

13089/2021

T-12348/2021,



পশ্চিমবঙ্গ পঞ্জিকে বাংলা WEST BENGAL

AU 044485

AU

Certified that the document is identical the  
Registration. The signature bears and the  
enclosure of the document is in accordance with the  
document of the Registration. IV July

District: Sub-Registrar - IV  
Registrar U/S 7 (2) of  
Registration 1908  
Albion, South 24 Parganas

59 (DEA) 324

**GENERAL POWER OF ATTORNEY**

**(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)**

KNOW ALL MEN BY THESE PRESENTS that I, SRI SUDIP BHATTACHARJEE, son of Late Keshabanandana Bhattacharjee, by faith - Hindu, by occupation - Service, having AHPBPB6673N & Aadhaar No. 9759 5396 4287, residing at 14, North Road, Kolkata - 700032, P.S.: Jadavpur, in the District of South 24 Parganas, SEND GREETINGS

Contd.... Pg/2

WHEREAS I, the Constituent/executant absolutely seized and possessed and/or otherwise well sufficiently entitled to ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less together with two storied building standing thereon measuring about 800 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S.Jadavpur,now within the local limits of the Kolkata Municipal Corporation under Ward No.93,having Municipal Assessee No.21-093-07-0100-2, in the District of South 24-Parganas, which is morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property".

AND WHEREAS I, Constituent/executant entered into an Agreement for Developement on 9th day of December,2024, with the present Developer i.e. the Constituted Attorney for Developement of a residential building upon the land of ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less together with two storied building standing thereon measuring about 800 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032,P.S.Jadavpur,now within the local limits of the Kolkata Municipal Corporation under Ward No.93,having Municipal Assessee No. 210930700370,in the District of South 24-Parganas and the said Agreement for Development was registered on the even date in the

office of the District Sub-Registrar-IV at Alipore and recorded therein in Book No.1, Being No.12737 for the year 2024 and for effectuate the said terms and conditions of the said Agreement for Developement the present constituent execute the present power of Attorney in favour of the Developer.

AND WHEREAS the present Constituent/executant entered into an Agreement for Developement on 9th day of Decemober 2024 with the present Developer "KRISHNA",a Partnership Firm having its Permanent Account No. ABUFM5718Q & GSTIN:19ABUFM5718Q1Z3 and its registered office at 156, Prince Golam Hossain Shah Road, Kolkata-700 032,P. S.Jadavpur, in the District of South 24-Parganas,at present represented by its partners namely (1)SRI BIJOY SINGH, son of Late Nandalal Singh,by faith-Hindu, by occupation-Business, having Permanent Account No.ETCPS5363B & Aadhaar No.8645 6342 9161, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur,in the District of South 24-Parganas and (2)SRI BIKASH SINGH,Son of Alakh Singh, by faith-Hindu, by occupation-Business, having Permanent Account No.GOZPS0726E & Aadhaar No. 5973 2114 8308, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032,P. S. Jadavpur,in the District of South 24-Parganas i.e. the Constituted Attorney for Developement of a multi storied residential building upon ALL THAT piece and parcel of homestead land measuring 4 Cottahs.9 Chittacks 20 Square feet be the same a

little more or less together with two storied building standing thereon measuring about 1600 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur, now within the local limits of the Kolkata Municipal Corporation under Ward No.93,having Municipal Assessee No. 210930700370, in the District of South 24-Parganas and the said Agreement for Development was executed on the even date and for effectuate the said terms and conditions of the said agreement for developement the present constituent execute the present power of Attorney in favour of the Developer and the said Agreement for Development was registered on 09.12.2024 in the office of the District Sub-Registrar-IV at Alipore and recorded therein in Book No.I, Being No. 12737 for the year 2024 and for effectuate the said terms and conditions of the said Agreement for Developement the present constituent execute the present power of Attorney in favour of the Developer..

NOW KNOW I ALL AND THESE PRESENTS WITNESSETH that I do hereby appoint, nominate, constitute and authorise "KRISHNA",a Partnership Firm having its Permanent Account No. ABUFM5718Q & GSTIN:19ABUFM5718Q1Z3 and its registered office at 156,Prince Golam Hossain Shah Road, Kolkata-700 032, P.S. Jadavpur, in the District of South 24-Parganas,at present represented by its partners namely (1)SRI BIJOY SINGH, son of Late

Nandalal Singh, by faith-Hindu, by occupation-Business, having Permanent Account No.ETCPS5363B & Aadhaar No.8645 6342 9161, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas and (2)SRI BIKASH SINGH, Son of Alakh Singh, by faith-Hindu, by occupation-Business, having Permanent Account No.GOZPS0726E & Aadhaar No. 5973 2114 8308, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas, as my true and lawful ATTORNEY for me, in my name, on my behalf and in my place to do or commit or cause to be done or committed the following acts, deeds and things in respect of ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less together with two storied building standing thereon measuring about 800 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S.Jadavpur, now within the local limits of the Kolkata Municipal Corporation under Ward No.93, having Municipal Assessee No. 210930700370, in the District of South 24-Parganas, as per Development Agreement dated 9th day of December 2024 and the said Agreement for Development was registered on 09.12.2024 in the office of the District Sub-Registrar-IV at Alipore and recorded therein in Book No. I, Being No. 12737 for the year 2024, that is to say:-

Ritony Singh

1. To draw, prepare and complete a building plan through an Architect for the said premises.
2. To make necessary application to the C.E.S.C. and other concerned authorities for obtaining electric power for the said premises.
3. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of the Kolkata Municipal Corporation in connection with assessment of Municipal rates and taxes or in connection with any matter or any way concerning rates and taxes or in any way concerning of the said premises.
4. To receive and reply to any notice to stop work or demolition notice or show cause notice issued by the Kolkata Municipal Corporation or any other statutory body or state Government and attend all hearings of the all such notice before the concerned Authority of Sanctioning authority or the hearing officer(Buildings) or any other special officer for the purpose and to appeal before all or any others passed by any of the above person or authorities before building Tribunal or City Civil Court or the Hon'ble High Court or the Hon'ble Supreme Court and to conduct the same on our behalf.

5. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/or other inputs and facilities required from the appropriate bodies and/or authorities.
6. To supervise, manage, maintain and superintend the affairs in relation to the said property or ancillary thereto and to construct the new multi storied multi unit building upon the said premises by demolishing the old structure standing thereon.
7. To appear and represent me for all concern and to produce, give inspection and file any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, The Kolkata Municipal Corporation, K.I.T., K.M.D.A., Fire Brigade, C.E.S.C., Land Acquisition Department or any other appropriate authority or authorities.
8. To institute; commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokalatnama and other authorities, to act and plead; to sign and verify all plaints, written statements, verifications, petitions, objections and other pleadings and also to

present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from and Court, Office or Opposite Party either in execution of decree or order or otherwise our said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

9. To appoint, engage on my behalf Advocates, Solicitors or Counsel whenever my said Attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
10. To enter into Agreement for Sale in respect of the Developer Allocation of the said premises or any part or portion thereof with any intending Purchaser or Purchasers on such terms as my said Attorney in his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
11. To receive from the intending Purchaser or Purchasers any money that would be paid to my said Attorney by them as

consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof in respect of entire constructed area as described in the said bilateral Development Agreement.

12. To sign and execute all agreement for sale, deed of conveyance in favour of the intending Purchaser or Purchasers in respect of the developer allocation of the said property or any part or portion thereof receiving the consideration money and admit execution thereof on my behalf and present such agreements, deeds, papers, writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office which our said Attorney shall consider necessary for the transferring and/or conveying the said property or any part or portion thereof to the Purchaser or Purchasers.
13. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.

14. To appoint and arrange from time to time architects, engineers, contractors, supervisors, laboour contractor and/or other person or persons on such terms as my said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.
15. To sign execute submit and receive building plans documents statements, paper, undertakings, Affidavit and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by The Kolkata Municipiapl Corporation for construction and developement of the said premises as per building plan as per provision of the Building Rules thereunder written and/or making construction and/or erection of an multi storied building upon the said land and to appear and represent me before any Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all boundary declarations, Deed of Amalgamation, splayed corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and signed by the said Attorney in any manner concerning sanction of the building plan in respect of the said premises

and to appoint and arrange from time to time architects, engineers, contractors, supervisions and/or other person or persons on such terms as my said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.

16. And Generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as I myself could have done the same if I am personally present.

AND I do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

AND I, do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power,

Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less together with two storied building standing thereon measuring about 800 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93,having Municipal Assessee No. 210930700370, in the District of South 24-Parganas,which is butted and bounded in the manner following :-

- On the North : By Premises No. 14A, North Road;
- On the South : By Premises no. 13B, Central Road;
- On the East : By Premises No.6B, North Road;
- On the West : By K. M. C. Road.

IN WITNESS WHEREOF We have set and subscribe our hands  
hereunto this the 9th day of December, 2024.

SIGNED AND DELIVERED BY THE  
WITHIN NAMED EXECUTANTS IN  
THE PRESENCE OF :-

WITNESSES :-

1. Arup Bhattacharya.

14, North Road.

Jadavpur.

Kol-32.

2. Arup Bhattacharya

156 P.C.H. Shah

Rd Kol-70032

Sudip Bhattacharya

SIGNATURE OF THE EXECUTANT

1.

KRISHNA

Bikash Singh

2.

Partner

KRISHNA

Arup Bhattacharya

Partner

SIGNATURE OF THE CONSTITUTED

ATTORNEY

DRAFTED BY :

(Bijoy Shaw)

ADVOCATE  
JUDGES COURT, ALIPORE,  
KOLKATA - 700 027  
W.B. 725/1999.

TYPED BY :

Jharna Chowdhury  
JHARNA CHOWDHURY  
JADAVPUR, KOLKATA - 32

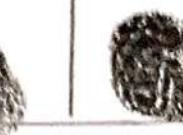
Name:

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand					



Name: **SUDIP BHATTACHARYA**

Signature: *Sudip Bhattacharya*

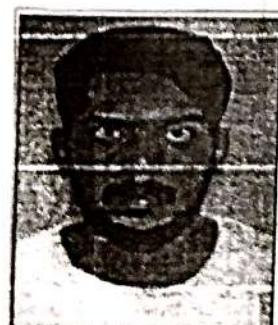
	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand					



Name: **BISHOY SINGH**

Signature: *Bishoy Singh*

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand					



Name: **BIKASH SINGH**

Signature: *Bikash Singh*

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand					

Signature: *Bikash Singh*

### Major Information of the Deed

Deed No./Year	I-1604-12748/2024	Date of Registration	16/12/2024
Query Date	1604-8003119192/2024	Office where Deed is registered	
Applicant Name, Address & Other Details	BIJOY SHAW ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874402489, Status : Advocate	Deed No./Year	09/12/2024 1:12:10 PM
Deed No./Year		Office where Deed is registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
<p><b>Transaction:</b> [0138] Sale, Development Power of Attorney after Registered Development Agreement</p> <p><b>Settlement Value:</b> Rs. 10,000/-</p> <p><b>Stamp Duty Paid (SD):</b> Rs. 100/- (Article:48(g))</p> <p><b>Remarks:</b> Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412737/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip,(Urban area)</p>			

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: North Road, Premises No: 14, , Ward No: 093 Pin Code : 700032

Sch. No.	Plot Number	M.Khatian Number	Land Use Proposed (ROR)	Area of Land	Set Fair Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 9 Chatak 20 Sq Ft	9,000/-	82,62,499/-	Property is on Road , Project Name :
<b>Grand Total :</b>				7.574Dec	9,000/-	82,62,499/-	

#### Structure Details :

Sch. No.	Structure Details	Area of Structure	Set Fair Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1,000/-	6,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
	<b>Total :</b>	800 sq ft	1,000/-	6,00,000/-	

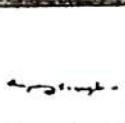
### Principal Details:

S.I. No. Name, Address, Photo, Date of Execution, Signature			
1	Name	Photo	Signature
Mr SUDIP BHATTACHARJEE Son of Late KESHABANANDANA BHATTACHARJEE Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office			<i>Sudip Bhattacharjee</i>
	09/12/2024	09/12/2024 LTI	09/12/2024
14, NORTH ROAD, City:-*, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AHxxxxxx3N, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admlssion: 09/12/2024 .Place : Office			

**Attorney Details :**

Sl. No	Name, Address, Photo, Fingerprint and Signature
1	<b>KRISHNA</b> 156,PRINCE GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.: ABxxxxxx8Q, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details:

SI No.	Name	Photo	Finger Print	Name, Address, Photo, Fingerprint and Signature	
				Signature	Date
1	<b>Mr BIJOY SINGH (Presentant )</b> Son of Late NANDAL SINGH Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office		 Captured		09/12/2024
		Dec 9 2024 1:28PM	L11		09/12/2024
158, PRINCE GOLAM HOSSAIN SHAH 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.: ETxxxxxx3B, Aadhaar No Not Provided Status : Representative, Representative of : KRISHNA (as PARTNERS)					

2	Name	Photo	Finger Print	Signature
				<i>Bikash Singh</i>
Mr BIKASH SINGH Son of Mr ALAKH SINGH Date of Execution - 09/12/2024, Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office				
Date 09/12/2024 1:29PM LTI 09/12/2024		09/12/2024		
156, PRINCE GOLAM HOSSAIN SHAH 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.: GOxxxxxx6E, Aadhaar No Not Provided Status: Representative, Representative of : KRISHNA (as PARTNERS)				

Identifier Details :				
Name	Photo	Finger Print	Signature	
BIJOY SHAW Son of Late H P SHAW ALIPORE JUDGES COURT, City: -, P.O.: ALIPORE, P.S.: Alipore, District: -South 24 -Parganas, West Bengal, India, PIN: 700027		 Captured		
	09/12/2024	09/12/2024	09/12/2024	
Identifier Of Mr SUDIP BHATTACHARJEE, Mr BIJOY SINGH, Mr BIKASH SINGH				

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDIP BHATTACHARJEE	KRISHNA-7.57396 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDIP BHATTACHARJEE	KRISHNA-800.0000000 Sq Ft

Endorsement For Deed Number : I - 160412748 / 2024

On 09/12/2024

**Certificate of Admissibility (Rule 48 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) W.B. Registration Rules 1962**

Presented for registration at 13:15 hrs on 09-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BIJOY SINGH ,

**Certificate of Market Value (W.B. P.U.V. Rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 88,62,499/-

**Admission of Executor Under Section 58 W.B. Registration Rules 1962**

Execution is admitted on 09/12/2024 by Mr SUDIP BHATTACHARJEE, Son of Late KESHABANANDANA BHATTACHARJEE, 14,NORTH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indentified by BIJOY SHAW, , , Son of Late H P SHAW, ALIPORE JUDGES 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 09-12-2024 by Mr BIJOY SINGH, PARTNERS, KRISHNA, 156,PRINCE GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indentified by BIJOY SHAW, , , Son of Late H P SHAW, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2024 by Mr BIKASH SINGH, PARTNERS, KRISHNA, 156,PRINCE GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indentified by BIJOY SHAW, , , Son of Late H P SHAW, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 2411, Amount: Rs.100.00/-, Date of Purchase: 09/12/2024, Vendor name: A K Samajpati

(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 1604-2024, Page from 364789 to 364810  
being No 160412748 for the year 2024.



(Anupam Halder)  
Digitally signed by Anupam Halder  
Date: 2024.12.09 14:28:28 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 09/12/2024  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**  
**West Bengal.**



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8003119192/2024	Office where deed will be registered
Query Date	09/12/2024 1:12:10 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BIJOY SHAW ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874402489, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement*		
Set Forth Value	Market Value	
Rs. 10,000/-	Rs. 88,62,499/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article: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]:- 160412737/2024	

**Land Details :**

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: North Road,  
Premises No: 14, , Ward No: 093 Pin Code : 700032

Sch. No	Plot No.	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 9 Chatak 20 Sq Ft	9,000/-	82,62,499/-	Property is on Road , Project Name :
Grand Total :				7.574Dec	9,000/-	82,62,499/-	

**Structure Details :**

Sch. No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1,000/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	800 sq ft	1,000/-	6,00,000/-	

Principal Details :

Sl. No	Name & address	Status	Execution Admission Details
1	Mr SUDIP BHATTACHARJEE Son of Late KESHABANANDANA BHATTACHARJEE14,NORTH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: AHxxxxxx3N,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 :

Sl. No	Name & address	Status	Execution Admission Details
1	KRISHNA 156,PRINCE GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.: ABxxxxxx8Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl. No	Name & Address	Representative of
1	Mr BIJOY SINGH Son of Late NANDALAL SINGH156,PRINCE GOLAM HOSSAIN SHAH 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.: ETxxxxxx3B,Aadhaar No Not Provided	KRISHNA (as PARTNERS)
2	Mr BIKASH SINGH Son of Mr ALAKH SINGH156,PRINCE GOLAM HOSSAIN SHAH 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.: GOxxxxxx6E,Aadhaar No Not Provided	KRISHNA (as PARTNERS)

Identifier Details :

Name & address
BIJOY SHAW Son of Late H P SHAW ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SUDIP BHATTACHARJEE, Mr BIJOY SINGH, Mr BIKASH SINGH