

7229/24

I - 7238/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

AS 340615

Addl. District Sub-Registrar
Behala, South 24 Parganas

14 AUG 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW BY ALL THESE PRESENTS WE, (1) SRI. SOUMEN PATRA, PAN- ARAPP4500H, AADHAR NO.- 9644 4362 7275, D.O.B.- 14/01/1972, son of Late Nandalal Patra, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, (2) SRI. SOURAV PATRA, PAN- CFKPP6280G, AADHAR NO.- 2948 2117 4875, D.O.B.- 31/08/1977, son of Late Nandalal Patra, by Faith- Hindu, by

Signature

Major Information of the Deed

Deed No :	I-1607-07238/2024	Date of Registration	14/08/2024
Query No / Year	1607-8002192810/2024	Office where deed is registered	
Query Date	14/08/2024 4:22:18 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	J P CHAKRABORTY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874426174, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 23,99,751/-		
Stampduty 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):- 160707232/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, , Premises No: 292, , Ward No: 126 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1			Bastu	3 Katha 8 Chatak	1/-	16,62,501/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.775Dec	1 /-	16,62,501 /-	

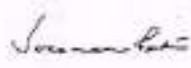
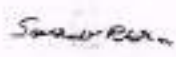
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1	983 Sq Ft.	1/-	7,37,250/-	Structure Type: Structure

Gr. Floor, Area of floor : 983 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	983 sq ft	1 /-	7,37,250 /-	
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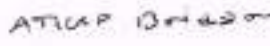
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Soumen Patra Son of Late Nandalal Patra Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024
	10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: arxxxxxx0h, Aadhaar No: 96xxxxxxxx7275, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Sourav Patra Son of Late Nandalal Patra Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 14/08/2024	 Captured LTI 14/08/2024	 14/08/2024
	10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: cfxxxxxx0g, Aadhaar No: 29xxxxxxxx4875, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office			

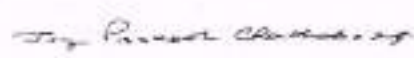
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANNA ENTERPRISE 2, Jadab Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.: BMxxxxxx3F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sr. No.	Name, Address, Photo, Finger print and Signature			
1	Name Mr Anup Baidya (Presentant) Son of Mr. Pannalal Baidya Date of Execution - 14/08/2024, , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office	 Aug 14 2024 4:57PM	 Captured L1 14/08/2024	Signature  14/08/2024
6/A, Khan Mohammad Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: bmxxxxxx3f, Aadhaar No: 96xxxxxxxx0308 Status : Representative, Representative of : PANNA ENTERPRISE (as proprietor)				

Identifier Details :

Sr.No	Photo	Finger Print	Signature
Mr J P CHAKRABORTY Son of Mr. D CHAKRABORTY ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 14/08/2024	 Captured 14/08/2024	 14/08/2024
Identifier Of Mr Soumen Patra, Mr Sourav Patra, Mr Anup Baidya			

Transfer of property for L1

Sr. No	From	To. with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-2.8875 Dec
2	Mr Sourav Patra	PANNA ENTERPRISE-2.8875 Dec

Transfer of property for S1

Sr.No	From	To. with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-491.50000000 Sq Ft
2	Mr Sourav Patra	PANNA ENTERPRISE-491.50000000 Sq Ft

Endorsement For Deed Number : I - 160707238 / 2024

On 14-08-2024

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

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

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

Presented for registration at 16:39 hrs on 14-08-2024, at the Office of the A.D.S.R. BEHALA by Mr Anup Baidya .

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 23,99,751/-

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

Execution is admitted on 14/08/2024 by 1. Mr Soumen Patra, Son of Late Nandalal Patra, 10/6, Road: Talpukur Road, P.O: Sarsuna, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 2. Mr Sourav Patra, Son of Late Nandalal Patra, 10/6, Road: Talpukur Road, P.O: Sarsuna, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Others

Identified by Mr J P CHAKRABORTY, , Son of Mr D CHAKRABORTY, 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 14-08-2024 by Mr Anup Baidya, proprietor, PANNA ENTERPRISE, 2, Jadab Ghosh Road, City - , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by Mr J P CHAKRABORTY, , Son of Mr D CHAKRABORTY, 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

Stamp: Type: Impressed, Serial no 340615, Amount: Rs.100.00/-, Date of Purchase: 26/06/2024, Vendor name: Subhankar Das

Sourav Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 199448 to 199469
being No 160707238 for the year 2024.



Digitally signed by SOURAV CHAKRABORTY
Date: 2024.08.22 16:15:59 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 22/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

*Nationality- Indian, by Occupation- Others, both are residing at- 10/6, Talpukur Road, Post Office- Sarsuna, Police Station- Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, in the State of West Bengal, do hereby nominate, constitute and appoint **M/S. PANNA ENTERPRISE**, a Proprietorship Firm having its office at- 2, Jadav Ghosh Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, represented by its sole Proprietor **SRI. ANUP BAIDYA**, PAN- BMMPB6843F, AADHAR NO.- 9635 8731 0308, D.O.B.- 27/07/1992, son of Sri. Pannalal Baidya, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at - 6/A, Khan Mohammad Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, as our true and lawful Attorney for us and on our behalf to do and execute all or any of the following acts, deeds and things that is to say :-*

WHEREAS by virtue of a registered Deed of Sale (written in Bengali) being dated 10-11-1994 made between Smt. Chameli Sen, wife of Late Ranjit Kumar Sen, therein mentioned as the Vendor of the one part and Sri. Nandalal Patra, son of Late Kumud Ranjan Patra, therein mentioned as the Purchaser and for the valuable consideration mentioned therein the said Vendor sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser **ALL THAT** piece and parcel of the land measuring an area 3 (Three) Cottahs 8 (Eight) Chittacks be the same a little more or less together with Pucca

Structure measuring more or less 983 Sq.Ft., standing thereon lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, under Khatian No.- 152, appertaining to Dag No.- 439, within the limits of the Kolkata Municipal Corporation, being Premises No.- 292, Talpukur Road, Kolkata- 700061, under Ward No.- 126, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas and the said Conveyance was registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas and recorded in Book No.- I, Volume No.- 5, Pages from 73 to 82, Being No.- 189 for the year 1994.

AND WHEREAS thus by the strength of the aforesaid purchase deed said Sri. Nandalal Patra, became the absolute Owner of the said property and possessing the same by mutating his names before the Kolkata Municipal Corporation and the said property numbered as **Premises No.- 292, Talpukur Road**, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0292-9, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with the right of user of the Eastern side 12' Feet & Western side 16' Feet wide common passage and is in occupation and enjoyment of the same without any interruption from any third party and while this seized and possessed over the same said Nandalal Patra died intestate 31.01.2015 leaving behind his surviving wife Smt. Tapati Patra, one son namely Sri. Soumen Patra and Sri. Sourav Patra, as his

only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956, each having 1/3rd share of the aforesaid property as per Hindu Succession Act, 1956, left by said Nandalal Patra (since deceased), subsequently said Tapati Patra died intestate on 19.01.2024 Leaving behind her aforesaid two sons as her only legal heirs and successors who jointly inherited the aforesaid property left by said Tapati Patra, as per Hindu Succession Act, 1956.

AND WHEREAS in the aforesaid manner said Sri. Soumen Patra and Sri. Sourav Patra became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 8 (Eight) Chittacks** be the same a little more or less together with Pucca Structure measuring more or less 983 Sq.Ft., standing thereon lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, under Khatian No.- 152, appertaining to Dag No.- 439, within the limits of the Kolkata Municipal Corporation, being Premises No.- 292, Talpukur Road, Kolkata- 700061, under Ward No.- 126, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas and while thus seized and possessed of the same by mutating their names before the Kolkata Municipal Corporation and the said property numbered as KMC **Premises No.- 292, Talpukur Road**, Kolkata- 700061, Under Ward No.- 126, being Assessee No.- 41-126-20-0292-9, Police Station- Thakurpukur now Sarsuna, District- South 24 Parganas, together with

the right of user of the Northern side 8' Ft. wide common passage, Eastern side 12' Feet & Western side 16' Feet wide common passage and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as **"THE SAID PREMISES"** more fully described and written in the **SCHEDULE** here under.

AND WHEREAS M/S. PANNA ENTERPRISE, a Proprietorship Firm having its office at- 2, Jadav Ghosh Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, represented by its sole Proprietor **SRI. ANUP BAIDYA**, PAN- BMMPB6843F, AADHAR NO.- 9635 8731 0308, D.O.B.- 27/07/1992, son of Sri. Pannalal Baidya, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at - 6/A, Khan Mohammad Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, successor-in-interest, legal representatives and assigns) under some terms and conditions and stipulations stated there in and the said Development Agreement duly



registered on 14th day of Aug., 2024 and recorded in Book No.-
I, Volume No.- 1607-2024, Pages from Being No.-160707232 of 2024
in the office of the A.D.S.R. at Behala, South 24 Parganas.

PANNA ENTERPRISE
ANUP BAIDYA
Proprietor

AND WHEREAS for Developing and constructing the multistoried building over the aforesaid land the developing herein are required an General Power of Attorney and as such with the appointers herein appointed, nominated and constituted **M/S. PANNA ENTERPRISE**, a Proprietorship Firm having its office at- 2, Jadav Ghosh Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, represented by its sole Proprietor **SRI. ANUP BAIDYA**, PAN- BMMPB6843F, AADHAR NO.- 9635 8731 0308, D.O.B.- 27/07/1992, son of Sri. Pannalal Baidya, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at - 6/A, Khan Mohammad Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, as our true and lawful Attorney for us and on our behalf and We, the appointer empowered him to do all acts, deeds, matter and things mentioned hereinafter specially.

1. To submit and sign the building sanctioned plan or plans/applications to the Kolkata Municipal Corporation and all Revenue Authorities C.E.S.C. and other concerned authorities in accordance with the rules and regulations such plans, lay outs and mutations, sub-divisions of the said property and in respect of the building or buildings constructed on the said property and for the



aforesaid purpose to sign and execute all applications, specifications, indemnities etc. as may be required by the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said lay outs amalgamation, sub-divisions and plans thereof in respect of construction of such building and take all necessary and incidental steps including making application for water connection, electric supply and other incidental matters.

- 2. To appoint from time to time Architects, R.C.C. Consultants, Contractor, Engineer, Supervisors, Workmen for the purpose of construction on the said property and to represent us before the concerned K.M.C. Authority and other public and/or Government, Semi Government Authorities, authorities under Land Revenue Code, Municipal Act, Urban Land (Ceiling & Regulation) Act, 1976 and other provisions of all relevant laws and its department and to do all/acts, deeds, matters and things including to make an application, give undertaking, writings as may be required for the purpose of development of the said property.*
- 3. To execute and sign any affidavit, verification, petition, objection in our names and on our behalf as our attorney thinks fit and proper.*



4. *To appear and present ourselves and act on our behalf all court or courts, civil and criminal, revenue or in the registration office or any other Government authority or Department whatsoever.*
5. *To institute any Suits and other legal proceedings and to appoint advocate, solicitor for the purpose of Court cases in our names and on our behalf and to sign any plaint, pleadings, Vakalatnama, objection whatsoever.*
6. *To pay tax, rents and any other statutory imposition in any manner whatsoever in our names and on our behalf.*
7. *To appear for and represent on our behalf before the C.E.S.C authorities including any statutory body or authorities, Government or Semi-Government concern or concerns for getting the electricity connection in the proposed project on our behalf.*
8. *To appear before the B.L. & L.R.O. and Kolkata Municipal Corporation for mutated our names and execute and register any kind of deed/s to such person/s as our said Attorney out of his sole discretion as he may deem fit and proper.*
9. *To negotiate and settlements with the intending buyers/purchasers, for sale and/or for construction Agreement of any kind in respect of*



the Development Agreement, in the proposed building of the **Developer's portion/allocation**.

10. To appear for and represent ourselves before the office of the C.E.S.C. all times as may be necessary for getting electricity connection and to sign/execute relevant papers in regard to the said connection before the Official of the concerned Department on our behalf and to do any acts, deed or thing as may be necessary to complete the said work in the manner required by said Department.
11. To negotiate and settle terms with the intending buyers/purchasers, for sale and/or transfer the property under **Developer's allocation** in the proposed building.
12. To enter into an Agreement for Sale and/or transfer of the **Developer's allocation** mentioned in the Development Agreement with any person or persons under any terms and conditions and to advance/earnest money by granting receipt thereof.
13. To receive consideration money, sale proceeds and/or any money in connection with the Development Agreement from the prospective buyers and/or person or persons in respect of the **Developer's allocation** in the proposed building and to grant proper and effectual receipt thereof.

14. To execute and register necessary documents including the Sale Deed in respect of flats, to present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar, District Registrar or Registrar of A.R.A.-I, Kolkata having authority for and to have said conveyance registered and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats and/or service area in respect of the **Developer's allocation** in the proposed building or part thereof as the case may be.

15. The Developers will be bound to make over Owners' allocation as described in the said Development Agreement (dated 14.08.2024) mentioned therein and thereafter the Developer shall be entitled to transfer/dispose of **Developer's allocation** to any one he like by sale, gift, lease and mortgage or by any other lawful means as prescribed in the law of transfer of property act.

16. That by virtue of this Power of Attorney the Developer of this Development Agreement shall do his job by maintaining and performing all legal formalities and in such case We, the appointer shall always be bound to extend full co-operation.

AND appointer hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf

PANNA ENTERPRISE
ANUP Baidoo
Proprietor



hereinbefore contained, shall lawfully do, execute or perform in execute of the power, authorities and liabilities hereby conferred upon, under and by virtue of these presents.

:: THE SCHEDULE ABOVE REFERRED TO ::

(Description of the Property)

ALL THAT piece and parcel of land measuring more or less **3 (Three) Cottahs 8 (Eight) Chittacks** be the same a little more or less together with Pucca Structure measuring more or less 983 Sq.Ft., standing thereon lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, under Khatian No.- 152, appertaining to Dag No.- 439, within the limits of the Kolkata Municipal Corporation, being **Premises No.- 292, Talpukur Road, Kolkata- 700061**, under Ward No.- 126, being Assessee No.- 41-126-20-0292-9, under Police Station- Thakurpukur now Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, together with all other easement rights, facilities and amenities attached thereto and butted and bounded in the manner as follows:-

ON THE NORTH : Property of Sankar Dutta;

ON THE SOUTH : Part of Dag No.- 439;

ON THE EAST : 12' Ft. wide K.M.C. Road;

ON THE WEST : 16' Ft. wide Talpukur Road;

IN WITNESS WHEREOF the Parties hereto set and subscribed their respective signatures on this Power of Attorney at Kolkata this 14th day of August, 2024 (Two Thousand Twenty Four).

SIGNED SEALED AND DELIVERED

by the Parties at Kolkata in the Presence of :-

WITNESSES :-

17 Joy Prokash Chakrabarty
Alipore Judges Court
Kol-27

1. Soumen Patra.

2. Sourav Patra.

EXECUTANTS

27 Kaulick Patra
197/1, Sarsuna Main Road
Kol-61

PANNA ENTERPRISE
ANUP Baidya
Proprietor

Accepted by the ATTORNEY

Drafted by me:-

Joy Prokash Chakrabarty

JOY PROKASH CHAKRABORTY

Advocate

Enrollment No.- F/1008/2007.

Alipore Judges Court. Kol-27.

Computer Typed by:-

M

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

Name

Signature



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

Name

Signature *Sourav Patra*



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

Name

Signature *Sourav Patra*



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

Name

Signature *ANUP Boida*



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002192810/2024	Office where deed will be registered
Query Date	14/08/2024 4:22:18 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	J P CHAKRABORTY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874426174, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 23,99,751/-	
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):- 160707232/2024	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, Premises No: 292, Ward No: 126 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 8 Chatak	1/-	16,62,501/-	Width of Approach Road: 12 Ft., Project Name
Grand Total :				5.775Dec	1/-	16,62,501/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	983 Sq Ft.	1/-	7,37,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 983 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		983 sq ft	1/-	7,37,250/-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Soumen Patra Son of Late Nandalal Patra10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: arxxxxx0h, Aadhaar No: 96xxxxxxx7275, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sourav Patra Son of Late Nandalal Patra10/6, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: cfxxxxxx0g, Aadhaar No: 29xxxxxxx4875, 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	PANNA ENTERPRISE 2, Jadab Ghosh Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.: BMxxxxxx3F,Aadhaar No Not Provided, Status Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Anup Baidya Son of Mr Pannalal Baidya6/A, Khan Mohammad Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: bmxxxxxx3f, Aadhaar No: 96xxxxxxx0308	PANNA ENTERPRISE (as proprietor)

Identifier Details :

Name & address
Mr J P CHAKRABORTY Son of Mr D CHAKRABORTY 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 Mr Soumen Patra, Mr Sourav Patra, Mr Anup Baidya

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-2.8875 Dec
2	Mr Sourav Patra	PANNA ENTERPRISE-2.8875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Patra	PANNA ENTERPRISE-491.50000000 Sq Ft
2	Mr Sourav Patra	PANNA ENTERPRISE-491.50000000 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 13-09-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 13-09-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.