

6754/2023

D-6766/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL the endorsement sheets attached with this document are the part of this document.

AP 305527

Addl. District Sub-Registrar
Behala, South 24 Parganas

5 JUN 2023

GENERAL POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS (1) SMT. SIKHA ACHARJEE, (PAN - AICPA9632N, Aadhar No. 7971 8700 9700, Mobile 8100187378), wife of Late Basanta Gopal Acharjee, by profession - Housewife, (2) SRI SUDEEP ACHARJEE, (PAN - CDXPA0357A, Aadhar No. 3720 7169 9665, Mobile 8240822941), son of Late Basanta Gopal Acharjee, by occupation - Self Employed,

Major Information of the Deed

No :	I-1607-06766/2023	Date of Registration	05/06/2023
Query No / Year	1607-8001439620/2023	Office where deed is registered	
Query Date	05/06/2023 10:49:35 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	P K DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980017273, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 44,44,503/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160706749/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondalpara Extn., Premises No: 73, Ward No: 121 Pin Code : 700034

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 24 Sq Ft	1/-	44,17,503/-	Width of Approach Road: 20 Ft., Project Name :
Grand Total :				8.0988Dec	1/-	44,17,503/-	

Structure Details :



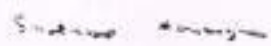
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000/-	

Details :



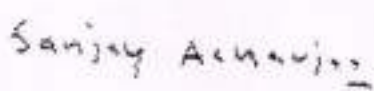
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt SIKHA ACHARJEE Wife of Late BASANTA GOPAL ACHARJEE Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	 05/06/2023	 LT 05/06/2023	 05/06/2023



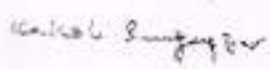
H-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx2N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SUDEEP ACHARJEE Son of Late BASANTA GOPAL ACHARJEE Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	 05/06/2023	 LT 05/06/2023	 05/06/2023

H-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDxxxxxx7A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SANJAY BASANTA ACHARJEE, (Alias: Mr SANJAY ACHARJEE) Son of Late BASANTA GOPAL ACHARJEE Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	 05/06/2023	 LT 05/06/2023	 05/06/2023



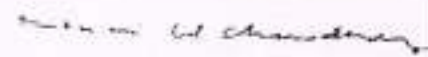


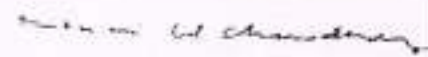


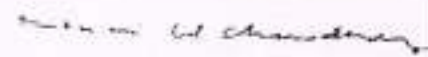
H-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx0N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office

Name	Photo	Finger Print	Signature
KAKOLI SENGUPTA Wife of Mr. BIVASH SENGUPTA Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	 05/06/2023	 LTI 05/06/2023	 05/06/2023
SSENTIA ALWAR, City:- Not Specified, P.O:- BHIWADI, P.S:-BHIWADI, District:-Alwar, Rajasthan, India, PIN:- 301019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DGxxxxxx3J, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BABA BAIDYANATH CONSTRUCTION 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: AExxxxxx8Q, Aadhaar No Not Provided, Status :Organization, Executed by: Representative -

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr MITHAI LAL CHOWDHURY (Presentant) Son of Late SHRINATH ALIAS PYARE LAL CHOWDHURY Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admission of Execution: Office</td><td> Jun 5 2023 11:42AM</td><td> LTI 05/06/2023</td><td> 05/06/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr MITHAI LAL CHOWDHURY (Presentant) Son of Late SHRINATH ALIAS PYARE LAL CHOWDHURY Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admission of Execution: Office	 Jun 5 2023 11:42AM	 LTI 05/06/2023	 05/06/2023	19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8Q,Aadhaar No Not Provided Status : Representative, Representative of : BABA BAIDYANATH CONSTRUCTION (as PROPRIETOR)		
Name	Photo	Finger Print	Signature									
Mr MITHAI LAL CHOWDHURY (Presentant) Son of Late SHRINATH ALIAS PYARE LAL CHOWDHURY Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admission of Execution: Office	 Jun 5 2023 11:42AM	 LTI 05/06/2023	 05/06/2023									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prabir Kumar Das Son of Late A DAS ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 05/06/2023	 05/06/2023	 05/06/2023

Smt SIKHA ACHARJEE, Mr SUDEEP ACHARJEE, Mr SANJAY BASANTA ACHARJEE, Smt KAKOLI
A, Mr MITHAI LAL CHOWDHURY

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft

2023

Statement 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 of Indian Stamp Act 1899.

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

Presented for registration at 11:23 hrs on 05-06-2023, at the Office of the A.D.S.R. BEHALA by Mr. MITHAI LAL CHOWDHURY.

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 44,44,503/-

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

Execution is admitted on 05/06/2023 by 1. Smt SIKHA ACHARJEE, Wife of Late BASANTA GOPAL ACHARJEE, H 71, PASHUPATI BHATTACHARJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mr SUDEEP ACHARJEE, Son of Late BASANTA GOPAL ACHARJEE, H-71, PASHUPATI BHATTACHARJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 3. Mr SANJAY BASANTA ACHARJEE, Alias Mr SANJAY ACHARJEE, Son of Late BASANTA GOPAL ACHARJEE, H-71, PASHUPATI BHATTACHARJEE ROAD, P.O BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 4. Smt KAKOLI SENGUPTA, Wife of Mr BIVASH SENGUPTA, SSENTIA ALWAR, P.O: BHIWADI, Thana: BHIWADI, , Alwar, RAJASTHAN, India, PIN - 301019, by caste Hindu, by Profession House wife

Identified by Mr Prabir Kumar Das, , Son of Late A DAS, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-06-2023 by Mr MITHAI LAL CHOWDHURY, PROPRIETOR, BABA BAIDYANATH CONSTRUCTION, 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Identified by Mr Prabir Kumar Das, , Son of Late A DAS, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 305527, Amount: Rs.100.00/-, Date of Purchase: 02/06/2023, Vendor name: A K Samajpati



Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

ed in Book - I

ne number 1607-2023, Page from 199173 to 199193

ing No 160706766 for the year 2023.



Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.06.05 16:29:07 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/06/05 04:29:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

{3} SRI SANJAY BASANTA ACHARJEE alias SANJAY ACHARJEE, (PAN - AHHPA9610N, Aadhar No. 5989 6834 6004, Mobile 9892700495), son of Late Basanta Gopal Acharjee, by occupation - Employed, all this three are by Nationality - Indian, residing at H-71, Pashupati Bhattacharjee Road, Behala, Kolkata - 700034 and {4} SMT. KAKOLI SENGUPTA, (PAN - DGYPS6643J, Aadhar No. 3766 2114 9045, Mobile 9321496270), wife of Sri Bivash Sengupta, by occupation - Housewife, by Nationality - Indian, residing at SB 103, Ssentia Alwar, Bhiwadi Rajasthan - 301019, hereinafter called and referred to as the "PRINCIPALS".

WHEREAS We are the absolute owners of ALL THAT piece and parcel of danga land measuring 4 Cottahs 14 Chittaks 24 Sqft. be the same or a little more or less together with 100 Sqft. brick built tile shed structure standing thereon lying and situated in Dag Nos. - 428 and 429 under Khatian No. 25 in Mouza Mondal Para, J. L. No. 6, R. S. No. 190, Touzi No. 25, Pargana Magura, District Sub-Registry Office at Alipore and A.D.S.D. Office at Behala, Police Station Behala in the **Municipal** Premises No. 73, Mondal Para Extn. Ward No. 121 and its Postal No. H/71, P.B. Road, Police Station - Behala, Kolkata - 700034 and its Assessee No. 41-121-09-0073-5 of The Kolkata Municipal Corporation in the District of South 24 Parganas morefully described in the Schedule A hereunder written.

AND WHEREAS We have entered into a Development Agreement with **BABA BAIDYANATH CONSTRUCTION** a Proprietorship Firm having its registered office at "ABHIMUNYA APARTMENT, Municipal Premises No. 123B, Pashupati Bhattacharjee Road, its mailing address 19/3 Pashupati Bhattacharjee Road, Police Station Behala, Post office Paschim Putiary, Kolkata - 700041, District South 24 Parganas, represented by its Proprietor **SRI MITHAI LAL CHOWDHURY** (PANAEUPC5298Q, Aadhaar No. 4891 4546 1700, Mobile No. 9830320798), son of Late Shrinath Chowdhury alias Pyare Lal Chowdhury, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at 64/2/25, Raja Ram Mohan Roy Road, P.O. Barisha, P.S. - Haridevpur, Kolkata - 700008, District South 24 Parganas in terms and conditions fully described therein.

AND WHEREAS we do hereby nominate, constitute and appoint the said **SRI MITHAI LAL CHOWDHURY**, son of Late Pyare Lal Chowdhury, by faith Hindu, by occupation - Business, Proprietor of **BABA BAIDYANATH CONSTRUCTION**, residing at 64/2/25 Raja Ram Mohan Ray Road, Post Office Barisha, Police Station - Haridevpur, Kolkata - 700008 to be our lawful **ATTORNEY** in respect of our owned property mentioned in the Schedule hereunder written and we do hereby authorize and empower our said **ATTORNEY** for us and on our behalf to do execute and perform all or any acts, deeds and things hereinafter mentioned that is to say :-

1. To look after, manage develop and construct our property **ALL THAT** piece and parcel of danga **land measuring 4 Cottahs 14 Chittaks 24 Sqft.** be the same or a little more or less together with brick built tile shed structure standing thereon lying and situated in Dag Nos. - 428 and 429 under Khatian No. 25 in Mouza Mondal Para, J. L. No. 6, R. S. No. 190, Touzi No. 25, Pargana Magura, District Sub-Registry Office at Alipore and A.D.S.D. Office at Behala, Police Station Behala in the **Municipal Premises No. 73, Mondal Para Extn. Ward No. 121** and its Postal No. H/71, P.B. Road, Police Station - Behala, Kolkata - 700034 and its Assessee No. 41-121-09-0073-5 of The Kolkata Municipal Corporation in the District of South 24 Parganas as may be necessary for the said Property and for any lawful purpose and to do all or any of the acts, deeds, matters and things as agreed by make and to sign, execute and register all papers and documents as the said **ATTORNEY** shall at his discretion think proper.
2. To sign, execute, affirm and verify all letters, application, petitions and all other documents, papers and also to sign and submit building plans as may be necessary from time to time or required to be filed before the Kolkata Municipal Corporation and other appropriate Government Departments of Authorities in connection with the said Property and also to obtain sanctioned building plans from the Kolkata Municipal Corporation.

3. To defend or contest all or any suit, applications, revisions, appeals, criminal proceedings or other legal proceedings in any court of Law which may hereinafter be instituted against the Appointer by any reason or party concerning or relating to the said Property and to take appropriate steps and to do all necessary acts, deeds, matters and things as the **ATTORNEY** shall at his discretion think proper.
4. To appear and to represent the Appointer in respect of the said Property before the Kolkata Municipal Corporation and/or any Departments and any court of Law and to take appropriate steps on behalf of the Appointers and to apply for and obtain necessary orders, sanctions and/or, discretions and/or reliefs as the said **ATTORNEY** shall think proper.
5. To appeal, review, applications, revisions, before the appellate authority or other appropriate authorities and the Court of Law against the decision of the Kolkata Municipal Corporation or any other authority or authorities in connection with the said property.
6. To appoint Architect/L.B.S., prepare building plan, sign and execute building plans, obtain or collect sanctioned building plan from the Kolkata Municipal Corporation at the costs of the **ATTORNEY**.

7. To construct the building as per sanctioned building plan and according to the terms and conditions as mentioned in the said Development Agreement which was registered at ~~DDSR Bld~~ and recorded in Book No. 1, Deed No. 6736 for the year 2023, at his costs and liabilities.
8. To apply for obtaining water, sewerage, electricity and other public utility service in or upon the said Property as the said **ATTORNEY** shall think proper.
9. The **ATTORNEY** shall have power to sign and execute any Agreement(s) for sale with prospective Purchaser(s) in connection with sale of the Developer's Allocation in the said Property particularly described in the said Development Agreement and also to take or to collect in his name or his Firm's name such amount as advance or earnest money or total consideration money and to issue valid receipts thereof.
10. The **ATTORNEY** shall execute by signing on the deeds of Conveyance or assignments in respect of Developer's Allocation particularly described in the said Agreement for Development and shall present the same before the appropriate authority for registration and admit execution thereof and to receive or collect the

- consideration money in his name or his Firm's name and to issue valid receipts thereof on our behalf.

11. The sale proceeds/price of Developer' Allocation shall belong to the Developer only.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the above named **ATTORNEY** acting as aforesaid shall lawfully do.

THE SCHEDULE ABOVE REFERRED TO

(Particulars of the Premises)

ALL THAT piece and parcel of danga land measuring **4 Cottahs 14 Chittaks 24 Sqft.** be the same or a little more or less together with 100 Sqft. brick built tile shed structure standing thereon lying and situated in Dag Nos. - 428 and 429 under Khatian No. 25 in Mouza Mondal Para, J. L. No. 6, R. S. No. 190, Touzi No. 25, Pargana Magura, District Sub-Registry Office at Alipore and A.D.S.D. Office at Behala, Police Station Behala in the **Municipal Premises No. 73, Mondal Para Extn. Ward No. 121** and its Postal No. H/71, P.B. Road, Police Station - Behala, Kolkata - 700034 and its Assessee No. 41-121-09-0073-5 of The Kolkata Municipal Corporation in the District of South 24 Parganas.

ON THE NORTH : Land of Subhas Bhattacharjee Plot No. P

ON THE SOUTH : 20' ft wide K.M.C. Road

ON THE EAST : Land of A.T. Dasgupta

ON THE WEST : Land of Amiya Madhav Mukhopadhyay Plot No. S

IN WITNESS WHEREOF we hereunto put our hands on this the 5th
day of June, 2023.

WITNESSES :-

1. Aditi Kumar Bann
Advocate
Alipore Judges' Court
Kolkata - 27

1. Sikha Acharjee
2. Suddeep Acharjee
3. Sanjay Acharjee
4. Kakoli Sengupta

PRINCIPALS

2. Prabir Kumar Das
Advocate
Alipore Judges' Court
Kolkata

I accept the General Power of Attorney
BABA BAIDYANATH CONSTRUCTION

Mithal Lal Chandhary
Proprietor

ATTORNEY












Drafted by me :-

Aditi Kumar Bann
Advocate
Alipore Judges' Court
Kolkata-700 027

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					











Name.....

Signature.....

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











Name..... SIKHA ACHARJEE

Signature..... SIKHA ACHARJEE

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

Name..... SUDEEP ACHARJEE

Signature..... SUDEEP ACHARJEE












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

Name..... SANTAY BASANTA ACHARJEE

Signature..... SANTAY ACHARJEE alias. SANTAY ACHARJEE

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
Signature.....

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

Name..... KAKOLI SENGUPTA
Signature..... Kakoli Sengupta

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

Name..... MITHAJI LAL CHAUDHURY
Signature..... Mitthaji Lal Chaudhury

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
Signature.....



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

e-Assessment Slip

Query No / Year	8001439620/2023	Office where deed will be registered
Query Date	05/06/2023 10:49:35 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P K DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980017273, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth Value	Market Value	
Rs. 2/-	Rs. 44,44,503/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160706749/2023	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondalpara Extn., , Premises No: 73, , Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 14 Chatak 24 Sq Ft	1/-	44,17,503/-	Width of Approach Road: 20 Ft., Project Name :
Grand Total :				8.0988Dec	1 /-	44,17,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :

	Name & address	Status	Execution Admission Details
1	Smt SIKHA ACHARJEE Wife of Late BASANTA GOPAL ACHARJEEH 71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Abxxxxxx2N, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SUDEEP ACHARJEE Son of Late BASANTA GOPAL ACHARJEEH-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CDxxxxxx7A, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SANJAY BASANTA ACHARJEE, (Alias: Mr SANJAY ACHARJEE) Son of Late BASANTA GOPAL ACHARJEEH-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHxxxxxx0N, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt KAKOLI SENGUPTA Wife of Mr BIVASH SENGUPTASSENTIA ALWAR, City:- Not Specified, P.O:- BHIWADI, P.S:-BHIWADI, District:-Alwar, Rajasthan, India, PIN:- 301019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DGxxxxxx3J, 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	BABA BAIDYANATH CONSTRUCTION 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 PAN No.: AExxxxxx8Q, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr MITHAI LAL CHOWDHURY Son of Late SHRINATH ALIAS PYARE LAL CHOWDHURY 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxx8Q, Aadhaar No Not Provided	BABA BAIDYANATH CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
Mr Prabir Kumar Das Son of Late A DAS ALIPORE, 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 Smt SIKHA ACHARJEE, Mr SUDEEP ACHARJEE, Mr SANJAY BASANTA ACHARJEE, Smt KAKOLI SENGUPTA, Mr MITHAI LAL CHOWDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-25.00000000 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 05-07-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 05-07-2023)
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.

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.