHEREAS while seized and possessed the aforesaid plot of land, the said Smt. Prafulla Rani Sarkar (since deceased), mutated her name in the records of the Kolkata Municipal Corporation, as absolute sole

owner of the aforesaid plot of land, subsequently the said Corporation have assessed her name in the assessment records under Premises No. 37/11, Naktala Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar and A.D.S.R. at Alipore, in the District South 24 – Parganas and paying the relevant rates and taxes to the concerned authority under Assessee No. 231000600111 without delay or default.

AND WHEREAS since then the said Smt. Prafulla Rani Sarkar (since deceased), has been well sufficiently entitled of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 02 Chittacks and 36 Square Feet more or less, together with two storied building standing thereon, measuring an area of 800 Square Feet more or less, on the Ground Floor and 800 Square Feet more or less, on the First Floor, lying and situated at Mouza – Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No. 489, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 37/11, Naktala Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar and A.D.S.R. at Alipore, 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

Samir Ranjan Sarkar.

enjoying all kind of ejmali right over the said property, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS while having enjoying and occupation the said property the said Smt. Prafulla Rani Sarkar died intestate on 11/06/2010 leaving behind her surviving two sons namely Sri Samir Ranjan Sarkar and Sri Subir Ranjan Sakar, along with three married daughters namely Smt. Rama Das, Smt. Kaberi Nag and Smt. Uma Sarkar, as her legal heirs and successors who jointly inherit the aforesaid property thereon, by way of Hindu Succession Act, 1956. The husband of deceased Prafulla Rani Sarkar namely Sus Ranjan Sarkar has predeceased before her on 18/01/2004.

AND WHEREAS by way of inheritance the aforesaid (1) Sri Samir Ranjan Sarkar, (2) Sri Subir Ranjan Sakar, (3) Smt. Rama Das, (4) Smt. Kaberi Nag and (5) Smt. Uma Sarkar, became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 02 Chittacks and 36 Square Feet more or less, together with two storied building standing thereon, measuring an area of 800 Square Feet more or less, on the Ground Floor and 800 Square Feet more or less, on the First Floor, lying and situated at Mouza – Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No. 489, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 37/11, Naktala

Samir Ranjan Sarkar,

Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar and A.D.S.R. at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title, interest and possessed over the said undivided 1/5th share of land, along with two storied building standing thereon.

AND WHEREAS being in natural love and affection towards their brothers and sister the aforesaid SMT. UMA SARKAR and SMT. RAMA DAS, by virtue of registered Deed of Gift dated 26/06/2024, gifted, transferred, conveyed, assured and assigned their undivided **2/5th** share of undivided Bastu land measuring an area of **1202.4 Square Feet** out of 3006 Square Feet and **320 Square Feet** more or less, out of 800 Square Feet more or less, on the **Ground Floor** and **320 Square Feet** more or less, out of 800 Square Feet more or less, on the Two Storied Building standing thereon, having cemented flooring on each floor, lying and situated at Mouza – Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No. 489, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 37/11, Naktala Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar and A.D.S.R. at Alipore, in the District South 24 – Parganas, unto and in favour of (1) SRI SAMIR RANJAN SARKAR, (2) SRI SUBIR RANJAN SAKAR and (3) SMT. KABERI NAG, which was duly registered in the

Jayshankar Sarkar.

office of the D.S.R. DSR-711 at Alipore and recorded in Book No. I, Being Deed No. 10191, for the year 2024.

AND WHEREAS by way of inheritance and by virtue of aforesaid Deed of Gift, the said (1) SRI SAMIR RANJAN SARKAR, (2) SRI SUBIR RANJAN SAKAR and (3) SMT. KABERI NAG (the Land Owners herein), became the absolute joint Owners of **ALL THAT** piece and parcel of Bastu land measuring an area of **04** Cottahs, **02** Chittacks and **36** Square Feet equivalent into **3006** Square Feet more or less, along with two storied building standing thereon, measuring an area of **800 Square Feet** more or less, on the **Ground Floor** and measuring an area of **800 Square Feet** more or less, on the **First Floor**, having cemented flooring on each floor, lying and situated at Mouza – Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No, 489, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 37/11, Naktala Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar and A.D.S.R. at Alipore, in the District South 24 – Parganas and enjoying all kinds of ejmali rights over the said property, free from all sorts of encumbrances.

AND WHEREAS thus said (1) SRI SAMIR RANJAN SARKAR, (2) SRI SUBIR RANJAN SAKAR and (3) SMT. KABERI NAG (the Land Owners

Jayshankar Sarkar.

herein), thereto became the absolute joint Owners of **ALL THAT** piece and parcel of Bastu land measuring an area of **04** Cottahs, **02** Chittacks and **36** Square Feet equivalent into **3006** Square Feet more or less, along with two storied building standing thereon, measuring an area of **800 Square Feet** more or less, on the **Ground Floor** and measuring an area of **800 Square Feet** more or less, on the **First Floor**, having cemented flooring on each floor, lying and situated at Mouza - Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No. 489, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 37/11, Naktala Road, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar and A.D.S.R. at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, which is more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS the said Present Principals/Owners are desirous to construct an Ownership Flat system building on their said Premises more and fully described in **SCHEDULE** herein under through an efficient Developer/s who have sufficient resources to do so and coming

to know the intention of the Owners/Principals, the Developer herein have proposed to the Owners/Principals to appoint him as Developer for such construction of a proposed G+3 Storied Building on the Scheduled land.

AND WHEREAS the Owners/Principals have agreed to allow the Developer namely **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, having its office at 33B, D.P.P. Road, (Plot No. 287, Ganguly Bagan Scheme), Post Office – Naktala, Police Station – Patuli now Netaji Nagar, Kolkata – 700047, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, (PAN – BPCPS8365G) (Aadhaar – 4598 7723 8685), son of Late Kamal Sarkar, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 287, Ganguly Bagan, Police Station – Patuli now Netaji Nagar, Kolkata – 700047, to develop the Scheduled land at its own costs on the terms and conditions mentioned herein below.

AND WHEREAS the Principals therein for the purpose of developing the said property entered and into a registered "**Development Agreement**" being Book No. I, being Deed No. 10192, for the year 2024 at DSR-III, at Alipore, with **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, being represented by its Sole Proprietor namely

Jayshankar Sarkar.

SRI JOYSHANKAR SARKAR, son of Late Kamal Sarkar, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THAT We, (1) **SRI SAMIR RANJAN SARKAR**, son of Late Susil Ranjan Sarkar, (2) **SRI SUBIR RANJAN SAKAR**, son of Late Susil Ranjan Sarkar and (3) **SMT. KABERI NAG**, wife of Sri Sabyasachi Nag and daughter of Late Susil Ranjan Sarkar, DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, son of Late Kamal Sarkar, to be our true and lawful **ATTORNEY** and on our behalf and in our names to do and execute all or any of the following acts, deeds, things and matter, to represent the Principals, 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 Principals herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principals herein with all

Joyshankar Sarkar.

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, C.E.S.C 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 Principals herein in respect of the Developer's Allocated Flats and Car Parking Space of the said proposed Building/s to be constructed by the same Attorneys 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.
3. To negotiate with the intending Buyer/Purchasers of the Flats and Car Parking Space in respect of the Developer's Allocation of the said proposed building to be constructed by the Attorneys on behalf of the Principals at the said premises, save and except the Owner's Allocated Portion.

4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, D.S.R. at Alipore, South 24 - Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's Allocation at the said premises on behalf of the Principals, 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 Principals and to protect the right, title and interest of the Principals in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of G+3 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 Principals from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principals.
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 Principals.

13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation/ Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys excluding compensation of any nature from requisition and/or acquisition authorities only in the name of the Principals.
14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorney as Developer.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principals for Developers' Allocation only.
16. To enter into any Agreements for the proposed Flats and other covered area and to receive advance/earnest money/consideration money/security deposit/vide Account Payee Cheques in the name of the Developer in respect of the said Developer's Allocation 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 Principals 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 Allocation, save and except the Owners' Allocation.

17. For all and any of the purposes herein before stated to appear and represent the Principals 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 Development Power of Attorney.
18. To appear and represent the Principal 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 Agreement/Conveyance in the said premises.
19. To apply and sign 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.

AND the Principals 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**". This Development Power of Attorney can revoke at any time, without any consent of Attorney.

SCHEDULE OF LAND

ALL THAT piece and parcel of Bastu land measuring an area of **04** Cottahs, **02** Chittacks and **36** Square Feet equivalent into **3006** Square Feet more or less, along with two storied building standing thereon, measuring an area of **800 Square Feet** more or less, on the **Ground Floor** and measuring an area of **800 Square Feet** more or less, on the **First Floor**, having cemented flooring on each floor, lying and situated at Mouza – Naktala, J.L. No. 32, E.P. No. 11, S.P. No. 11, in C.S. Plot No. 489, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 37/11, Naktala Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar and A.D.S.R. at Alipore, in the District South 24 – Parganas, having Assessee No. 231000600111, along with all easement and other appertaining right thereto, is butted and bounded on the said Property in the following manner:

ON THE NORTH :	Colony Road;
ON THE SOUTH :	Plot of E.P. No. 12;
ON THE EAST :	Plot of E.P. No. 11A;
ON THE WEST :	Plot of E.P. No. 10.

IN WITNESS WHEREOF we the Principals, do hereto and hereunto set and subscribed our respective hands on this 26th day of June, in the year Two Thousand Twenty Four (2024).

SIGNED, SEALED AND DELIVERED

By the Principals at Kolkata.

In presence of:

WITNESSES

01) Gyany Sankar Datta
37/53, Nakhala Road.
Ko-1-47.

Samir Ranjan Sarkar.

Sukir Ranjan Sarkar.

Kaberi Nag

**SIGNATURE OF THE
PRINCIPALS/OWNERS**

02) Banu der Paul.
43/2 Jheel Road.
Santoshpur
Ku-75

JOYSHANKAR SARKAR
Jayshankar Sankar.

Proprietor

**SIGNATURE OF THE
ATTORNEY**

Drafted by me:

Debayan De
Adv
F-1776/08

Printed In:

PRINT ZONE

Alipore Police Court,
 Kolkata - 700027

S. Ahmed
 Sarfaraz Ahmed



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

Name SAMIR RANJAN SARKAR .

Signature Samir Ranjan Sarkar.



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

Name SUBIR RANJAN SARKAR .

Signature Subir Ranjan Sarkar



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

Name KABERI NAG

Signature Kaberi Nag



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

Name JOYSHANKAR SARKAR .

Signature Joyshankar Sarkar.



ভারতীয় বিধান

ভারত সরকার

Unique Identification Authority of India
Government of India

ডালিকাভুক্তির নম্বর/Enrolment No.: 1528/64443/0201

Download Date: 01/04/2017
Generation Date: 19/02/2017

To

বাসু দেব পাল
Basu Dev Paul
S/O: Late Dhiren Paul
P.S - Garfa
43/2, Jhili Road
Sankoshpur
Kolkata Sankoshpur
West Bengal - 700076
7044322146

Signature Not Verified

Digitally signed by Basu Dev Paul
Unique Identification
Authority of India
DN: cn=Basu Dev Paul, o=UIDAI, ou=Ministry of Home Affairs, email=basu.dev.paul@uidai.gov.in, c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বাসু দেব পাল
Basu Dev Paul
জন্মতারিখ/ DOB: 04/12/1967
পুরুষ / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ ইলেকট্রনিক অথেন্টিকেশন দ্বারা সনাক্ত করা হয়
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী হয়

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authentication is required
- This is electronically generated letter

- আধার সারা দেশে মান্য।
- আধার স্থিতিশীল সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ভারত সরকার
Unique Identification Authority of India

ডিকার্ট
স/ও: লেট ধিরেন পাল, 43/2, জিলা
প.স. - গারফা, সানকোশপুর,
কলকাতা,
পশ্চিম বঙ্গ - 700075

Address:
S/O: Late Dhiren Paul, 43/2,
Jhili Road, P.S - Garfa,
Sankoshpur, Kolkata,
West Bengal - 700075

8035 3737 7879



www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-10202/2024	Date of Registration	26/06/2024
Query No / Year	1603-8001605117/2024	Office where deed is registered	
Query Date	26/06/2024 12:02:02 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BASUDEB PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9122258303, 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. 74,78,328/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310192/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

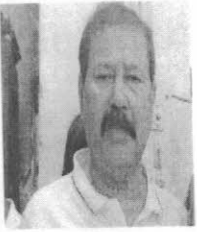
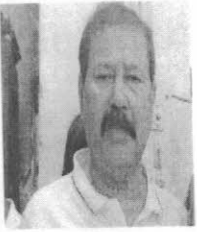
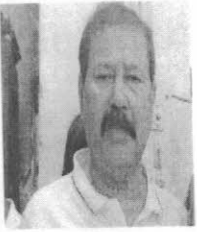
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 37/11, , Ward No: 100 Pin Code : 700047

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 2 Chatak 36 Sq Ft	1/-	64,25,328/-	Width of Approach Road: 10 Ft., , Project Name :
Grand Total :				6.8888Dec	1 /-	64,25,328 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	10,53,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	1 /-	10,53,000 /-	

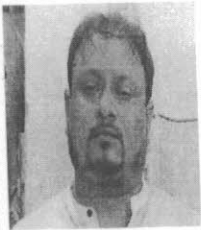
Principal Details :

SI 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> SAMIR RANJAN SARKAR Son of Late SUSIL RANJAN SARKAR Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>26/06/2024</td> <td></td> <td>LTI 26/06/2024</td> <td>26/06/2024</td> </tr> </tbody> </table> 37/11, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: AKxxxxxx2R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Name	Photo	Finger Print	Signature	SAMIR RANJAN SARKAR Son of Late SUSIL RANJAN SARKAR Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured		26/06/2024		LTI 26/06/2024	26/06/2024
Name	Photo	Finger Print	Signature										
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Name	Photo	Finger Print	Signature										
SUBIR RANJAN SARKAR Son of Late SUSIL RANJAN SARKAR Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured											
26/06/2024		LTI 26/06/2024	26/06/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> KABERI NAG Wife of SABYASACHI NAG Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>26/06/2024</td> <td></td> <td>LTI 26/06/2024</td> <td>26/06/2024</td> </tr> </tbody> </table> 32, KABI NABIN SEN ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AHxxxxxx4A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Name	Photo	Finger Print	Signature	KABERI NAG Wife of SABYASACHI NAG Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured		26/06/2024		LTI 26/06/2024	26/06/2024
Name	Photo	Finger Print	Signature										
KABERI NAG Wife of SABYASACHI NAG Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured											
26/06/2024		LTI 26/06/2024	26/06/2024										

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JOYSHANKAR SARKAR 33B, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: BPxxxxxx5G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
	JOYSHANKAR SARKAR (Presentant) Son of Late KAMAL SARKAR Date of Execution - 26/06/2024, , Admitted by: Self, Date of Admission: 26/06/2024, Place of Admission of Execution: Office  Jun 26 2024 12:47PM  Captured LTI 26/06/2024  26/06/2024
	287, GANGULY BAGAN, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx5G,Aadhaar No Not Provided Status : Representative, Representative of : JOYSHANKAR SARKAR (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BASUDEB PAL Son of Late D C PAL 43/2, JHEEL ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700075		 Captured	
	26/06/2024	26/06/2024	26/06/2024
Identifier Of JOYSHANKAR SARKAR, SAMIR RANJAN SARKAR, SUBIR RANJAN SARKAR, KABERI NAG			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SAMIR RANJAN SARKAR	JOYSHANKAR SARKAR-2.29625 Dec
2	SUBIR RANJAN SARKAR	JOYSHANKAR SARKAR-2.29625 Dec
3	KABERI NAG	JOYSHANKAR SARKAR-2.29625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SAMIR RANJAN SARKAR	JOYSHANKAR SARKAR-533.33333300 Sq Ft
2	SUBIR RANJAN SARKAR	JOYSHANKAR SARKAR-533.33333300 Sq Ft
3	KABERI NAG	JOYSHANKAR SARKAR-533.33333300 Sq Ft

Endorsement For Deed Number : I - 160310202 / 2024

On 26-06-2024

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

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

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

Presented for registration at 12:04 hrs on 26-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by JOYSHANKAR SARKAR ,

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 74,78,328/-

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

Execution is admitted on 26/06/2024 by 1. SAMIR RANJAN SARKAR, Son of Late SUSIL RANJAN SARKAR, 37/11, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. SUBIR RANJAN SARKAR, Son of Late SUSIL RANJAN SARKAR, 37/11, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. KABERI NAG, Wife of SABYASACHI NAG, 32, KABI NABIN SEN ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Mr BASUDEV PAL, , , Son of Late D C PAL, 43/2, JHEEL ROAD, P.O: SANTOSH PUR, Thana: Kasba, , 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 26-06-2024 by JOYSHANKAR SARKAR, PROPRIETOR, JOYSHANKAR SARKAR, 33B, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr BASUDEV PAL, , , Son of Late D C PAL, 43/2, JHEEL ROAD, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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 73396, Amount: Rs.100.00/-, Date of Purchase: 20/06/2024, Vendor name: A K SAHA



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 275887 to 275912

being No 160310202 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.07.01 16:22:59 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.