

2-14423/22

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AM 640962

Certified that the document is admitted the
Registrar. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

22/11/2022
8003270100/2022
6-25 PM

22-11-22
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
19 DEC 2022

--- DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT : --

KNOW ALL MEN BY THESE PRESENTS THAT I, SMT.
KALPANA CHATTERJEE, PAN - ACHPC0164A, Wife of Late Balai Lal
Chatterjee, by faith - Hindu, by occupation - Housewife, Residing at -

25 PM
11/12/22

S.L. No. 750 Date 10-11-2022

Name

Address Kappa Chatterjee

Value 120/- Thakur Mondal 20/10/22

Post. Stamp Vendor
120/-
300/-

Kalpna Chatterjee

8670

Kalpna Chatterjee

8671

from the note

8672

Nikhilesh Saha



Identified by me
Somenath Saha

S/o: Late Ajit Kumar Saha

R-3 Srirangar

P.O. - Panchasayan

Kol- 94

Advocacy

22 NOV 2022

Dhalua West, P.O. - Panchpota, P.S. - Narendrapur, Kolkata - 700152,
hereinafter called and referred to as the **"LAND OWNERS", DO HEREBY
SEND GREETINGS : -**

That I am the owner of **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 8 Chittaks or more or less 6 Decimals situated and lying at Dag No. 226, L.R. Dag No. 237, under Khatian No. 116, L.R. Khatian No. 340, at Mouza - Dhalua, Pargana - Kolkata, within the limits of Rajpur - Sonarpur Municipality, Ward No. 2, Holding No. 219, Paschim Dhalua, P.S. - Sonarpur presently Narendrapur, A.D.S.R.O. Garia, District South 24 Parganas, morefully and particularly described in the schedule below.

That I am the owner of aforesaid property and have entered into a Development Agreement on 11.11.2022, which was registered at Sonarpur Registry Office, being Deed No. 13330/2022 for construction of a multistoried building on my said land on such terms and condition contained therein with **M/S. SPACE BUILD**, having **PAN - ACUFSS5106K**, a Partnership Firm having its office at - P-9, Srinagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700094, VIDE MR No. 422064, dated 12.06.2015, under the limits of Rajpur - Sonarpur Municipality, Ward No. 1, represented by its Partners namely 1) **SRI SOUMENDU NAHA**, having **PAN - ACYPN3362J**, Son of Sri Bibhu Ranjan Naha, Residing at - P-9, Srinagar, P.O. - Panchasayar, P.S. - Sonarpur presently Narendrapur,

Kolkata - 700094, 2) **SRI NIKHILESH SAHA**, having **PAN - AIBPS6091C**, Son of Nimai Chandra Saha, Residing at - D-32, Purbasha Nayabad Avenue, P.O. & P.S. - Panchasayar, Kolkata - 700094, both by faith - Hindu, by Nationality - Indian, by occupation - Business.

That I am the owner of the aforesaid property with a view to construct multistoried on the said property do hereby constitute, nominate and appoint the said **M/S. SPACE BUILD**, having **PAN - ACUFSS106K**, a Partnership Firm having its office at - P-9, Srinagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700094, VIDE MR No. 422064, dated 12.06.2015, under the limits of Rajpur - Sonarpur Municipality, Ward No. 1, represented by its Partners namely 1) **SRI SOUMENDU NAHA**, having **PAN - ACYPN3362J**, Son of Sri Bibhu Ranjan Naha, Residing at - P-9, Srinagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700094, 2) **SRI NIKHILESH SAHA**, having **PAN - AIBPS6091C**, Son of Nimai Chandra Saha, Residing at - D-32, Purbasha Nayabad Avenue, P.O. & P.S. - Panchasayar, Kolkata - 700094, both by faith - Hindu, by Nationality - Indian, by occupation - Business, to be my true and lawful attorney to do or cause to be done any or all of the following acts, deeds and things in my names and on my behalf as follows :-

- 1) To enter into the said land for taking measurement of the land for preparation of necessary building plan for construction of the proposed multistoried building/buildings and to sign the proposed

building plan/plans, applications, undertakings, declarations and other papers in connection herewith and to submit the same to the Rajpur - Sonarpur Municipality and to obtain the said building plan/plans sanctioned and also to obtain permission from all other authorities required for the same.

- 2) To make sign and verify all building plans, applications or to file the same to appropriate authority, Rajpur - Sonarpur Municipality for sanction and all other process etc. required by law and to follow up the matters in the office of the respective office/offices and to collect the sanctioned building plan and or final document from the said office/offices on my behalf.
- 3) To apply for mutation of the said property in the office of the B.L. & L.R.O and in the office of the Rajpur - Sonarpur Municipality and any other appropriate authorities concern on my behalf.
- 4) To construct the proposed building from its financial sources on the Schedule building plan to be sanction by the Rajpur - Sonarpur Municipality.
- 5) To apply for and to obtain permission for steel, cement bricks and other building materials to be required for construction of the said proposed new building.

- 6) To enter into the said land and make construction of the proposed building by appointing Engineer/Architect/Supervisor/Contractor/carpenter/plumber/electrician etc.
- 7) To procure all raw materials for such construction and store the same on the said holding/premises.
- 8) To apply for and obtain electric connection, water, sewerage, drainage, telephone connection and for other such facilities that the Developer may think fit and generally required for such building from the appropriate authority.
- 9) The Developer shall be entitled to appoint marketing agent and to prepare brochure, advertisement inviting purchasers for purchasing the flat/flats/shop/car parking space/spaces in the building to be constructed in the said premises/holding.
- 10) To put and or affix sign board on the premises/holding displaying the particulars of the building and to publish notification and publication in the daily news paper.
- 11) To invite offers and make publicity by way of advertisement or otherwise and to promote for selling of the flat/flats/shop/car parking space/car parking spaces etc. and to select prospective

purchaser/purchasers either individual or groups (for Developer's allocation only).

- 12) To apply and to make any correspondence for new Electric Connection before the WBSEDCL/CESC and to get electric connection in the said new building/buildings and in every flat/flats and separate electric meter for each flat/flats/shop etc.
- 13) To appear and sign all papers before the competent authority, the Rajpur - Sonarpur Municipality, the public works department and other Govt. office or Authority body or other authorities and to do all things necessary for better utilisation of my said property.
- 14) To Amalgamate the adjacent property or neighbouring property for the interest of the building and for better utilisation of my said property.
- 15) To appear and represent the owner before the Rajpur - Sonarpur Municipality or before any other authority.
- 16) To apply for obtaining permission of the competent Authority under provision of the Urban land (Ceiling & Regulation) Act, 1976 for better utilisation of the property and to appear before the competent authority.

- 17) To apply to concerned authorities including all the departments of Rajpur - Sonarpur Municipality such as building, Water, Sanitary, Drainage, Conservancy, Executive Engineer, Health, Assessment, Collection and to obtain various permission and all connection for electricity, Gas, Water, Sewerage and any other utilities.
- 18) To warn off, prohibit, and if necessary proceed against in due forms of law against all trespassers on the said land/premises or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their departments and to represent the owner before the appropriate Court or Law, if required for the said Premises/holding and to abate nuisances as may be necessary to protect the said property.
- 19) To negotiate in terms with the prospective buyers and to enter into Agreement for Sale for the Developer's allocation and any portion if adjusted.
- 20) To receive earnest money, booking money and to receive consideration in part or full for sale of any portion and/or portions of the building.
- 21) To sign and or execute any agreement for sale, sale deed or deed of conveyance/conveyances and to submit the same before the registering authority and to do all acts, deeds and things which our

said attorneys shall consider necessary for conveying any portion and/or portions of the building.

- 22) To sign and or execute and register any Agreement for sale, sale deed or deed of conveyance/conveyances on my behalf from Developer's allocation and to submit the same before the Registering Authority for registration of the sale deed and to admit their respective execution thereof and acknowledge receipts of the total consideration money thereof and appropriate the same to submit the conveyance deeds before the A.D.S.R. Garia, District Registrar Alipore, Registrar of Assurance Kolkata or any other Registrar having authority for and to have the said Deed or Deed of Conveyance/Conveyances registered and to do all acts deeds and things which the said attorneys shall consider necessary for conveying any portion/ or portions of the property.
- 23) To put the intending purchaser and /or purchasers in possession of any part or portions of the said premises/holding.
- 24) To appoint Advocate and other legal agents, and to sign, declares and/or affirm any vakalatnamas, complaints, writs, written, statements, petitions, consents, including application, affidavits, undertakings, declaration, vakalatnamas, memorandum or Appeal or any other documents or papers any may be required from time to time and to defend and prosecute any legal action or proceedings including filing

of writ application, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be.

AND GENERALLY to do all such acts, deeds and things in the name of the owners as I could have done lawfully and we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the attorneys under these presents and also not specifically mentioned and required shall lawfully do or cause to be done into or about the said property by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the owner.

- : **THE SCHEDULE ABOVE REFERRED TO** : -

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 8 Chittaks or more or less 6 Decimals situated and lying at Dag No. 226, L.R. Dag No. 237, under Khatian No. 116, L.R. Khatian No. 340, at Mouza - Dhalua, Pargana - Kolkata, within the limits of Rajpur - Sonarpur Municipality, Ward No. 2, Holding No. 219, Paschim Dhalua, P.S. - Sonarpur presently Narandrapur, A.D.S.R.O. Garia, District South 24 Parganas.

Which is Butted and bounded by : -

ON THE NORTH : 12' Common Road

ON THE SOUTH : House of Uday Shanker Mondal

ON THE EAST : 10' Common Road

ON THE WEST : UPANTA APARTMENT

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Signature - Karlyana Chatterjee

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Soumbendu Naha Signature - Soumbendu Naha

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Nikhilesh Saha Signature - Nikhilesh Saha

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Signature -



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 16048003270100/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KALPANA CHATTERJEE Dhalua West, City:- Not Specified, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152	Principal			Kalpana Chatterjee. 22/11/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr NIKHILESH SAHA D 32 Purbasha Nayabad Avenue, City:- Not Specified, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	Representative of Attorney [SPACE BUILD]			Nikhilesh Saha. 22/11/22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SOUMENDU NAHA P 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	Representative of Attorney [SPACE BUILD]			<i>Soumendu Naha</i> 22/11/22
Sl No.	Name and Address of Identifier	Identifier or Photo	Finger Print	Signature with date	
1	Mr SOMENATH SAHA Son of Late AJIT KUMAR SAHA SEALDAH COURT, City:- , P.O:- ENTALLY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	Mrs KALPANA CHATTERJEE, Mr NIKHILESH SAHA, Mr SOUMENDU NAHA			<i>Somenath Saha</i> 22.11.2022

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



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

Query No./ Year	8003270100/2022	Office where deed will be registered
Query Date	17/11/2022 4:12:46 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S R CHOWDHURY SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9836496904, Status : Deed Writer	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 42,54,547/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected Date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160413330/2022	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua, Pin Code : 700094

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-237	LR-340	Bastu	Bastu	6 Dec	10,00,000/-	42,54,547/-	Width of Approach Road: 25 Ft., Project Name :
Grand Total :					6Dec	10,00,000 /-	42,54,547 /-	

Principal Details :

Sl No.	Name & Address	Status	Execution Admission Details
1	Mrs KALPANA CHATTERJEE Wife of Late BAI AJIT CHATTERJEE Dhulua West, City:- Not Specified, P.O:- Panchpota, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx4A, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

AS- 1 of 3

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details
1	SPACE BUILD R 9 Srinagar, City: Not Specified, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 PAN No.:: ACxxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr NIKHILESH SAHA Son of NIMAI CHANDRA SAHAD 32 Purbasha Nayabad Avenue, City:- Not Specified, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: A1xxxxxx1C,Aadhaar No Not Provided	SPACE BUILD (as partners)
2	Mr SOUMENDU NAHA Son of Mr Bibhu Ranjan Naha P 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2J,Aadhaar No Not Provided	SPACE BUILD (as partners)

Identifier Details :

Name & address
Mr SOMENATH SAHA Son of Late AJIT KUMAR SAHA SEALDAH COURT, City:- , P.O:- ENTALLY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs KALPANA CHATTERJEE, Mr NIKHILESH SAHA, Mr SOUMENDU NAHA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs KALPANA CHATTERJEE	SPACE BUILD-6 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhulua, Pin Code : 700094

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 237, LR Khatian No:- 340	Owner:বল্লভ চট্টোপাধ্যায়, Gurdian:বল্লভ চট্টোপাধ্যায়, Address:বিলুয়া, Classification:বল্লভ, Area:0.060000000 Acre,	Owner Name not selected by applicant.

AS- 2 of 3

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 17-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 17-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situatos 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.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at Immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumii.gov.in.

Major Information of the Deed

Deed No.	I-1604-14983/2022	Date of Registration	19/12/2022
Query No./Year	1604-8003270100/2022	Office where deed is registered	
Query Date	17/11/2022 4:12:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S R CHOWDHURY SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9836496904, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set forth value		Market value	
Rs. 10,00,000/-		Rs. 42,54,547/-	
Stamp duty Paid (SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b).)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160413330/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, Pin Code : 700094

Sch. No.	Plot Number	Khatan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-237	LR-340	Bastu	Bastu	6 Dec	10,00,000/-	42,54,547/-	Width of Approach Road: 25 Ft., . Project Name :
Grand Total :					6Dec	10,00,000 /-	42,54,547 /-	

Principal Details :

Sl. No.	Name Address, Photo, Finger print and Signature
1	Mrs KALPANA CHATTERJEE (Presentant) Wife of Late BALAI LAL CHATTERJEE Dhalua West, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx4A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022 , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence

Tramey Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	SPACE BUILD P. 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: ACxxxxxx8K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Mr NIKHILESH SAHA Son of NIMAI CHANDRA SAHA D 32 Purbasha Nayabad Avenue, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of : SPACE BUILD (as partners)
2	Mr SOUMENDU NAHA Son of Mr Bibhu Ranjan Naha P 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : SPACE BUILD (as partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMENATH SAHA Son of Late AJIT KUMAR SAHA SEALDAH COURT, City:- , P.O:- ENTALLY, P.S:-Entally, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Mrs KALPANA CHATTERJEE, Mr NIKHILESH SAHA, Mr SOUMENDU NAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KALPANA CHATTERJEE	SPACE BUILD-6 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, Pin Code : 700094

Sch. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 237, LR Khatian No:- 340	Owner:রুচনা চ্যাটার্জী, Gurdian:বলাই লাল, Address:নিজ , Classification:বাড়ি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

On 17-11-2022

Certificate of Market Value (WB PUVI rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,54,547/-



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

On 22-11-2022

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

Presented for registration at 18:25 hrs on 22-11-2022, at the Private residence by Mrs KALPANA CHATTERJEE, Executant.

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

Execution is admitted on 22/11/2022 by Mrs KALPANA CHATTERJEE, Wife of Late BALAI LAL CHATTERJEE, Dhalua West, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Identified by Mr SOMENATH SAHA, , Son of Late AJIT KUMAR SAHA, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-11-2022 by Mr NIKHILESH SAHA, partners, SPACE BUILD, R 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Mr SOMENATH SAHA, , Son of Late AJIT KUMAR SAHA, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 22-11-2022 by Mr SOUMENDU NAHA, partners, SPACE BUILD, R 9 Srinagar, City:- Not Specified, P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Mr SOMENATH SAHA, , Son of Late AJIT KUMAR SAHA, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate



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

On 19-12-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) 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/-

Amount of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 750, Amount: Rs.100.00/-, Date of Purchase: 10/11/2022, Vendor name:
Sabyasachi Deb

(Signature)

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

IN WITNESS WHEREOF I, the Executor herein sign this Power of Attorney, this the 28th day of November, in the year of Two Thousand and Twenty Two.

WITNESSES :-

1. Somenath Saha
R-3 Srinagar
P.O. - Pancharayan
KOL-94

2. Gauram Chatterjee
Dhruva Chatterjee
P1 - March 2020
Dist - Subarganas (S)
Pin - 700152

Kalpana Chatterjee
SIGNATURE OF THE EXECUTANT

M/S SPACE BUILD

Partner

M/S SPACE BUILD

Nikhilendra Saha

Partner

SIGNATURE OF THE ATTORNEY

Drafted By Me :-

Prabin Kumar Roy
Advocate. W.B. 828/81
Ahipora Criminal Court.
KOL-27.

Typed By Me :-

Subhaskar Mukherjee
Sonarpur Sub Registry Office.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160414983 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.12.20 13:32:07 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2022/12/20 01:32:07 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)