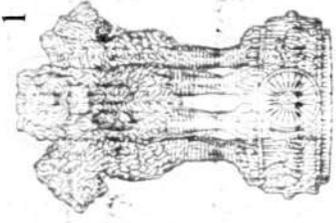


*Nurul Absar*

I-15369/22

भारतीय गैर न्यायिक

एक सौ रुपये



RS. 100

ONE

₹. 100

HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON-JUDICIAL

*Notarized that the document is submitted the*

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL. The signature sheets and the  
AR 373664

*21/12/2023 1635/1635/2023*

District Sub-Registrar-IV  
Alipore, South 24 Parganas  
Registration 1908  
21 DEC 2023

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS I, NURUL ABSAR**  
**(PAN ADAPA9134C, Aadhaar No.3164 1635 6421,**  
**Mobile No.9433162940), son of Late Kalimuddin**  
**Ahmed, by faith Islam, by occupation Business,**  
**Nationality Indian, residing at 13A, Colonel Biswas Road,**  
**P.O. Ballygunge, P.S. Karaya, Kolkata-700019, District**  
**South 24-Parganas, do hereby state as follows :**

19 DEC 2023

25945

No..... ₹ 100/- Date.....  
 Name :..... *R.K. Gupta* Advocate  
 Address :..... ALIPORE POLICE COURT  
 Kolkata - 700 027

Vendor :.....  
 Allpore Collectorate, 24 Pgs. (South)  
**SUBHANKAR DAS**  
 STAMP VENDOR  
 Alipore Police Court, KOL-27




*R.K. Gupta*  
 Advocate  
 8/0 Late R.P. Gupta  
 Alipore Police Court  
 Kol-27

ALIPORE SUB REGISTRAR-IV  
 ALIPORE POLICE COURT (2) of  
 ALIPORE, SOUTH 24 PAGES  
 21 DEC 2023

**WHEREAS** one Debi Prosad Banerjee and Bhabani Prosad Banerjee both sons of Rajnarain Banerjee, Sashi Bhusan Gupta, son of Late Girish Chandra Gupta, Kalidas Dutta and Durga Das Dutta, sons of Late Monmohan Dutta jointly by an Indenture of Conveyance bearing date the 11th day of December, 1935 (One thousand Nine hundred Thirty-five) and registered in Book No.1 Volume 118 at Page 32 to 34 Being No.5155 for the Year 1935 in the Office of Sub Registrar of 24-Parganas, Alipore purchased for valuable consideration from the Trustees for the Improvement of Calcutta ALL THAT piece and parcel of Revenue redeemed land and premises being Plot No.600, of Scheme XVB of the Calcutta Improvement Trust and being Municipal Premises No.115, Rash Behari Avenue within the limits of the Calcutta Municipality and containing 37 Cottahs 20 sq.ft. of land more or less and more fully described in the Schedule there under.

**AND WHEREAS** it was necessary that said Plot of land should be divided and partitioned by metes and bounds and allotments be made of the portions of the said piece of land to each of the aforesaid four purchasers according to each party's share of amount contribution in the consideration money for the aforesaid purchaser for respective separate enjoyment the full and free rights of ownership to the exclusion of the remaining parties forever.

**AND WHEREAS** for the better enjoyment of the respective portions of the said plot allotted to each one of the said four parties they agreed that a twenty feet wide common passage of the total length respective properties of two successors and assigns as passage with drains sewers filtered and unfiltered water pipes, all leadings and other absolute necessities of city life according to the requirements of the Corporation of Calcutta for a 20 Ft. wide Road.

**AND WHEREAS** by a Deed of Partition bearing date 15th December, 1935 and made between Dharendra Nath Majumdar as First Part Debi Prosad Banerjee, Bhabani Prosad Banerjee of the Second Part Sashi Bhusan Gupta of the Third Part and Kalidas Dutta and Durga Das Dutta of the Fourth Part and registered in the Office of the Sub-Registrar of 24-Parganas, Alipore in Book No.1 Volume 115 at Pages 21 to 31, Being No.5047 for the Year 1935 the said parties amicably partitioned the said plot of land containing 37 Cottahs and 20 sq.ft. Covered by 20 Ft. wide Road transferring assigning or gifting to the Corporation of Calcutta.

**AND WHEREAS** the partition plot Nos. 2, 3, 4, 7, 8, 9, 10 and 11 of the total eleven plots into which the same was divided with or total area of 21 Cottahs 2 Chattaks and 41 sq.ft. more or less coloured 'Blue' in the said Plan annexed

to the Deed of Partition were allotted to Dharendra Nath Majumdar absolutely and forever.

**AND WHEREAS** the said Dharendra Nath Majumdar used to seize and possess of & otherwise well and sufficiently entitled to the said plot No.7 (Seven) which is divided and demarcated portion of the said plot No.600 of the No.7 contains an area of 3 Cottahs 3 Chattaks 30 sq.ft. and which is numbered as 115E, Rash Behari Avenue.

**AND WHEREAS** by a conveyance dated 29th May, 1936 said Dharendra Nath Majumdar sold conveyed the said land measuring more or less, 3 Cottahs 3 Chattaks 30 sq.ft. together with all rights liberties and easements to the said 20 Ft. wide road to Sri Satish Chandra Chatterjee (Chakraborty) for valuable consideration and registered in Book No.1 Volume 64, at Pages 30 to 39 Being No.2517 for the Year 1936 of the office of Sub-Registrar Alipore.

**AND WHEREAS** said Satish Chandra Chatterjee (Chakraborty) while was in possession of his aforesaid purchased land got his name mutated in the records of the Corporation of Calcutta and got a building plan sanctioned and constructed residential two storied building therein and continued to possess and enjoy the said property absolutely and exclusively free from encumbrances.

**AND WHEREAS** said Satish Chandra Chatterjee (Chakraborty) died intestate leaving behind his 3 sons (1)

Santosh Chatterjee, (2) Paritosh Chatterjee and (3) Prantosh Chatterjee, widow Kiron Sashi Devi as his sole heirs and legal representatives and each of them undivided 1/4th share in the property and they used to seize and possess the same absolutely since after the death of the Satish Chandra.

**AND WHEREAS** since inheritance and during possession said Kiron Sashi Devi gifted her undivided 1/4th share of the said landed property in favour of her sons Santosh Chatterjee, Prantosh Chatterjee the lunatic Paritosh Chatterjee by executing a Deed of Gift dated 29.9.1953 registered in the Office of Sub- Registrar at Alipore and recorded in Book No.1 Volume No. 107. Pages 52 to 53 Being No.6309 for the Year. 1953.

**AND WHEREAS** the aforesaid three brothers including the lunatic Paritosh Chatterjee had acquired 1/3rd share in the property as described in the schedule hereunder.

**AND WHEREAS** on the same day i.e. on 29.9.1953 corresponding to 12th Aswin, 1360 B.S. Santosh Chatterjee purchased the 1/3rd share of the said Prantosh Chatterjee in the joint and undivided property by virtue of a Registered Kobala dated 29.9.1953 registered in the office of Sub-Registrar, Alipore and recorded in Book No.1 Volume No. 107, Pages 45 to 49 Being No.6299 for the Year 1953.

**AND WHEREAS** thus said Santosh Chatterjee being the Manager of his lunatic brother Paritosh Chatterjee applied for permission for sale of lunatic's undivided 1/3rd share in the said property taking the price of the entire property at Rs.1,10,000/-.

**AND WHEREAS** the Learned District Judge by Order No.132 dated 11.4.78 granted permission for sale of 1/3rd share of the Paritosh Chatterjee to the intending purchaser subject to the condition that price in 1/3rd share of the Paritosh Chatterjee to be deposited in Court prior to sale and to place the draft conveyance for approval of the draft conveyance.

**AND WHEREAS** thereafter (1) Santosh Chatterjee, (2) Paritosh Chatterjee represented by manager Santosh Chatterjee on his behalf sold, conveyed and transferred their land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less being the divided and demarcated portion of plot No.600, of the Calcutta Improvement Trust Scheme XVB in southern Division of the town of Calcutta Dihi Panchannagram, Thana Jadavpur (formerly Tollygunge) S.R. Alipore, and being Plot No.7 bearing Municipal Premises No.115E, Rash Behari Avenue (formerly portion of Premises No.115, Rash Behari Avenue, in favour of Smt. Gouri Ghosh (now deceased), wife of Nirmal Kumar Ghosh, by virtue of a Deed of Sale dated 26th July, 1978 registered

in the office of the District Sub-Registrar, Alipore and recorded in Book No.1, Volume No. 166, Pages 133 to 148, Being No.4390 for the year 1975.

**AND WHEREAS** since purchase said Smt. Gouri Ghosh (now deceased), wife of Late Nirmal Kr. Ghosh became absolute owner in respect of revenue redeemed land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with two storied old building thereon (occupied tenant) containing area 1500 sq.ft. being Plot No.600, of the Calcutta Improvement Trust Scheme XVB in the southern Division of the Calcutta, Dihi Panchannagram, P.S. Lake (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at premises No.115E, Rash Behari Avenue, Calcutta-700026 and mutated the same in her name with the assessment record of Calcutta Municipal Corporation now known as Kolkata Municipal Corporation being Assessee No:110852100230 (particularly mentioned in the schedule hereunder written) and used to enjoy and possess the same peacefully without any disturbances from any corner and used to pay relevant rates and taxes to the concerned authority.

**AND WHEREAS** thereafter the said Gouri Ghosh executed and made a WILL in respect of her said schedule mentioned property in favour of her two sons namely, ASOK GHOSH & ARNAB GHOSH on 17<sup>th</sup> August, 2005.

**AND WHEREAS** with a view to develop the schedule 'A' mentioned landed property, said Gouri Ghosh entered into a development agreement on 24th July, 2015 with the Developer/confirming party herein under certain terms and conditions mentioned therein and the said development agreement is duly registered in the office of the D.S.R-I South 24-Parganas, Alipore and recorded in Book No.1, Volume No. 1601-2015, Pages 24787 to 24815 Being No. 160102902 for the year 2015.

**AND WHEREAS** in the meantime on 09<sup>th</sup> July 2016 said Gouri Ghosh expired leaving behind her said WILL and after her demise, the Probate of the said WILL was issued by the competent Court of law vide P.L.A. No.305 of 2021.

**AND WHEREAS** since obtaining probate of the said WILL, Sri Asok Ghosh & Arnab Ghosh became absolute joint owners in respect of the said land and building of the said premises (particularly mentioned in the schedule hereunder written).

**AND WHEREAS** said Asok Ghosh expired on 18.12.2019 leaving behind his wife Manju Ghosh and his daughter SUSMITA GHOSH, as his legal heirs and successors and thus they inherited and became owners of the said property and used to enjoy peaceful possession of the same as owners thereof without any disturbances from any corner.

**AND WHEREAS** during joint possession, said Arnab Ghosh, Manju Ghosh and Susmita Ghosh jointly sold, conveyed and transferred plot of bastu land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with the old two storied building stganding thereon (occupied by tenant SUKANTO CHAKRABORTY on ground floor) being Plot No.600, of CIT Scheme XVB in southern Division of Kolkata, Dihi Panchannagram, P.S. Rabindra Sarobar (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at Premises No.115E, Rash Behari Avenue, Kolkata-700026, within the limits of Kolkata Municipal Corporation, Ward No.85, vide Assessee No.110852100230, in my favour by executing a Deed of Conveyance dated 23<sup>rd</sup> June, 2023 and in the said deed said M/s. S.S. DEVELOPERS represented as Developer/ Confirming Party to confirm the sale thereof and the said deed of conveyance is duly registered in the office of the D.S.R-IV, Alipore & recorded in Book No.I, Volume No.1604-2023, Pages 236550 to 236585, Being No.160408020 for the year 2023.

**AND WHEREAS** since purchase, I have become the sole and absolute owner and occupier in respect of the said plot of bastu land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with old two storied building stganding thereon (occupied by tenant SUKANTO CHAKRABORTY on ground floor) being Plot No.600, of CIT

Scheme XVB in southern Division of Kolkata, Dihhi Panchannagram, P.S. Rabindra Sarobar (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at Premises No.115E, Rash Behari Avenue, Kolkata-700026, within the limits of Kolkata Municipal Corporation, Ward No.85, vide Assessee No.110852100230, (particularly mentioned in the schedule hereunder written) and have been enjoying and possessing the said property peacefully without any obstruction and disturbances from any corner and also paying relevant rates and taxes to the concerned authority and the said property is now free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage, having a good clear and free marketable title thereof and I am entitled to convey, transfer, gift and dispose of my right, title & interest of my said property (particularly mentioned in the schedule hereunder written) at my free discretion.

**AND WHEREAS** with a view to develop my said schedule mentioned landed property by constructing residential flat system building thereon after demolishing the old structure as per the sanction Building Plan to be obtained from the Kolkata Municipal Corporation, I have entered into a Development Agreement on 21-12-2023 with **M/S.** **SHRI SRISHTI**, a Partnership firm, (PAN AEKFS7548R), having its office at D/41, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, represented by its partners (1) **SANJOY ROY** (PAN

*Shri Srishiti*

AEQPR2582A, Aadhaar No.3189 8186 0668), son of Mrinal Kanti Roy, by occupation Business and (2) **JAYATI ROY** (PAN AGFPR9316M, Aadhaar No.8686 9110 6630), wife of Sanjoy Roy, by occupation Business, both by faith Hindu, Nationality Indian, both are residing at D/41, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, District South 24-Parganas, , under certain terms & conditions mentioned therein & the said development agreement is registered at D.S.R-IV, Alipore and recorded in Book No.I, Deed No. 5354 for the year 2023.

**AND WHEREAS** due to my personal inconvenience, I am not in position to look after, manage and supervise all the affairs relating to such construction works over my said schedule mentioned property being personally present and as such it is very much expedient to appoint any person or persons who shall be able to look after, manage and supervise all the affairs and conduct the said construction works of the proposed building in the schedule mentioned property and as such I do hereby nominate, constitute and appoint (1) **SANJOY ROY** (PAN AEQPR2582A, Aadhaar No.3189 8186 0668), son of Mrinal Kanti Roy, by occupation Business and (2) **JAYATI ROY** (PAN AGFPR9316M, Aadhaar No.8686 9110 6630), wife of Sanjoy Roy, by occupation Business, both by faith Hindu, Nationality Indian, both are residing at D/41, Baghajatin

Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, District South 24-Parganas, partners of **M/S. SHRI SRISHTI**, a Partnership firm, (PAN AEKFS7548R), having its office at D/41, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, as my true and lawful attorney to do all the following acts, deeds, matters and things, in my name, and on my behalf viz. -

1. To look after, manage and supervise all the affairs relating to my schedule mentioned property in my name on my behalf.
2. To appear and represent me before the competent authority and to pay all the relevant rates and taxes and other outgoings and impositions to the respective concerned authority in respect of my schedule mentioned property and to obtain proper receipt thereof on my behalf.
3. To receive any letter, notice, summon or any other papers or documents from any person or persons, authority, institutions, organization, department, firm, company, concern, local Municipality, District Magistrate, Police Station, or any other concerned authority and to take independent decision and send proper reply thereof whichever my said attorney shall deem fit and proper on my behalf.

4. To appear and represent me before the local police station & higher authority of the local Administrative concern and to submit necessary letter of complaint and other documents with a view to safe guard the interest of my said schedule mentioned property in my name and on my behalf.
5. To apply for and obtain necessary permission, consent or authority from local Municipality, Police Station, or any Government or semi-government authority relating to my said schedule mentioned property or portion thereof in my name and on my behalf.
6. To file and institute any case, complaint, petition, suit, injunction petition, writ application, show cause, objection, revisional application, appeal, motion against any person or persons, authority, organization before any competent court of law on my behalf for safety & security of the said property.
7. To appoint and engage any Advocate, Lawyer, Solicitor, pleader and to pay their remuneration/fees and to discharge them as & when my said Attorney shall think fit and proper on my behalf.
8. To put its proper seal and signature over all such petition, vakalatnama, injunction, suit, application, verification, declaration, Affidavit, undertaking and other relevant documents in my name and on my behalf.

9. To swear any Affidavit, Declaration, undertaking and to submit the same before any court of law on my behalf.
10. To submit any documents, papers, relating to my said property before any competent court of law on my behalf.
11. To collect and receive any documents, order, decree and judgement relating to my said property from any competent court of law in respect of my schedule mentioned property on my behalf.
12. To file any revisional application, motion, appeal before any higher court of law challenging any order, decree, judgement, if passed by any court of law, relating to the schedule property on my behalf.
13. To compromise or compound any case, differences, misunderstanding, problem or dispute with any person or persons authority, organization relating to the said property on my behalf.
14. To appoint and engage any Engineer, Architect/L.B.S. and to conduct and supervise all the construction works of the proposed new building over the schedule property and to pay him or them necessary fees and remuneration as and when my said attorney shall deem fit and proper on my behalf.

9. To swear any Affidavit, Declaration, undertaking and to submit the same before any court of law on my behalf.
10. To submit any documents, papers, relating to my said property before any competent court of law on my behalf.
11. To collect and receive any documents, order, decree and judgement relating to my said property from any competent court of law in respect of my schedule mentioned property on my behalf.
12. To file any revisional application, motion, appeal before any higher court of law challenging any order, decree, judgement, if passed by any court of law, relating to the schedule property on my behalf.
13. To compromise or compound any case, differences, misunderstanding, problem or dispute with any person or persons authority, organization relating to the said property on my behalf.
14. To appoint and engage any Engineer, Architect/L.B.S. and to conduct and supervise all the construction works of the proposed new building over the schedule property and to pay him or them necessary fees and remuneration as and when my said attorney shall deem fit and proper on my behalf.

15. To prepare or draw and make any building plan through any architect, engineer, L.B.S. and to submit the same before the competent authority of Kolkata Municipal Corporation for getting sanction thereof to construct of proposed building complex in respect of the schedule property and to put its signature on such plan in my name and on my behalf.
16. To deposit and pay all the sanction charges, fees and other costs thereof to the concerned authority and collect the sanction of such building plan on my behalf.
17. To decide and settle the name of the apartment/building to be constructed over the schedule property at his own choice and to make design, drawing of the building as per choice & decision of said attorney on my behalf.
18. To construct the said proposed building by using good quality of building materials and other things in the said building and also shall engage all the required men, mistries, electrician, carpenter, plumber and other men as per their own responsibility and choice or desire and also shall bear all the costs therefore.
19. To collect any consent or permission from any concern for getting any permit of any materials on my behalf.

20. To engage any person or person or any firm or concern for demolishing the old existing structure standing in said schedule property and to pay proper remuneration or wages, fees, charges to such person or persons on my behalf.
21. To sell, convey or dispose of all the debris and broken articles of such old demolished structure over the schedule property to any person or persons and receive and collect all the sale proceeds thereof as and when my said attorney shall think fit and proper on my behalf.
22. To settle the sale price in respect of flat/flats and other covered areas in respect of developer's allocation in the proposed building over the schedule property as per conditions of the said development agreement on my behalf.
23. To negotiate with any intending purchaser/purchasers for such sale of respective portions of Developer's allocated portion in the proposed building to be raised on my schedule property or portion thereof and to execute and enter into any agreement for sale with any intending purchaser or purchasers and put proper signature over such agreement and other documents in my and on my behalf.

24. To receive and collect all advance amount, earnest money, or the total consideration price from such intending purchaser or purchasers in respect of any respective portion developer's allocation of the proposed building to be made and constructed over the schedule mentioned property and to issue proper receipt thereof and acknowledge the same on my behalf.

25. To appear and represent me before any Registration Office and register the necessary Sale Deed and other documents for transfer of respective flats and other areas of the developer's allocation in the proposed building, and put its/his seal and signature on such deed and other relevant documents in my name and on my behalf.

26. To issue any possession letter and hand over the possession of respective flats to the respective purchaser or purchasers on my behalf.

**AND GENERALLY** to do all other acts, deeds, matters & things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to the said schedule property fully and effectually in pursuance to this power or authority conferred upon him to do the same which I could do if I would personally present.

**AND** I do hereby agree and undertake to ratify and confirm all and whatsoever bonafide acts, deeds and things lawfully done by my said attorney shall be construed as acts, deeds

and things done by myself to all intents and purposes as if I would personally present.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of bastu land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with the old two storied building standing thereon containing 750 sq.ft. on ground floor and 750 sq.ft. on first floor with cemented flooring, total 1500 sq.ft. more or less (occupied by tenant SUKANTO CHAKRABORTY on ground floor) being Plot No.600, of CIT Scheme XVB in southern Division of Kolkata, Dihi Panchannagram, P.S. Rabindra Sarobar (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at Premises No.115E, Rash Behari Avenue, Kolkata-700026, within Kolkata Municipal Corporation, Ward No.85, vide Assessee No.110852100230, District South 24-Parganas. Butted and bounded by :

NORTH : 62, Mahanirvan Road.

SOUTH : 20' feet wide K.M.C. Road.

EAST : 115F, Rash Behari Avenue.

WEST : 63A, Mahanirvan Road & 113, Rash Behari Avenue.

**IN WITNESS WHEREOF** I the executant herein have put my hand & signature on this the 21<sup>st</sup>. Day of December, 2023.

**WITNESSES:**

1. R.K. Gupta  
Advocate  
Alipore Police Court  
Kol-27

Nirmal Abten

**SIGNATURE OF THE EXECUTANT**

This Power is accepted by me:

2. Soma Naskar  
Adv.

Shri Srishti

Alipore Police Court  
Kol-27

Jayati Roy  
Partner

.....  
SIGNATURE OF THE ATTORNEY

Drafted by :

R.K. Gupta



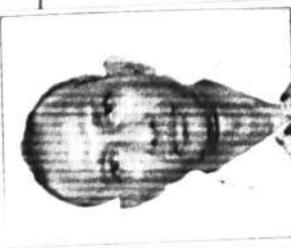
Computer Printed by:

**KALA CHAND ROY**  
Alipur Police Court,  
Kolkata-700027.

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	right hand				

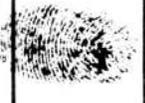
Name .....

Signature .....

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	right hand				

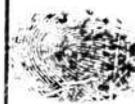
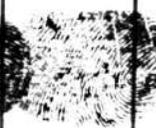
Name .....

Signature *N. S. ...*

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	left hand				
	right hand				

Name .....

Signature *S. ...*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name .....

Signature *Jayati Roy*



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	8003136951/2023	Office where deed will be registered
Query Date	21/12/2023 1:13:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	R K GUPTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830142188, 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. 3,23,74,691/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
Mutation Fee Payable	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]:- 160415354/2023	

**Land Details :**

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, Road Zone : (Sarat Bose Road Crossing -- Triangular Park (Ward No 85,86,90,68)) , , Premises No: 115E., Ward No: 085 P/in Code : 700026

Sch No	Plot Number	Khatian Number	Land Proposed: ROR	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 3 Chatak 30 Sq Ft	1/-	3,13,87,503/-	Width of Approach Road: 20 Ft., , Project Name :	
<b>Grand Total :</b>						<b>1 /-</b>	<b>313,87,503 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	9,87,188/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>	<b>1500 sq ft</b>	<b>1 /-</b>	<b>9,87,188 /-</b>		

## Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	NURUL ABSAR Son of Late KALIMUDDIN AHMED13A, COLONEL BISWAS ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.::: ADxxxxx4C, 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	SHRI SRISHTI D/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.::: AExxxxx8R, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

## Representative Details :

SI No	Name & Address	Representative of
1	SANJOY ROY Son of MRINAL KANTI ROYD/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::: AExxxxx2A, Aadhaar No Not Provided	SHRI SRISHTI (as PARTNER)
2	JAYATI ROY Wife of SANJOY ROYD/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::: AGxxxxx6M, Aadhaar No Not Provided	SHRI SRISHTI (as PARTNER)

## Identifier Details :

Name & address
Mr R K GUPTA Son of Late R P GUPTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of NURUL ABSAR, SANJOY ROY, JAYATI ROY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-5.32813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-1500.00000000 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 20-01-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 20-01-2024)
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.



## Major Information of the Deed

Deed No :	I-1604-15369/2023		Date of Registration	21/12/2023
Query No / Year	1604-8003136951/2023		Office where deed is registered	
Query Date	21/12/2023 1:13:35 PM		D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	R K GUPTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830142188, Status :Advocate			
Transaction	[0138] Sale, Development Power of Attorney after Registered			
Development Agreement	Additional Transaction			
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]			
Rs. 2/-	Market Value			
Stampduty Paid(SD)	Rs. 3,23,74,691/-			
Rs 100/- (Article:48(g))	Registration Fee Paid			
Remarks	Rs. 53/- (Article:E, E, M(b))			
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160415354/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)			

### Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, Road Zone : (Sarat Bose Road Crossing -- Triangular Park (Ward No 85,86,90,68)) , , Premises No: 115E., Ward No 085 Pin Code : 700026

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	3 Katha 3 Chatak 30 Sq Ft	1/-	3,13,87,503/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					1/-	313,87,503 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	9,87,188/-	Structure Type: Structure

Gr Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No. 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Total	1500 sq ft	1 /-	9,87,188 /-
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## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature	Name	Photo	Finger Print	Signature
1	<p><b>NURUL ABSAR</b> Son of Late KALIMUDDIN AHMED Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p> <p>13A, COLONEL BISWAS ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Muslim, Occupation: Business, Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p>				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>SHRI SRISHTI</b> D/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AExxxxx8R,Aadhaar No Not Provided, Status Organization, Executed by: Representative</p>

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Name	Photo	Finger Print	Signature
1	<p><b>SANJOY ROY (Presentant )</b> Son of MRINAL KANTI ROY Date of Execution - 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 , Place of Admission of Execution: Office</p> <p>D/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AExxxxx2A,Aadhaar No Not Provided Status : Representative, Representative of : SHRI SRISHTI (as PARTNER)</p>				
2	<p><b>JAYATI ROY</b> Wife of SANJOY ROY Date of Execution - 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 , Place of Admission of Execution: Office</p>				

D/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx6M,Aadhaar No Not Provided Status : Representative of : SHRI SRISHTI (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr R K GUPTA</b> Son of Late R P GUPTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S.-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
Identifier Of NURUL ABSAR, SANJOY ROY, JAYATI ROY	21/12/2023	21/12/2023	21/12/2023

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-5.32813 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-1500.00000000 Sq Ft

**Endorsement For Deed Number : I - 160415369 / 2023**

On 21-12-2023

**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 14:09 hrs on 21-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SANJOY ROY .

**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 3,23,74,691/-

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

Execution is admitted on 21/12/2023 by NURUL ABSAR, Son of Late KALIMUDDIN AHMED, 13A, COLONEL BISWAS ROAD, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Muslim, by Profession Business

Indetified by Mr R K GUPTA, , Son of Late R P GUPTA, 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 21-12-2023 by SANJOY ROY, PARTNER, SHRI SRISHTI, D/41, BAGHAJATIN STATION ROAD, City:- P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

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

Execution is admitted on 21-12-2023 by JAYATI ROY, PARTNER, SHRI SRISHTI, D/41, BAGHAJATIN STATION ROAD, City:- P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr R K GUPTA, , Son of Late R P GUPTA, 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 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 25945, Amount: Rs.100.00/-, Date of Purchase: 19/12/2023, Vendor name: SUBHANKAR DAS

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2023, Page from 469788 to 469816  
being No 160415369 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.12.21 15:29:03 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 21/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.