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T-350/13

भारतीय गैर न्यायिक



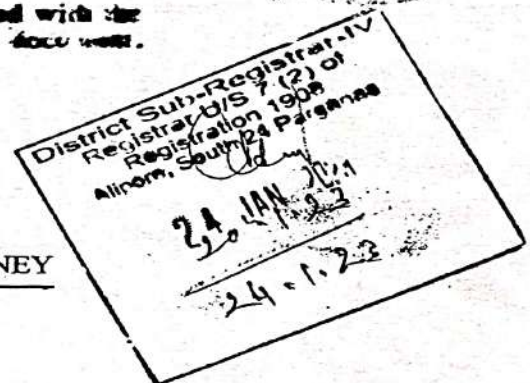
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 708618

24/01/2023
2000158258/2023
6-20 PM

Certified that the document is admitted for registration. The signature sheets and the enclosures, if any, attached with the document are the part of this document.

GENERAL POWER OF ATTORNEY

This General Power of Attorney is signed and executed on this the 24th day of January, Two Thousand Twenty Three by us

2000158258/2023
11/23

Namely (1) SRI BIJON KUMAR ROY son of Late Manindra Nath Roy having PAN -ADCPR1102R, AADHAAR No.591240112294, by faith -Hindu, by Occupation - Retired Person, by Nationality -Indian (2) SRI TARUN KUMAR RAY @ SRI TARUN RAY Having PAN -AIEPR8675G, AADHAAR No.627159111962 Son of Late Manindra Ray @ Late Manindra Nath Ray by faith -Hindu, by Occupation - Business, by Nationality -Indian (3) SRI TAPAN KUMAR RAY son of Late Manindra Nath Ray having PAN-ACHPR9472N, -AADHAAR No.995706434756 by faith -Hindu, by Occupation - Retired Person, by Nationality -Indian and (4) SMT. GITA RAY Daughter of Late Manindra Nath Ray, having PAN -ACWPR4525K, AADHAAR No.786495917266 by faith -Hindu, by Occupation - Retired Person, by Nationality -Indian all are residing at 13, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075 hereinafter collectively called and referred to as the 'PRINCIPALS/EXECUTANTS.

WHEREAS Sri Dwijendra Chandra Sarkar and Smt. Charubala Sarkar purchased ALL THAT Land measuring more or less 2 Cottahs 6 Chataks. 1 Sft. from Modern House & Land Development Co. by virtue of a Saaf Bikray Kobala dated 29.01.1951 recorded in Book No. I, Volume No.13, Pages 176 to 183, Being No.464 for the year 1951 registered at Sadar Joint Sub Registrar, Alipore lying and situated under Pargana -Khaspur, D.S.R.O. Alipore, A.D.S.R.O Sealdah J.L. No.35, Re.Sa No.33, Mouja -Jadavpur, C.S. Khatian No.112 and 109, C.S. Dag No. 502 and 500, District -South 24 Pargana, P.S. now Survey Park previously P.S. Sadar Tollygunge, Purba Jadavpur and Kasba.

AND WHEREAS again Sri Dwijendra Chandra Sarkar and Smt. Charubala Sarkar purchased ALL THAT Land measuring more or less 1 Cottah 3 Chataks 21 Sft. from Sk. Hamidali Mondal by virtue of a Saaf Bikray Kobala dated 18.12.1951 recorded in Book No. I, Volume No.128, Pages 195 to 198, Being No.7837 for the year 1951 registered S.R. Alipore lying and situated under Pargana -Khaspur, D.S.R.O. Alipore, A.D.S.R.O Sealdah J.L. No.35, Re.Sa No.33, Mouja -Jadavpur, C.S. Khatian No.112, C.S. Dag No.494,

District -South 24 Pargana, P.S. now Survey Park previously P.S. Sadar Tollygunge, Purba Jadavpur and Kasba.

AND WHEREAS thus Sri Dwijendra Chandra Sarkar and Smt. Charubala Sarkar seized and possessed ALL THAT Land measuring more or less 3 Cottahs 9 Chataks 22 Sft.(2 Cottahs 6 Chataks 1 Sft + 1 Cottah 3 Chataks 21 Sft) by virtue of two Saaf Bikray Kobala Deeds i.e. Being No. 464 for the year 1951 and Being No. 7837 for the year 1951 lying and situated under Pargana -Khaspur, D.S.R.O. Alipore, A.D.S.R.O Sealdah J.L. No.35, Re.Sa No.33, Mouja -Jadavpur, C.S. Khatian No.112 and 109 ,C.S. Dag No.494 , 502 and 500 , District -South 24 Pargana, P.S. now Survey Park previously P.S. Sadar Tollygunge, Purba Jadavpur and Kasba and recorded the said property in the records of the B.L. & L.R.O and also in the record of the Kolkata Municipal Corporation under C.S. Dag Nos.494,500 and 502 ,C.S.Khatian Nos.109 and 112 , R.S. Dag Nos.704 and 705 , L.R. Dag Nos. 704 and 705, R.S. Khatian Nos. 386 and 387, Old L.R. Khatian Nos.386 and 387 and New R.S. and L.R. Khatian Nos. 537,538,539 and 540, Mouja -Jadavpur, J.L. No.35, Re.Sa No. 33,District -South 24 Parganas at K.M.C Premises No. 133 Santoshpur Avenue ,Ward No.104 (Previously K.M.C Premises No. known as 47 Santoshpur Avenue , Ward No.103) and constructed two storied and partly three storied Asbestos shed pucca building for their dwelling purpose.

AND WHEREAS while said Dwijendra Chandra Sarkar seized and possessed his undivided 50% (Half) share of property at the said Premises died intestate on 22.10.1976 leaving behind his only wife namely Smt. Charubala Sarkar as his legal heir and successor and after the death of said Dwijendra Chandra Sarkar said legal heir namely Charubala Sarkar seized and possessed the said 50% (Half) share of property at K.M.C Premises No. 133, Santoshpur Avenue left by said Dwijendra Chandra Sarkar by way of inheritance as per the Hindu Succession Act.

AND WHEREAS now said Charubala Sarkar seized and possessed the property at K.M.C Premises No. 133, Santoshpur Avenue, Ward No.104 by way of purchase by virtue of two Bikray Kobala Deed i.e. Being No. 464 for the year 1951 and Being No. 7837 for the year 1951 and by way of inheritance after the death of her husband namely Dwijendra Chandra Sarkar as per the Hindu Succession Act. It is declared that the Mother and Father of said Dwijendra Chandra Sarkar died before the death of said Dwijendra Chandra Sarkar.

AND WHEREAS while said Charubala Sarkar seized and possessed the said property at K.M.C Premises No. 133, Santoshpur Avenue, Ward No.104 made a registered WILL dated 10.07.1987 recorded in Book No.III, Volume No.9, Pages 78 to 81, Being No.221 for the year 1987 regarding her said property at K.M.C Premises No. 133, Santoshpur Avenue, Mailing Address - 13, Santoshpur Avenue, Ward No.104, Kolkata -700 075 in favour of the Principals/Executants herein namely (1) Sri Bijon Kumar Roy (2) Sri Tarun Kumar Ray (3) Sri Tapan Kumar Ray and Gita Ray.

AND WHEREAS said Charubala Sarkar seized and possessed the said property at K.M.C Premises No. 133 Santoshpur Avenue, Ward No.104 died on 04.04.2000.

AND WHEREAS said Himani Roy died intestate on 20.01.2000 leaving behind her husband namely Manindra Nath Roy, her three sons namely Sri Bijon Kumar Roy, Sri Tarun Kumar Ray, Sri Tapan Kumar Ray and one Daughter namely Smt. Gita Ray as her legal heirs and successors.

AND WHEREAS said Manindra Nath Ray died intestate on 21.06.2003 leaving behind his three sons namely Sri Bijon Kumar Roy, Sri Tarun

Kumar Ray, Sri Tapan Kumar Ray and one Daughter namely Smt. Gita Ray as his legal heirs and successors.

AND WHEREAS after the death of said Charubala Sarkar , one of the Principals/Executants herein namely Sri Bijon Kumar Roy applied a Petition regarding to grant of Letters of Administration to the Estate of deceased person namely Charubala Sarkar in the Court of the District Delegate at Alipore vide Act 39 Case No.41 of 2013 (L.A) and on 17.09.2018 Ld. Ist Civil Judge (Senior Division) Court ,Alipore granted of Letters of Administration to the Estate of deceased person namely Charubala Sarkar in favour of the Principals/Executants herein regarding the property at K.M.C Premises No. 133, Santoshpur Avenue, Ward No.104, Assessee No. 311043552320 ,Mailing Address - 13 Santoshpur Avenue, Kolkata -700 075.

AND WHEREAS the Principals/Executants herein seized and possessed ALL THAT land measuring more or less 3 Cottahs 7 Chataks 3 Sft. after physical measurement along with 3 storied residential building with 3 shops as the absolute owners and recorded the same in their names in the record of B.L. & L.R.O. and in the record of the Kolkata Municipal Corporation under C.S. Dag Nos.494,500 and 502 ,C.S.Khatian Nos.109 and 112 , R.S. Dag Nos.704 and 705 , L.R. Dag Nos. 704 and 705, R.S. Khatian Nos. 386 and 387, Old L.R. Khatian Nos.386 and 387 and New L.R. Khatian Nos. 537,538,539 and 540, R.S. Khatian Nos. 537,538,539 and 540 , Mouja -Jadavpur, J.L. No.35, Re.Sa No. 33, Touji no. 151 , District -South 24 Parganas under K.M.C Premises No.133, Santoshpur Avenue, Ward no.104, Assessee No.311043552320, Mailing Address - 13 Santoshpur Avenue, P.O. Santoshpur, Kolkata -700 075, P.S now Survey Park.

AND WHEREAS due to busy with other activities the Principals/Executants herein are unable to look after the said property at K.M.C Premises no. 133, Santoshpur Avenue ,Ward No.104 so the Principals/Executants herein do hereby appoint

PARICHAY CONSTRUCTION, a Partnership Firm, having PAN – **ABBF8940L**, AADHAAR No. Nil having its office at 12, Lake East 4th Road, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075 represented by its Partners namely (1) **SRI PRABIR PAUL** son of Late Surya Kumar Paul having PAN -**AJPPP9720Q**, AADHAAR No. 813104450319, by faith – Hindu, by Occupation- Business, by Nationality-Indian, residing at 5, Priya Nath Ghosh Road, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075 and (2) **SRI RATAN MONDAL** having PAN—**AOTPM9550L**, AADHAAR no. 469677173577, son of Late Balaram Mondal, by faith – Hindu, by occupation-Business, by Nationality –Indian, residing at 1135, Nayabad, P.O. Mukundapur, P.S. Pancha Sayar, Kolkata -700 099 as their lawful attorney to the following acts, deeds, matters and things in respect of the said K.M.C Premises no. 133, Santoshpur Avenue, Ward No. 104 described in the schedule hereunder written. .

THIS POWR OF ATTORNEY WITNESSETH as follows

1. The Attorney shall represent the Principals/Executants herein and may appear on their behalves before the authorities of the K.M.C., B.L. & L.R.O., Tribunal and any Government Offices, Courts and to sign all applications, petitions, plans, documents, affidavits, declaration in respect of the said Premises described in the schedule below.
2. The Attorney shall represent the Principals/Executants herein in respect of the said premises described in the schedule below before any Court and appear, prosecute and defend all matters,

proceedings, suits, appeals and to sign and verify all Plaints, Written Statements and other Pleadings, Applications, Documents in the said Court/courts, also deposit, withdraw and receive documents from the Court or from opposite parties, offices, etc. and engage and depute any Advocate, Counsel for acting and pleading and conduct the said cases /suits which the said Attorney thinks proper to do so in respect of the said premises described in the schedule below.

3. The Attorney shall sign any declaration, Boundary Declaration, affidavit, application, sanctioned plan, drinking water connection sanction plan, drainage plan, deviation plan and/or modification plan, Completion Certificate, C.C. Plan and to submit to the concerned authority and/or before the K.M.C. in respect of the said premises described in the schedule below.

8. The Attorney shall also sign any paper and documents in respect of electrical connection and mutation of the said premises..

Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the attorney. Further declared that the said Attorney shall not hereby obtain or have any power for development work on such schedule property. All the receivable will be paid back to the Principals and the sale proceeds shall be deposited to the Principals Bank A/C and all the payable will be borne by the Principals. And no monetary transaction is made between us and the Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT land measuring more or less 3 Cottahs 7 Chataks 3 Sft. along with 3 storied residential building consisting of Ground Floor measuring residential area 1147 Sft. having Cement Floor, three shops measuring Shop No.1 an area 111 Sft. Super Built Up area having Cement Floor, Shop No.2 an area 103 Sft. Super Built Up area having Cement Floor and Shop No.3 an area 87 Sft. Super built up area having Cement Floor and First Floor measuring an area 1448 Sft. having Cement Floor and Second Floor measuring an area 300 Sft. with Asbestos Shed having Cement Floor under C.S. Dag Nos.494,500 and 502 ,C.S.Khatian Nos.109 and 112 , R.S. Dag Nos.704 and 705 , L.R. Dag Nos. 704 and 705, R.S. Khatian Nos. 386 and 387, Old L.R. Khatian Nos.386 and 387 and New L.R. Khatian Nos. 537,538,539 and 540, and R.S. Khatian nos. 537,538, 539 and 540 ,Mouja -Jadavpur, J.L. No.35, Re.Sa No. 33,Touji no. 151 ,District -South 24 Parganas under K.M.C Premises No.133, Santoshpur Avenue, Ward No.104 , Assessee No.311043552320,Mailing Address - 13 Santoshpur Avenue, P.O. Santoshpur,Kolkata -700 075, P.S now Survey Park and butted and bounded by as follows -

North	:	15 and 13B/2, Santoshpur Avenue
South	:	45 Ft. Wide Santoshpur Avenue
East	:	13B/1, Santoshpur Avenue
West	:	11 Santoshpur Avenue

IN WITNESS WHEREOF the parties hereto put their Signatures
on the day month year above first written.

WITNESSES ;

1. *Swarn Sarker* *Prison Kumar Roy*
Prison Kumar Roy
Kot 7002A *Tapan Kr. Roy*
Gita Roy

SIGNATURE OF THE
PRINCIPALS/EXECUTANTS

PARICHAY CONSTRUCTION

Prabir Paul

Partner

Ratim Mondal
Partner

SIGNATURE OF THE ATTORNEY

2. *৩১৫১২ ২১২১*
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DRAFTED BY

Sanjib Mitra
ADVOCATE

Alipore Police Court

Kolkata- 700027












WB 1473 199

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	left hand					
	right hand					












Name BIJON KUMAR ROY

Signature Bijon Kumar Roy

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	left hand					
	right hand					












Name TARUN KUMAR RAY

Signature Tarun Kumar Ray

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












Name TAPAS KUMAR RAY

Signature Tapas K. Ray

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












Name GITA RAY

Signature Gita Ray

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

Name PRABIR PAUL

Signature Prabir Paul

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

Name RATNA MONDAL

Signature Ratna Mondal









Government of West Bengal









Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042000158258/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BIJON KUMAR ROY 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			<i>Bijon Kumar Roy</i> 20/01/2023
2	Shri TARUN RAY Alias Mr Tarun Kumar Ray 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			<i>Tarun Kumar Ray</i> 20.1.2023
3	Shri TAPAN KUMAR RAY 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			<i>Tapan K. Ray</i> 20.01.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt GITA RAY 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			<i>Gita Ray</i> 20.01.23
5	Shri PRABIR PAUL 5, Priya Nath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Attorney [PARICHAY CONSTRUCTION]			<i>Prabir Paul</i> 20.01.2023
6	Shri Ratan Mondal 1135, Nayabad, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Attorney [PARICHAY CONSTRUCTION]			<i>Ratin Mondal</i> 20-01-2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Shri BIJON KUMAR ROY, Shri TARUN RAY, Shri TAPAN KUMAR RAY, Smt GITA RAY, Shri PRABIR PAUL, Shri Ratan Mondal			<i>Swapan Sardar</i> 20/1/23

(Anupam Halder)
DISTRICT SUB-
REGISTRAR



सत्यमेव जयते

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

Query No / Year	2000158258/2023	Office where deed will be registered
Query Date	18/01/2023 8:43:04 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value	
	Rs. 1,72,12,728/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santoshpur Avenue, , Premises No: 133, , Ward No: 104, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 7 Chatak 3 Sq Ft		1,30,09,503/-	Width of Approach Road: 45 Ft,
Grand Total :					5.6788Dec	0/-	130,09,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3836 Sq Ft	0/-	42,03,225/-	Structure Type: Structure
Gr. Floor, Area of floor : 1738 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1738 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 360 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3836 sq ft	0/-	42,03,225 /-	



Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri BIJON KUMAR ROY Son of Late Manindra Nath Roy, 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. adxxxxxx2r, Aadhaar No.: 59xxxxxxxx2294, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri TARUN RAY, (Alias: Mr Tarun Kumar Ray) Son of Late Manindra Nath Ray, 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. alxxxxxx5g, Aadhaar No.: 62xxxxxxxx1962, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri TAPAN KUMAR RAY Son of Late Manindra Nath Ray, 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACxxxxxx2N, Aadhaar No.: 99xxxxxxxx4756, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt GITA RAY Daughter of Late Manindra Nath Ray, 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACxxxxxx5K, Aadhaar No.: 78xxxxxxxx7266, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	PARICHAY CONSTRUCTION (Partnership Firm) , 12, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. ABxxxxxx0L, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri PRABIR PAUL Son of Late Surya Kumar Paul, 5, Priya Nath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ajxxxxxx0q, Aadhaar No.: 81xxxxxxxx0319	PARICHAY CONSTRUCTION (as partners)



2	Shri Ratan Mondal Son of Late Balaram Mondal 1135, Nayabad, City:- , P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aoxxxxxx0l , Aadhaar No.: 46xxxxxxx3577	PARICHAY CONSTRUCTION (as partners)
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Identifier Details :

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri BIJON KUMAR ROY, Shri TARUN RAY, Shri TAPAN KUMAR RAY, Smt GITA RAY, Shri PRABIR PAUL, Shri Ratan Mondal

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 17-02-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 17-02-2023)
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.
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.
11. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.



OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed.No :	I-1604-00850/2023	Date of Registration	24/01/2023
Query No / Year	1604-2000158258/2023	Office where deed is registered	
Query Date	18/01/2023 8:43:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 1,72,12,728/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santoshpur Avenue, , Premises No: 133, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 7 Chatak 3 Sq Ft		1,30,09,503/-	Width of Approach Road: 45 Ft.,
Grand Total :				5.6788Dec	0 /-	130,09,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3836 Sq Ft.	0/-	42,03,225/-	Structure Type: Structure
Gr. Floor, Area of floor : 1738 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1738 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 360 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3836 sq ft	0 /-	42,03,225 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BIJON KUMAR ROY Son of Late Manindra Nath Roy 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: adxxxxx2r, Aadhaar No: 59xxxxxxxx2294, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence
2	Shri TARUN RAY, (Alias: Mr Tarun Kumar Ray) Son of Late Manindra Nath Ray 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: alxxxxx5g, Aadhaar No: 62xxxxxxxx1962, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence
3	Shri TAPAN KUMAR RAY Son of Late Manindra Nath Ray 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxx2N, Aadhaar No: 99xxxxxxxx4756, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence
4	Smt GITA RAY Daughter of Late Manindra Nath Ray 13, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxx5K, Aadhaar No: 78xxxxxxxx7266, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PARICHAY CONSTRUCTION 12, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: ABxxxxx0L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri PRABIR PAUL Son of Late Surya Kumar Paul 5, Priya Nath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxx0q, Aadhaar No: 81xxxxxxxx0319 Status : Representative, Representative of : PARICHAY CONSTRUCTION (as partners)

2 **Shri Ratan Mondal (Presentant)**
 Son of Late Balaram Mondal 1135, Nayabad, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-
 South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, , PAN No.:: aoxxxxxx0l, Aadhaar No: 46xxxxxxxx3577 Status :
 Representative, Representative of : PARICHAY CONSTRUCTION (as partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Shri BIJON KUMAR ROY, Shri TARUN RAY, Shri TAPAN KUMAR RAY, Smt GITA RAY, Shri PRABIR PAUL, Shri Ratan Mondal			

Endorsement For Deed Number : I - 160400850 / 2023

On 20-01-2023

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

Presented for registration at 18:20 hrs on 20-01-2023, at the Private residence by Shri Ratan Mondal ,

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

Execution is admitted on 20/01/2023 by 1. Shri BIJON KUMAR ROY, Son of Late Manindra Nath Roy, 13, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Shri TARUN RAY, Alias Mr Tarun Kumar Ray, Son of Late Manindra Nath Ray, 13, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Shri TAPAN KUMAR RAY, Son of Late Manindra Nath Ray, 13, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 4. Smt GITA RAY, Daughter of Late Manindra Nath Ray, 13, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-01-2023 by Shri PRABIR PAUL, partners, PARICHAY CONSTRUCTION (Partnership Firm), 12, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-01-2023 by Shri Ratan Mondal, partners, PARICHAY CONSTRUCTION (Partnership Firm), 12, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

(Signature)

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

On 24-01-2023

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

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

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15806, Amount: Rs.50.00/-, Date of Purchase: 11/01/2023, Vendor name: SUBHANKAR DAS

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 24168 to 24191
being No 160400850 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.01.24 15:53:08 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)

(Anupam Halder) 2023/01/24 03:53:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)