

I-12818/22

09/11/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 632500

09/11/2022
 8-8003145974

that the document is admitted the
 registration. The signature sheets and the
 are attached with the
 etc.

District Sub-Registrar
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 04 NOV 2022

DEVELOPMENT POWER OF ATTORNEY

1996

02 NOV 2022

No.....Rs. 100/- Date.....

Name : Anup Kumar Pal.

Address : 20/5, Pauchanantala Road
P.S. Kake Kot-29

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kot-27



Sanjay Kr Basu
S/O Lt N.K. Basu
Alipore Police Court
Kot-27

District Sub-Registrar-IV
Registrar US 7 (2) of
Registration 1908
Alipore, South 24 Parganas

04 NOV 2022

THIS DEVELOPMENT POWER OF ATTORNEY made this the 4th day of November, Two Thousand Twenty Two (2022) BY 1) SRI TAPAN KUMAR CHAKRABORTY, (PAN – ACMPC4252C), (Aadhaar No.239456625970), 2) SRI KAMAL CHAKRABORTY, (PAN – ACSPC7171L), (Aadhaar No.550882473040), both sons of Late Banamali Chakraborty, 3) SMT SUSMITA CHAKRABORTY, (PAN – ARUPC1400H), (Aadhaar No.829287677457), wife of Late Sajal Chakraborty, 4) SMT SUVRIMA CHAKRABORTY, (PAN – COEPC5489R), (Aadhaar No.327161813070), daughter of Late Sajal Chakraborty, all are residing at 168, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, 5) SMT. JAYASRI CHAUDHURI, (PAN – AJHPC5980B), (Aadhaar No.266190497385), wife of Sri Kumaresh Chandra Chaudhuri, residing at “Benoy Nilay”, 45/5, Vivekananda Sarani, Garfa, Doctor Bagan, P.O. Haltu, P.S. Kasba, Kolkata – 700078, all by faith Hindu, by Nationality Indian, by occupation Service and Housewife respectively.

WHEREAS one Tarachand Agarwala took on lease in respect of Bastu land measuring more or less 9 Cottahs 14 Chittaks 7 Sq. Ft. being Plot No.168, Pillar No.172, together with structure standing thereon lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, in the District South 24-Parganas, by virtue of a registered Deed of Lease dated 29.08.1961 which was duly registered in the office of the S.R. Alipore, recorded in Book-I, Volume No.142, pages 1 to 7, Being No.7183, for

the year 1961 which was subsequently absolutely transferred to one Banamali Chakraborty, now deceased, together with all right, title and interest in respect of the said property.

AND WHEREAS while seized and possessed of the aforesaid property said Banamali Chakraborty died intestate on 29.08.2005 leaving behind his three sons and one daughter namely Sri Tapan Kumar Chakraborty (the Principal No.1 herein), Sajal ~~Kumar~~ Chakraborty, since deceased, Sri Kamal Chakraborty (the Principal No.2 herein) and Smt. Jayasri Chaudhuri (the Principal No.5 herein), as his only legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956.


AND WHEREAS with a view to construct of a new multi storied building upon a portion out of the aforesaid total inherited property, the Owner No.1, 2, 5 & said Sajal ~~Kumar~~ Chakraborty jointly entered into a Development Agreement dated 27.01.2008 with the Developer herein in respect of a portion of Bastu land measuring more or less 5 Cottahs being Plot No.168, Pillar No.172, together with structure standing thereon lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, in the District South 24-Parganas.

AND WHEREAS while seized and possessed of the undivided 1/4th share out of the aforesaid property, the said Sajal ~~Kumar~~ Chakraborty died

intestate on 03.08.2022 leaving behind his wife and one daughter namely Smt Susmita Chakraborty and one daughter Smt Suvrima Chakraborty (the Principal No.3 & 4 herein), as his only legal heirs and successors to inherit his undivided 1/4th share out of the aforesaid property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS since then, we, the Principals herein have been seizing and possessing our remaining portion of inherited Bastu land measuring more or less 4 Cottahs 14 Chittaks 7 Sq. Ft. being Plot No.168, Pillar No.172, together with structure standing thereon lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, in the District South 24-Parganas, morefully described in the Schedule hereunder written without any claim, demand, attachments, encumbrances whatsoever from any corner by paying rents and taxes to the appropriate authorities.

NOW KNOWN ME ALL THESE PRESENTS WITNESSETH That owing to our personal inconvenience we unable to properly look after our aforesaid landed property under our possession and as such we do hereby nominate, constitute and authorize 1) SRI ANUP KUMAR PAL, (PAN – AFUPP1863P), (Aadhaar No.977069007341), son of Late Sushil Chandra Pal,¹ residing at 20/5, Panchanantala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700029, 2) SMT. BIJOYA GUHA, (PAN –

ADYPG4602P), (Aadhaar No.689530583853), wife of Sri Rajat Guha, residing at 1, Eastern Park, Block – G, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, 3) **SMT. KANAK BHATTACHARYA**, (PAN – AEHPB2130H), (Aadhaar No.464150659987), wife of Late Nirmal Bhattacharya, residing at Flat No.3A, P-14, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, being the sole Partners of **M/S ESQUIRE CONSTRUCTION**, (PAN – AABFE2226K), a Partnership Firm having its office at 20/5, Panchanantala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700029, at present at 2/61A, Sree Colony, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, as our true and lawful **ATTORNEY** for and on our behalf in our names as per terms and conditions of the Development Agreement dated 04.11.2022  executed between ourselves and **“M/S ESQUIRE CONSTRUCTION”**, a Partnership Firm, having its registered office at 20/5, Panchanantala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700029, at present at 2/61A, Sree Colony, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, and to do perform and execute all or any of the following acts, deeds and things in respect of the schedule below property that is to say:-

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on our behalf.
2. To appoint Engineers, Architects and their agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to make all payment of their fees and

charge as such Architects, Engineers and their agent or agents and/or sub-Contractors, for and on our behalf.

3. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts, deed of Declarations or such other deeds or documents or papers or writings of whatsoever manner or nature that is required to be done by the K.M.C. authority or any other authorities of whatsoever manner or nature and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.
4. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the KMC for and on our behalf.
5. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said premises which is morefully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law. To appear, file and defend any case or cases of whatsoever

manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.

6. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper on our behalf.
7. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and sole name thereof for and on our behalf.
8. To represent us in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or nature so as to dispose of his allocation i.e. the Developer's Allocation in the said premises according to the terms and conditions of the Development Agreement. And to that effect to

sign, present, execute and deliver the contracts, agreements and/or any other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-Registrar or District Registrar or Registrar of Assurances or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, Deed of Conveyance, Deed of Sale and/or Deed of Transfer and to do all such acts, deeds and things for and on our behalf as the said Attorney in their absolute discretion shall think fit and proper to fulfill our interest in all respect. The Developer shall have all right to sell the Developer's Allocation only of the proposed building.

9. We, the Principals herein entered into a registered Development Agreement dated 04-11-2022 which was duly registered in the



office of the DSR-IV, Alipore recorded in Book-I, Being No. 12803, for the year 2022 with the said Partnership Firm, mentioned as the Developer and for which we have also been paid the Stamp duty against the market value to the registration Office which was assessed by the concerned authority.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring more or less 4 (Four) Cottahs 14 (Fourteen) Chittaks 7 (Seven) Sq. Ft. being Plot No.168, Pillar No.172, together with brick built tile shed structure standing thereon measuring more or less 800 Sq. Ft. lying and situate at Mouza – Baderaipur, P.S. Tollygunge now Jadavpur, J.L. No.34, Touzi No.151, within the limits of the Kolkata Municipal Corporation, Ward No.96, being Premises No.176/14/168, Raipur Road, having its Postal Address 168, Regent Estate, Kolkata – 700092, having its Assessee No.21-096-07-0080-6, in the District South 24-Parganas which is butted and bounded by:-

On the North : Premises No.164, Regent Estate.

On the South : Existing land at Premises No.176/14/168A, Raipur Road.

On the East : Premises No.176/14/167, Raipur Road.

On the West : 40' ft. wide Road.

IN WITNESS WHEREOF we, the above named Principals have hereunto set and subscribed our respective hands and seal on the day month and year first above written. *Stor - 4/11/00 RR*

WITNESSES:

1. Rajat Guha.	Tapan Kumar Chakraborty
1. Eastern Park.	Kamal Chatterjee
Deoghata G. Road	Subrata Chakraborty
Kol - 86	

2. Kumari Chandra Chaudhary.
45/5, Vivekananda Sarani
Bara Satra Bagani
Kolkata - 700078

Susmita Chakraborty
Jayasri Chaudhuri

SIGNATURE OF THE PRINCIPALS.

Drafted by me:
Sanjay Kr Basu
Scribe Alipore
Alno - 6/127
Alipore Police Court
Kor - 27

For ESQUIRE CONSTRUCTION
Anup Kumar Pal.
Partner

For ESQUIRE CONSTRUCTION
Bijoya Guha

For ESQUIRE CONSTRUCTION
Kanak Bhattacharya
Partner

SIGNATURE OF THE ATTORNEY:

Printed by me:
Ashis Kr. Mondal,

(ASHIS KR. MONDAL)
Alipore Police Court,
Kolkata - 700027.



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

Query No / Year	8003145974/2022	Office where deed will be registered
Query Date	04/11/2022 1:34:06 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S K Basu Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830151419. Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 74,69,813/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412803/2022	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Regent Estate), Premises No: 176/14/168, Ward No: 096 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 14 Chatak 7 Sq Ft	1/-	72,53,813/-	Width of Approach Road: 40 Ft., Project Name :
Grand Total :				8.0598Dec	1/-	72,53,813 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq FL	1/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1/-	2,16,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	TAPAN KUMAR CHAKRABORTY Son of Late BANAMALI CHAKRABORTY 168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	KAMAL CHAKRABORTY Son of Late BANAMALI CHAKRABORTY 168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SUSMITA CHAKRABORTY Wife of Late SAJAL KUMAR CHAKRABORTY 168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	SUVRIMA CHAKRABORTY Daughter of Late SAJAL KUMAR CHAKRABORTY 168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: COxxxxxx9R,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	JAYASRI CHAUDHURI Wife of KUMARESH CHANDRA CHAUDHURI 45/5, VIVEKANANDA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx0B,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	ESQUIRE CONSTRUCTION 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL 20/5, PANCHANANTALA ROAD, City:- P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx3P,Aadhaar No Not Provided	ESQUIRE CONSTRUCTION (as PARTNER)
2	BIJOYA GUHA Wife of RAJAT GUHA 1, EASTERN PARK, City:- , P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx2P,Aadhaar No Not Provided	ESQUIRE CONSTRUCTION (as PARTNER)
3	KANAK BHATTACHARYA Wife of Late NIRMAL BHATTACHARYA P-14, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx0H,Aadhaar No Not Provided	ESQUIRE CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Mr Sanjay Kr Basu Son of Late N K Basu Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Allipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of TAPAN KUMAR CHAKRABORTY, KAMAL CHAKRABORTY, SUSMITA CHAKRABORTY, SUVRIMA CHAKRABORTY, JAYASRI CHAUDHURI, ANUP KUMAR PAL, BIJOYA GUHA, KANAK BHATTACHARYA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-1.61196 Dec
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-1.61196 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 04-12-2022)
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-1604-12818/2022	Date of Registration	04/11/2022
Query No / Year	1604-8003145974/2022	Office where deed is registered	
Query Date	04/11/2022 1:34:06 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S K Basu Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830151419, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 74,69,813/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160412803/2022 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: Raipur Road (Regent Estate), , Premises No: 176/14/168, , Ward No: 096 Pin Code : 700092



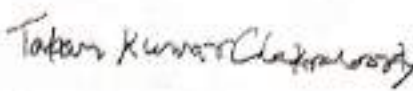


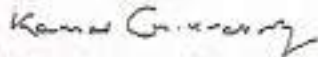


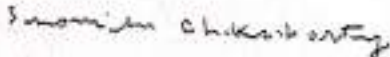
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 14 Chatak 7 Sq Ft	1/-	72,53,813/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :				8.0598Dec	1/-	72,53,813 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1/-	2,16,000 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<p>TAPAN KUMAR CHAKRABORTY (Presentant) Son of Late BANAMALI CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>	 04/11/2022	 LTI 04/11/2022	 04/11/2022
<p>168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>				
2	<p>KAMAL CHAKRABORTY Son of Late BANAMALI CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>	 04/11/2022	 LTI 04/11/2022	 04/11/2022
<p>168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>				
3	<p>SUSMITA CHAKRABORTY Wife of Late SAJAL KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>	 04/11/2022	 LTI 04/11/2022	 04/11/2022
<p>168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
SUVRIMA CHAKRABORTY Daughter of Late SAJAL KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office	 <small>04/11/2022</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>

168, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: COxxxxxx9R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office

Name	Photo	Finger Print	Signature
JAYASRI CHAUDHURI Wife of KUMARESH CHANDRA CHAUDHURI Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office	 <small>04/11/2022</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>

45/5, VIVEKANANDA SARANI, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx0B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ESQUIRE CONSTRUCTION 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office </td> <td>  <small>Nov 4 2022 2:35PM</small> </td> <td>  <small>LTI 04/11/2022</small> </td> <td>  <small>04/11/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 <small>Nov 4 2022 2:35PM</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>
Name	Photo	Finger Print	Signature						
ANUP KUMAR PAL Son of Late SUSHIL CHANDRA PAL Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 <small>Nov 4 2022 2:35PM</small>	 <small>LTI 04/11/2022</small>	 <small>04/11/2022</small>						

2015, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3P,Aadhaar No Not Provided Status : Representative, Representative of : ESQUIRE CONSTRUCTION (as PARTNER)


Name	Photo	Finger Print	Signature
2 BIJOYA GUHA Wife of RAJAT GUHA Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 Nov 4 2022 2:36PM	 LTI 04/11/2022	 04/11/2022

1, EASTERN PARK, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2P,Aadhaar No Not Provided Status : Representative, Representative of : ESQUIRE CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
3 KANAK BHATTACHARYA Wife of Late NIRMAL BHATTACHARYA Date of Execution - 04/11/2022, , Admitted by: Self, Date of Admission: 04/11/2022, Place of Admission of Execution: Office	 Nov 4 2022 2:37PM	 LTI 04/11/2022	 04/11/2022

P-14, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0H,Aadhaar No Not Provided Status : Representative, Representative of : ESQUIRE CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Kr Baasu Son of Late N K Basu Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 04/11/2022	 04/11/2022	 04/11/2022

Identifier Of TAPAN KUMAR CHAKRABORTY, KAMAL CHAKRABORTY, SUSMITA CHAKRABORTY, SUVRIMA CHAKRABORTY, JAYASRI CHAUDHURI, ANUP KUMAR PAL, BIJOYA GUHA, KANAK BHATTACHARYA

Transfer of property for L1		To. with area (Name-Area)
Sl.No	From	
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-1 61196 Dec
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-1 61196 Dec
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-1 61196 Dec
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-1 61196 Dec
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-1 61196 Dec

Transfer of property for S1		To. with area (Name-Area)
Sl.No	From	
1	TAPAN KUMAR CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
2	KAMAL CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
3	SUSMITA CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
4	SUVRIMA CHAKRABORTY	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft
5	JAYASRI CHAUDHURI	ESQUIRE CONSTRUCTION-160.00000000 Sq Ft

04-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (a) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 14:02 hrs on 04-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by TAPAN KUMAR CHAKRABORTY, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 74,69,813/-

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

Execution is admitted on 04/11/2022 by 1. TAPAN KUMAR CHAKRABORTY, Son of Late BANAMALI CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 2. KAMAL CHAKRABORTY, Son of Late BANAMALI CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 3. SUSMITA CHAKRABORTY, Wife of Late SAJAL KUMAR CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 4. SUVRIMA CHAKRABORTY, Daughter of Late SAJAL KUMAR CHAKRABORTY, 168, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 5. JAYASRI CHAUDHURI, Wife of KUMARESH CHANDRA CHAUDHURI, 45/5, VIVEKANANDA SARANI, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Identified by Mr Sanjay Kr Baasu, , Son of Late N K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 04-11-2022 by ANUP KUMAR PAL, PARTNER, ESQUIRE CONSTRUCTION, 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Sanjay Kr Baasu, , Son of Late N K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 04-11-2022 by BIJOYA GUHA, PARTNER, ESQUIRE CONSTRUCTION, 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Sanjay Kr Baasu, , Son of Late N K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 04-11-2022 by KANAK BHATTACHARYA, PARTNER, ESQUIRE CONSTRUCTION, 20/5, PANCHANANTALA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Sanjay Kr Baasu, , Son of Late N K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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/-

Statement of Stamp Duty
Description of Stamp
Subhankar Das

certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Stamp: Type: Impressed, Serial no 1996, Amount: Rs.100.00/-, Date of Purchase: 02/11/2022, Vendor name:

(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 1604-2022, Page from 382820 to 382841
being No 160412818 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.11 16:43:30 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/11 04:43:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Tapas Kumar Chakraborty*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Kamal Chakraborty*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Sumita Chakraborty*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name.....

Signature *Soumitra Chakraborty*



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

Name.....
 Signature *Jayasri Chaudhuri*



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

Name.....
 Signature *Anup Kumar Pal*



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

Name..... *Bijoy A. Gumber*
 Signature



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

Name *Kanak Bhattacharya*
 Signature