

6302/19

8
I-5957/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 598576

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.

[Signature]
Addl. District Sub-Registrar
Behala, South 24 Parganas

GENERAL POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

NOW KNOW ALL MEN BY THIS PRESENTS We, 1) SRI KALYAN ROY, son of Late Dharendra Mohan Roy, By faith Hindu, By

12.05/19
2/6/19
129690

8974

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

B. C. LAHIRI

ALIPUR JUDGE COURT
KOL-27






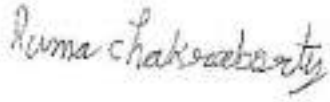
[Handwritten signature]



Identified by me,
Kunal Ray
son of Kalyan Ray
204 Parnashree pally
PO & P.S. Parnashree
KOL-60
OCC - Service

A.D.S.R. Behala
7 JUN 2019
Dist. - South 24 Pgs.

Principal Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr Kalyan Roy Son of Late Dhirendra Mohan Roy Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office	 07/06/2019	 LTI 07/06/2019	 07/06/2019
204, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALJPR0221N, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Ruma Chakraborty Wife of Late Tarun Chakraborty Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office	 07/06/2019	 LTI 07/06/2019	 07/06/2019
27/162, Upen Banerjee Road, Government Quarter, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARMPC0944N, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office				



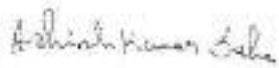


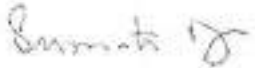


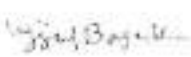
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REAL GROUP 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.:: AAXFR4879F, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1607-05957/2019-07/06/2019



Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name Mr Ashish Kumar Saha (Presentant) Son of Late Gokul Ranjan Saha Date of Execution - 07/06/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	 Jun 7 2019 12:27PM	Finger Print  LTI 07/06/2019	Signature  07/06/2019
125, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIPPS0996F Status : Representative, Representative of : REAL GROUP (as Partner)				
2	Name Mr Sumanta Roy Son of Late Sudhir Kumar Roy Date of Execution - 07/06/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	 Jun 7 2019 12:38PM	Finger Print  LTI 07/06/2019	Signature  07/06/2019
45/11A, Mahendra Banerjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJYPR2283B Status : Representative, Representative of : REAL GROUP (as partner)				
3	Name Mr Ujjal Basak Son of Mr Narendra Nath Basak Date of Execution - 07/06/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	 Jun 7 2019 12:38PM	Finger Print  LTI 07/06/2019	Signature  07/06/2019
8/1, Parnashree Pally Road (I,II,III,IV), P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUCPB3108L Status : Representative, Representative of : REAL GROUP (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Kunal Ray Son of Kalyan Ray 204 Parnashree Pally, P.O:- Parnashree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	 07/06/2019	 07/06/2019	 07/06/2019
Identifier Of Mr Kalyan Roy, Mrs Ruma Chakraborty, Mr Ashish Kumar Saha, Mr Sumanta Roy, Mr Ujjal Basak			

Major Information of the Deed :- I-1607-05957/2019-07/06/2019

Major Information of the Deed

Deed No :	I-1607-05957/2019	Date of Registration	07/06/2019
Query No / Year	1607-1000129690/2019	Office where deed is registered	A. D. S. R. BEHALA, District: South 24-Parganas
Query Date	07/06/2019 11:55:43 AM	Applicant Name, Address & Other Details	
N S Talukdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062098887, 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. 1,06,74,780/-	
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] - 160705947/2019 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: Sarat Chatterjee Road, Premises No: 118, , Ward No: 131 Pin Code : 700060

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	7 Katha 5 Chatak 10 Sq Ft	1/-	1,06,44,780/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				12.0885Dec	1/-	106,44,780/-	

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/-	30,000/-	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/-	30,000/-	

Major Information of the Deed :- I-1607-05957/2019-07/06/2019

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr Kalyan Roy	REAL GROUP-6.04427 Dec
	Mrs Ruma Chakraborty	REAL GROUP-6.04427 Dec
Transfer of property for S1		
No	From	To. with area (Name-Area)
	Mr Kalyan Roy	REAL GROUP-50.00000000 Sq Ft
	Mrs Ruma Chakraborty	REAL GROUP-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160705957 / 2019

On 07-06-2019

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 12:05 hrs on 07-06-2019, at the Office of the A.D.S.R. BEHALA by Mr Ashish Kumar Saha .

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 1,06,74,780/-

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

Execution is admitted on 07/06/2019 by 1. Mr Kalyan Roy, Son of Late Dharendra Mohan Roy, 204, Road: Parnashree Pally Road (I,II,III,IV), , P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 2. Mrs Ruma Chakraborty, Wife of Late Tarun Chakraborty, 27/162, Upen Banerjee Road, Government Quarter, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Identified by Shri Kunal Ray, , Son of Kalyan Ray, 204 Parnashree Pally, P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 07-06-2019 by Mr Ashish Kumar Saha, Partner, REAL GROUP, 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Shri Kunal Ray, , Son of Kalyan Ray, 204 Parnashree Pally, P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 07-06-2019 by Mr Sumanta Roy, partner, REAL GROUP, 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Shri Kunal Ray, , Son of Kalyan Ray, 204 Parnashree Pally, P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 07-06-2019 by Mr Ujjal Basak, partner, REAL GROUP, 165 A 1, Sarat Chatterjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Shri Kunal Ray, , Son of Kalyan Ray, 204 Parnashree Pally, P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Major Information of the Deed :- I-1607-05957/2019-07/06/2019

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
on of Stamp
p: Type: Impressed, Serial no 598576, Amount: Rs.100/-, Date of Purchase: 15/05/2019, Vendor name:
nkar Das



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

Major Information of the Deed :- I-1607-05957/2019-07/06/2019

of Registration under section 60 and Rule 69.
ed in Book - I
number 1607-2019, Page from 187620 to 187652
No 160705957 for the year 2019.



Digitally signed by SANDIP BISWAS
Date: 2019.06.10 14:59:35 +05:30
Reason: Digital Signing of Deed.

Sandip Biswas

(Sandip Biswas) 6/10/2019 2:59:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

occupation Retired person, by Nationality Indian, (**PAN ALJPR 0221 N**) resident of 204, Parnasree Pally, Post Office Parnasree, Police Station Behala now Parnasree, Kolkata - 700060, District South 24 Parganas and **2) SMT. RUMA CHAKRABORTY**, wife of Late Tarun Chakraborty, by Nationality Indian, by faith Hindu, by Occupation Housewife, (**PAN ARMPC 0944 N**) resident of 27/162, Upen Banerjee Road, Government Quarter, Post Office and Police Station Parnasree, Kolkata - 700060, District South 24 Parganas hereinafter jointly called and referred to as the **PRINCIPALS /EXECUTANTS.**

KNOW ALL MEN BY THIS PRESENTS We, **SRI KALYAN ROY**, and **SMT. RUMA CHAKRABORTY**, being the owners of property containing an area of **7** (Seven) Cottahs **5** (Five) Chittaks **10** (Ten) Sq.ft togetherwith **100** Sq.ft more or less brick built asbestos shed structure thereon which is lying and situated being Parnasree Pally Samavaya Samiti Scheme Plot No. **204** and **170**, Mouza - Behala, J.L. No. 2, D.S.R.- Alipore and A.D.S.R.- Behala, under C.S. Khatian No. 66, C.S Dag No. 662, 663 & 664, being known, renumbered as Premises No. **118**, Sarat Chatterjee Road, Assessee No. 41-131-17-0118-0, Ward No. **131** under The Kolkata Municipal Corporation (S.S Unit), P.S. Behala now Parnasree, Kolkata - 700060, District South 24 Parganas do hereby nominate, constitute and appoint **M/S. REAL GROUP (PAN AAXFR 4879 F)** a Partnership firm, having its office at 165-A-1, Sarat Chatterjee Road, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas represented by its partners namely **1. MR. ASHISH KUMAR SAHA, (PAN BIPPS 0996 F)**, son of Late Gokul Ranjan Saha, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 125, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas, **2. MR. SUMANTA ROY, (PAN AJYPR 2283 B)**, son of Late Sudhir Kumar Roy, by faith- Hindu, by nationality- Indian, by

occupation- Business, residing at 45/11A, Mahendra Banerjee Road, P.O. & P.S. Parnasree, Kolkata-700060, District South 24 Parganas and **3. MR. UJJAL BASAK, (PAN AUCPB 3108 L)**, son of Sri Narendra Nath Basak, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata - 700060, District South 24 Parganas as our true and lawful attorney for us in our name and on our behalf to do execute and perform, inter alia, the following acts, deeds matters and things in respect of the property as described in the Schedule hereunder written.

- 1) To represent us before the authority of the Kolkata Municipal Corporation, B.L & L.R.O, CESC Ltd. and any other Government and Semi-Government offices, civic authority, courts and to sign all applications, petitions, plans, documents, affidavits, declarations etc. in respect of the said property.
- 2) To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage L.B.S, designers, architects, engineers, artisans and masons and workmen for the said purpose.
- 3) To sign and appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, the CESC Ltd. and any other local or statutory authorities and all Govt./Semi Govt./Quasi Govt./Private Offices and Police Authorities

and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

- 4) To sign & apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and also occupancy certificate or any other certificate and to sign all such applications/forms and documents as shall be required for the said purpose.
- 5) To institute, commence, prosecute, carry on or defend all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning to our said property or concerning to special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitions, inventories to accept service of all summons, notices and other judicial process, to execute any judgment, decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama / Power or any other authority to act and plead.
- 6) To file and defend any or all suits, cases, appeals, complainants and applications, Revisions, Writ Petition, Motion/s of whatsoever manner or nature for and on our

behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner whatsoever relating to the said property as described in the Schedule hereunder written in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority or Quasi-Judicial Authority in respect of the below mentioned Schedule property.

- 7) To sign and verify all paints, written statements, petitions, objections, cross objections, claims, counter claims, application for execution, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of Appeal and generally to do all other acts, deeds and things relating to the above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion may think fit and proper in respect of the below mentioned Schedule property.
- 8) To sign and receive all letters and articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper and effectual receipt or receipts there for.
- 9) To negotiate on terms and agree to and enter into any conclusive Agreement for sale and to sell out Developer's Allocation with proportionate share of the land (except owners' allocation mentioned in the said Agreement for Development) as fully mentioned and described in the "C"

Schedule above to any intending purchaser or purchasers.

- 10) To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, or other spaces; if any, to any intending Purchaser or Purchasers.
- 11) To enter into an agreement or agreements with the intending purchaser or purchasers for the sale of flat/s and other spaces of the building within the Developer's Allocation as mentioned in the "C" Schedule of the said Agreement for Development executed on 17/05/2019 and the same was duly registered on 07/06/2019 in the Office of the Additional District Sub-Registrar, Behala, South 24 Parganas being Deed No. 16070.594.7 in the year 2019 pertaining to the construction of the said premises and to receive all earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales in the said building from the intending purchaser or purchasers and give valid receipt and discharge for the same.
- 12) That the Developer shall have no right to deal with Owners' Allocation and / or "B" SCHEDULE property of the said Agreement for Development in any manner whatsoever and we being the executant of this General Power of Attorney authorized and entrust the Developer to deal with the Developer's Allocation and or "C" SCHEDULE property in all respects.
- 13) To present any conveyance or conveyances for registration, to admit into execution and issue valid receipt on acceptance of consideration before the Registrar having authority for and to have the said conveyance registered and to do all

acts, deeds and things which our said Attorney may consider as necessary for conveying the said property out of the Developers' allocation as mentioned in the "C" SCHEDULE in the said Agreement for Development or any portion thereof to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves.

- 14) To issue No Objection certificate to any intending purchaser/s for obtaining home loan from any bank, company/firm, Non-Banking Financial Institution or person in respect of sale of the said property or any portion thereof without creating any financial liability to the owners for the same.
- 15) To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Mortgage Deed and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats and other Spaces within the Developer's allocation as mentioned in the "C" SCHEDULE in the said Agreement for Development in favour of the intending purchaser/ purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

That the Developer shall have every right to put their signatures to executed deed of conveyance and to present the same for accomplishment of registration of the Developer's allocation and to receive and to enjoy entire consideration amount of the sale proceed of the said Developer's allocation in the said building.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid Developer's Allocated property or any part thereof and for better exercise of the Authorities herein shall be construed done by us under our own hand and seal, as the Acts, Deeds and things done by us personally.

AND Attorney will have no power to sale the Schedule below property on behalf of the owners. Attorney is entitled to sale only Developer's allocation only.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring **7** (Seven) Cottahs **5** (Five) Chittaks **10** (Ten) Sq.ft togetherwith **100** Sq.ft more or less brick built asbestos shed structure thereon which is lying and situated being Parnasree Pally Samavaya Samiti Scheme Plot No. **204** and **170**, Mouza - Behala, J.L. No. 2, D.S.R.- Alipore and A.D.S.R.- Behala, under C.S. Khatian No. 66, C.S Dag No. 662, 663 & 664, being known, renumbered as Premises No. **118**, Sarat Chatterjee Road, Assessee No. 41-131-17-0118-0, Ward No. **131** under The Kolkata Municipal Corporation (S.S Unit), P.S. Behala now Parnasree, Kolkata - 700060, District South 24 Parganas and the said property is butted and bounded in the following manner :-

ON THE NORTH : by **25'** feet wide Sarat Chatterjee Road ;

ON THE SOUTH : by house of Dr. C.R Khatua & land of Ujjal Basak & another;

ON THE EAST : by Samavaya Samiti Scheme Plot No. **169 & 205**;

ON THE WEST : by Samavaya Samiti Scheme Plot No. **171 & 203**.

IN WITNESSES WHEREOF we, **SRI KALYAN ROY** and **SMT. RUMA CHAKRABORTY** have signed this General Power of Attorney on this the 07th day of June, 2019.

SIGNED SEALED AND DELIVERED:

IN THE PRESENCE OF :

WITNESSES

1. Kalyan Roy,
206 Park Street,
Behala,
1001-60

2. Ruma Chakraborty
27/1B2 Behala Pannanree
Central Govt. Quarter
1001-700060

1. Kalyan Roy

2. Ruma Chakraborty

Signature of the EXECUTANTS
(PRINCIPALS)

We accept this Power of Attorney

M/s. REAL GROUP

1. Ashish Kumar Saha.

2. Partner **M/s. REAL GROUP**

3. Wijal Basak

Sumanta K
Partner

Signature of the **DEVELOPER**

Drafted by me :-

Bimal Ch Lahiri












BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata-700 027
Enrollment No -WB/298/82
Advocate

Partner

Alipore Judges' Court, Kolkata-700 027.












Computer Print by :

D. Nandkumar
Barisha, Kolkata- 700008.

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left Hand					
	Right Hand					












Name --- **KALYAN ROY.**

Signature *Kalyan Roy*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right Hand					

Name --- **RUMA CHAKRABORTY.**












Signature *Ruma Chakraborty*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left Hand					
	Right Hand					

Name --- **ASHISH KUMAR SAHA.**

Signature *Ashish Kumar Saha*












Thumb 1st finger Middle finger Ring finger Small finger

	Left Hand					
	Right Hand					

Name --- **SUMANTA ROY.**

Signature Sumanta Roy

Thumb 1st finger Middle finger Ring finger Small finger

	Left hand					
	Right Hand					

Name --- **UJJAL BASAK.**

Signature Ujjal Basak

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	1607-1000129690/2019	Office where deed will be registered
Query Date	07/06/2019 11:55:43 AM	A D S R BEHALA District South 24-Parganas
Applicant Name, Address & Other Details	N S Talukdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No 9062096867, Status Advocate	
Transaction		Additional Transaction
[0135] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value Rs /-		Market Value Rs 1,06,44,780/-
Total Stamp Duty Payable(SD) Rs 70/- (Article 48(g))		Total Registration Fee Payable 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
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 16070594//2019 Received Rs 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)	

Land Details :

District: South 24-Parganas, P S: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Saral Chatterjee Road, Premises No: 118, Ward No: 131 Pin Code: 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Bastu	7 Katha 5 Chatak 10 Sq Ft	1/-	1,06,44,780/-	Width of Approach Road 25 Ft. Adjacent to Metal Road, Project Name
Grand Total :				12.0885Dec	1/-	106,44,780/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On land 1.1	100 Sq Ft	1/-	30,000/-	Structure Type Structure
Or 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/-	30,000/-	

Principal Details :

Name & address	Status	Execution Admission Details :
1 Mr Kalyan Roy Son of Late Dharendra Mohan Roy 204, Parnashree Pally Road (I,II,III,IV), P O - Parnasree, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. ALJPR0221N, Status: Individual, Executed by Self To be Admitted by Self	Individual	Executed by: Self To be Admitted by: Self
2 Mrs Ruma Chakraborty Wife of Late Tarun Chakraborty 27/162, Upen Banerjee Road, Government Quarter, P O - Parnasree, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. ARMP0944N, 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	REAL GROUP 165 A 1, Sarat Chatterjee Road, P O - Parnasree, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. AAXFR4879F, Status: Organization, Executed by Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Ashish Kumar Saha Son of Late Gokul Ranjan Saha 125 Parnashree Pally Road (I,II,III,IV), P O - Parnasree, P.S - Behala, District -South 24-Parganas, West Bengal, India, P.N 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BIPPS0996F	REAL GROUP (as Partner)
2	Mr Sumanta Roy Son of Late Sudhir Kumar Roy 45/11A, Mahendra Banerjee Road, P O - Parnasree, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AJYPR2283B	REAL GROUP (as partner)
3	Mr Ujjal Basak Son of Mr. Narendra Nath Basak 8/1, Parnashree Pally Road (I,II,III,IV), P O - Parnasree, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AJCPB3108I	REAL GROUP (as partner)

Buyer Details :

Name & address

Mr Kalyan Roy
 of Kalyan Roy
 Parnashree Pally, P.O.- Parnashree, P.S - Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060,
 Male By Caste Hindu, Occupation Service, Citizen of India. Identifier Of Mr Kalyan Roy, Mrs Ruma Chakraborty,
 Mr Ashish Kumar Saha, Mr Sumanta Roy, Mr Ujjal Basak.

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Kalyan Roy	REAL GROUP-8 04427 Dec
2	Mrs Ruma Chakraborty	REAL GROUP-8 04427 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Kalyan Roy	REAL GROUP-50 00000000 Sq Ft
2	Mrs Ruma Chakraborty	REAL GROUP-50 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 07-07-2019) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 07-07-2019)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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