

15867/22

D-15291/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 521750

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

26 SEP 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT EXECUCUTED ON 26th SEPTEMBER 2022

KNOW ALL MEN THESE PRESENTS THAT WE, **G K REALTORS**, a partnership firm duly incorporated under the provision of Indian Partnership Act 1932 having its Income Tax Permanent Account No. **(AANFG 4235G)** and having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal. **2) G K ABASAN** a partnership firm duly incorporated under the provision of Indian Partnership Act 1932 having its Income Tax Permanent Account No. **(AANFG 4234H)** and having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal. Both the Partnership Firms are duly represented by its common partners namely **A) SHRI GOPAL KUNDU** son of Late Dasarath Kundu, having my Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by faith-Hindu, by Nationality-Indian, by

44187

21 SEP 2022

SOLD TO..... Rajib Ghosh (Adv)
 ADDRESS..... G. O. P. O. St,
 RS..... 50/- KOL-1.

21 SEP 2022

CODE NO. (1987)
 LICENCED NO.
 20 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (O.S.)
 HIGH COURT, KOLKATA 700 001

21 SEP 2022



Identified by Me

Rajib Ghosh

Adv

S/o Jahan Ghosh

Bhanta, Sukantapally.

PS- Baruipon, P.O- South Guinia

South 24 PGS. PIN- 743613

DISTRICT SUB REGISTRAR-III
 SOUTH 24 PGS, ALIPORE
 26 SEP 2022

occupation Business, **AND B) SMT. RUNA KUNDU** wife of Gopal Kundu, having my Income Tax Permanent Account No. **(AKYPK 5461F)** and Aadhaar No. **(3360 9007 8923)**, by faith-Hindu, by Nationality-Indian, by occupation Business, both are residing at 8/1A, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal. **3) SHRI GOPAL KUNDU** son of Late Dasarath Kundu, having my Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by faith-Hindu, by Nationality-Indian, by occupation Business, **AND 4) SMT. RUNA KUNDU** wife of Gopal Kundu, having my Income Tax Permanent Account No. **(AKYPK 5461F)** and Aadhaar No. **(3360 9007 8923)**, by faith-Hindu, by Nationality-Indian, by occupation Business, both are residing at 8/1A, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal hereinafter conjointly referred to as **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns). of the **FIRST PART**, hereby send Greetings.

WHEREAS The **Land Owners** herein are the joint and absolute owners of **ALL THAT** piece and parcel of Vacant Bastu Land measuring about 65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals) more or less laying and situated at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under L.R. Dag Nos. 19, 20, 23, 24, 35 and 36 appertaining to L.R. Khatian Nos.1317, 3094, 3095, 3096 3476, 3491, 3514, 3544, 745, 3401, 3407, 3418, 3419 and 3478, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, under the jurisdiction of Additional District Sub Registrar at Sonarpur, District-South 24 Parganas, in the State of West Bengal. The ownership of the property is divided in plots they are as follows:

1. FIRST PLOT:

1A. One Gour Chandra Purkait since deceased was the sole and absolute owner of All That piece and parcel of land measuring about 75 Decimal laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal.

1B. While said Gour Chandra Purkait was enjoying his all that aforesaid property free from all sorts of encumbrances for his personal need sold, transferred and conveyed the All That piece and parcel of land measuring about 75 Decimal laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal in the year 1963 to one Satyapriya Roy and Anila Debi by virtue of registered deed of conveyance which was duly registered at the office of Sub Register at Baruipur and recorded in Book No.1, Volume No.91, pages-286 to 291, being No.7867 for the year 1963.

1C. While said Satyapriya Roy was enjoying his share over the aforesaid property died intestate leaving behind his legal heirs and thereafter said legal heirs of Satyapriya Roy said Anila Debi executed a deed of partition in respect of All That piece and parcel of land measuring about 75 Decimal laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal for betterment of use of said Land which was duly registered at the office of Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.382, Pages- 163 to 178, being No. 12393 for the year 1981.

1D. By virtue of aforesaid deed of partition being no. 12393 for year 1981 the said Smt. Anila Debi being the Second Part of the aforesaid partition deed was allotted Plot No. B in respect of ALL THAT demarcated land measuring about 9 Cottahs 8 Chittaks more or less lying and situated at

R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal.

1E. While said Anila Debi enjoyed her All that aforesaid property free from all sorts of encumbrances sold, conveyed and transferred All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) out of total 9 Cottahs 8 Chittaks land lying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal on 13.07.1981 into and in favour of Jharna Bhattacharjee, by virtue of a deed of conveyance which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.261, Pages- 123 to 127, being No.8175 for the year 1981. Said Anila Debi also sold her remaining All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) out of total 9 Cottahs 8 Chittaks land laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal on 13.07.1981 to and in favour of Rathindra Nath Singha, which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.274, Pages- 203 to 207, being No.8176 for the year 1981. Thus after becoming the owner of the afore said property said Rathindra Nath Singh has recorded and mutated his name with the records BL & LRO and Rajpur Sonarapur Municipality and accordingly L.R. Khatian No. 745 and Holding No. 276 has issued in his favour in respect of the aforesaid property.

1F. After becoming the owner of the All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) land lying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal said Jharna Bhattacharjee while

enjoyed her afore said property free from all sorts of encumbrances sold, conveyed and transferred all that aforesaid land on 14.03.1985 unto and in favour of Sabita Singha which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No 60, Pages-410 to 416, being No.3523 for the year 1985. Thus after becoming the owner of the afore said property said Sabita Singh has recorded and mutated her name with the records of BL & LRO and Rajpur Sonarpur Municipality and accordingly L.R. Khatian No. 1141 and Holding No. 491 have issued in her favour in respect of the aforesaid property.

1G. While said Rathindra Nath Singha was enjoying his share over the aforesaid property was died intestate on 06.09.2019 leaving behind his wife, Sabita Singha alias Sinha and two daughters, namely Urmi Banerjee and Smt. Ushri Talapatra as his legal heirs and successors to inherit his afore said property.

1H. while said Sabita Sinha enjoying her All that aforesaid property free from all sorts and encumbrances sold, conveyed and transferred All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) laying and situated at R.S. Khatian No. 145 as well as L.R. Khatian No.1141 of R.S. Dag No.7 as well as L.R. Dag No. 19 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, Holding No.491, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 27.11.2019 to **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** which was duly registered at the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No. 1603-2019, Pages-128474 to 128497, being No.03974 for the year 2019. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 3401,

3407,3418 and 3419 have issued in their favour in respect of the aforesaid property.

1J. while said Smt. Sabita Singha alias Sinha, Smt. Ushri Talapatra and Smt. Urmi Banerjee jointly enjoying their All that aforesaid property free from all sorts and encumbrances sold, conveyed and transferred All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) laying and situated at R.S. Khatian No. 145 as well as L.R. Khatian No.745 of R.S. Dag No.7 as well as L.R. Dag No. 19 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, Holding No.276, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 27.11.2019 to **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** which was duly registered at the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No. 1603-2019, Pages-128498 to 128527, being No.03975 for the year 2019. In the aforesaid deed of conveyance by inadvertence the Khatian no. was wrongly mentioned 1141 instead of 745 and on the third page deed no. wrongly written as 8176 for the year 1963 instead of 7687 of 1963 and the same was rectified by way of a registered deed of declaration dated 26.09.2022.

1K. Thus by virtue of the deed of conveyances dated 27.11.2019 **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** herein become the joint and absolute owners of All That piece and parcel of land measuring about 9 Cottahs 8 Chittaks lying and situated at R.S. Khatian No.145 as well as L.R. Khatian No.745 and 1141 of R.S. Dag No.7 as well as L.R. Dag No. 19 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, Holding No.276 and 491, SN Ghosh Avenue under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

2. SECOND PLOT

2A. One Debi Charan Ghosh and Gopal Chandra Ghosh were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT property and others land of Elachi Mouza, J.L.No. 70, of R.S. Khatian Nos. 836 & 837 including the area of R.S. Dag No.8. as per Revisional settlement records of rights thereof and enjoying every rights, title and interest over the aforesaid property without interruption, claim and demand whatsoever.

2B. Thereafter the said Shri Debi Charan Ghosh and Shri Gopal Chandra Ghosh while enjoying the aforesaid property for betterment of their use had executed a deed of Partition in respect of the area of R.S. Dag No.8 of R.S. Khatian Nos. 836 & 837 & others property of Elachi Mouza, J.L.No.70 Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 02.08.1959 registered at the office of Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.71, Pages262 to 274, being No.7307 for the year 1959.

2C. Thus by virtue of aforesaid Deed of Partition being No.7307 for the year 1959 said Shri Debi Charan Ghosh, being the second party of the said partition, was allotted amongst other all that said land measuring 76 decimals in Mouza-Elachi, J.L.No.70 comprising in R.S. Dag No. 8, appertaining to R.S. Khatian No. 836 & 837 absolutely and forever which had been morefully described in Schedule "**GA**" of the said Partition Deed and the said Gopal Chandra Ghosh being the First party of the said Partition deed was allotted other properties as described in the Schedule "**Kha**" of the said partition deed.

2D. While said Debi Charan Ghosh was enjoyed his afore said peroperty free from all sorts and encumbrances sold, conveyed and transferred ALL THAT land measuring more or less 11 Cottahs 15 Chittaks 22 sq ft. more

or less out of 76 decimals of land situated at R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L.No.70 on 12.05.1982 to and in favour of M/s. Much Engineering Pvt. Ltd. by virtue of registered deed of conveyance duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.172, pages-246 to 256, being No.6103 for the year 1982. And the said Debi Charan Ghosh also sold, transferred and conveyed ALL THAT land measuring more or less 11 Cottahs 4 Chittaks 10 sq. ft. out of 76 decimals of land in R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L. No.70 on 08.06.1982 to and in favour of M/s. Much Engineering Pvt. Ltd. By virtue of a registered deed of conveyance duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.1, Volume No.65, pages-260 to 273, being No.3241 for the year 1982.

2E. Thereafter While said Debi Charan Ghosh was enjoyed his afore said property free from all sorts and encumbrances sold, conveyed and transferred ALL THAT land measuring more or less 9 Cottahs 14 Chittaks 24 sq. ft. out of 76 decimals in R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, JL No. 70 Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 24.09.1982 to and in favour of Smt. Arunima Mukherjee duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.337, pages-64 to 76, being No. 13125 for the year 1982.

2F. While the said Arunima Mukherjee enjoyed her aforesaid property free from all sorts an encumbrances sold, transferred and conveyed the land measuring more or less 9 Cottahs 14 Chittaks 24 sq. ft. situated at R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L. No. 70 to and in favour of M/s. Parkings, a sole proprietorship Firm, being sole proprietress, Smt. Parbati Chatterjee, wife of Sri Ajit Kumar Chatterjee, on 14.08.1989

which was duly registered at the office of Registrar of Assurance Kolkata and recorded in Book No.1, Volume No.238, pages-355 to 367, being No.9636 for the year 1989.

2G. Thereafter the said M/s. Much Engineering Pvt. Ltd. sold, transferred and conveyed their land measuring more or less 5 Cottahs 2 Chittaks 4 sq. ft. out of 11 Cottahs 4 Chittaks 10 sq. ft. situated at R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L.No.70 to and in favour of M/s. Parkings, a sole proprietorship Firm, being sole proprietress, Smt. Parbati Chatterjee, which was duly registered at office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.27, pages-10 to 21, being No.1268 for the year 1990.

2H. Thus by virtue of two separate deeds conveyances, the said Smt. Parbati Chatterjee, being the sole proprietor of M/s. Parkings became the absolute owner of the All That piece and parcel of land measuring about 15 Cottahs 18 sq. ft. more or less including road/passage being plot No. B situated and lying at Mouza-Elachi, J.I. No. 70 comprising in RS. Dag No.8, appertaining to R.S. Khatian Nos.836 & 847 Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal.

2J. While said Smt. Parbati Chatterjee, being the sole proprietor of M/s. Parkings enjoying her aforesaid property sold, conveyed and transferred ALL THAT land measuring more or less 15 Cottahs 18 sq. ft. including road/passage being plot No B situated and lying at Mouza-Elachi, J.L.No.70 comprising in RS. Dag No.8, appertaining to R.S. Khatian Nos 836 & 847, to and in favour of Shri Somnath Kundu and Lina Kundu, executed on 24.09.1997 duly registered at the office of District Sub Registrar IV at Alipore and recorded in Book No. I, Volume No. 10, Pages-335 to 348, being No. 104 for the year 1998.

2K. Thereafter while said Sri Somnath Kundu and Lina Kundu jointly enjoying their aforesaid property free from all sorts and encumbrances sold, conveyed and transferred the undivided 1/2th share, i.e. more or less 7 Cottahs 8 Chittaks 9 Sq. ft. of land out of more or less 15 Cottahs 18 sq. ft. including road/passage being plot No. B along with ½ share, i.e. 250 sq ft. cement flooring asbestor shed structure out of 500 sq.ft. standing thereon situated and lying at Mouza-Elachi, J.L No.70 comprising in R.S. Dag No.8, appertaining to R.S. Khatian Nos. 836 & 847. Municipal Holding No.314 S.N. Ghosh Avenue, Ward No.26 under Rajpur Sonarpur Municipality Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 21.08.2008 to SHRI MANORANAN KUNDU and SRI GOPAL KUNDU by virtue of a registered deed of conveyance duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.1, being No.4168 for the year 2008. Thereafter the said Shri Somnath Kundu and Lina Kundu jointly sold the remaining undivided 1/2 share, i.e. more or less 7 Cottahs 8 Chittaks 9 Sq. ft of land out of more or less 15 Cottahs 18 Sq. Ft. including road/passage being plot No B along with 1/2 share, i.e. 250 sq.ft. cement flooring asbestor shed structure out of 500 sq. ft. standing thereon situated and lying at Mouza-Elachi, J.L. No. 70 comprising in R.S. Dag No.8, appertaining to R.S. Khatian Nos.836 & 847. Holding No.314 S.N. Ghosh Avenue, Ward No.26 under Rajpur Sonarpur Municipality, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 21.08.2008 to and in favour of SRI MANORANAN KUNDU and SRI GOPAL KUNDU duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No. I., being No.4171 for the year 2008.

2L While said Sri Manoranjan Kundu enjoyed his undivided 1/12th share on the aforesaid property, sold conveyed and transferred said his undivided 1/2 share, i.e. ALL THAT piece and parcel of land 7 Cottahs 8 Chittaks 9

Sq. ft. more or less out of all that land measuring about 15 Cottahs 18 sq. ft. including road/passage being plot No. B along with 1/2 share, i.e. 250 sq.ft. cement flooring asbestor shed structure out of 500 sq.ft. standing thereon situated and lying at Mouza-Elachi, J.L.No.70 comprising in R.S. Dag No.8, appertaining to R.S. Khatian Nos 836 & 847. Holding No.314 S.N. Ghosh Avenue, Ward No. 26 under Rajpur Sonarpur Municipality Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal to and in favour of **(1) SRI GOPAL KUNDU (2) SMT. RUNA KUNDU (3) G K REALTORS, & (4) G KABASAN** on 12.03.2021 duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.1 Volume No 1608-2021. Pages-65377 to 65412, being No 2120 for the year 2021.

2M Thereafter Much Engineering Pvt. Ltd while in absolute ownership of their property sold, conveyed and transferred ALL THAT piece and parcel of land measuring 11 Cottahs 15 Chittaks 22 Sq.ft. more or less laying and situated at R.S. Dag No. 8, LR. Dag No.20 Police Station- Sonarpur, District-South 24 Parganas on 11.05.1989 to and in favour of Shri Purna Chandra Banerjee and Sri Narayan Banerjee, which was duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.1 and recorded in Book No.1, being No.657 for the year 1989. Thereafter the said Much Engineering Pvt. Ltd also sold, conveyed and transferred ALL THAT land measuring more or less 6 Cottahs 2 Chittaks 16 Sq. ft. out 11 Cottahs 4 Chittaks 10 Sq.ft. in R.S. Dag No.8, on 11.12.1989 to and in favour of Smt. Mukta Banerjee and Smt. Bakul Banerjee, which was duly registered at Additional District Sub Registrar at Sonarpur and recorded in Book No.1, being No.6920 for the year 1989.

2N Said Purna Chandra Banerjee and Narayan Banerjee while jointly enjoyed the aforesaid property free from all sorts an encumbrances, sold,

conveyed transferred the land measuring about more or less 11 Cottahs 15 Chittaks 22 Sq. Ft. in R.S. Dag No.8, to and in favour of Ramendra Kumar Chakraborty on 26.09.1992 which was duly registered at Additional District Sub Registrar at Sonarpur recorded in Book No.1, Volume No. 132, Pages- 1 to 8, being No.7532 for the year 1992.

20. Said Smt. Mukta Banerjee and Smt. Bakul Banerjee while jointly enjoyed the aforesaid property free from all sorts an encumbrances jointly sold, conveyed and transferred the ALL THAT land measuring about more or less 6 Cottahs 2 Chittaks 16 Sq. Ft. in R.S. Dag No.8, executed on 26.11.1991 to and in favour of Ramendra Kumar Chakraborty, to and in favour of and recorded in Book No. I, Volume No. 132, Pages- 9 to 17, being No.7533 for year 1992, thus said Ramendra Kumar Chakraborty became the absolute owner of the land measuring about more or less 18 Cottahs Chittaks 38 sq. ft. situated and lying at Mouza-Elachi, J.L.No.70, R.S. Dag No.8, LR Dag No.20, R.S. Khatian Nos. 836 & 837, Holding No.309. Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal

2P Said Ramendra Kumar Chakraborty while jointly enjoying the aforesaid property free from all sorts an encumbrances executed a will on 27.11.1991 duly registered at the office of District Sub Registrar- at Alipore and recorded in Book No.-III, Volume No.7, Pages- 19 to 24, being No.210 for the year 1991. Said Ramendra Kumar Chakraborty died on 21.11.2005 and after that Smt. Maya Bagchi applied before the Ld. District Delegate at Alipore and registered case No Act 39 case No.234 of 2008 (P) applied for probate of the said WILL dated 27.11.1991 and the said application for probate had been granted on 3rd day of MAY 2010 by the Learned Delegate 3rd Court Civil Judge (Senior Division) at Alipore in favour of Maya Bagchi and by virtue of said probate granted by the Ld. District Delegate, Smt.

Maya Bagchi has become the absolute owner of the ALL THAT land measuring 18 Cottahs 1 Chittaks 38 Sq.ft. more or less laying and situated at Mouza-Elachi, J.L.No.70 comprising in R.S. Dag No. 8, L.R. Dag No.20, R.S. Khatian Nos 836 & 837, Holding No.309 Ward No 26 under Rajpur-Sonarapur Municipality, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

2Q Said Maya Bagchi while enjoyed the aforesaid property free from all sorts an encumbrances sold the undivided 4 Cottahs & Chittaks out of all that 18 Cottahs 1 Chittaks 38 sq ft. on 24.09.2014 to and in favour of GK Realtors by virtue of a registered deed of conveyance duly registered at duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.I, being No.7334 for the year 2014. Thereafter the said Maya Bagchi also sold the undivided 4 Cottahs land out 18 Cottahs 1 Chittaks 38 Sq. ft. on 24.09.2014 to Runa Kundu duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.1, C.D. Volume No.42, Pages 2713 to 2727,being No.7335 for the year 2014.

2R Thereafter the said Maya Bagchi sold the undivided 3 Cottahs 8 Chittaks out 18 Cottahs 1 Chittak 38 sq.ft. on 30.01.2015 to and in favour of G K Abasn duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.I, C.D. Volume No.3 Pages 5907 to 5922, being No.0650 for the year 2015. Thereafter the said Maya Bagchi sold the undivided 6 Cottahs 1 Chattak 38 Sq ft out 18 Cottahs 1 Chittak 38 sq.ft. on 24.11.2015 to Runa Kundu duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.1, Volume No1604 2015, Pages-102320 to 102339,being No.07992 for the year 2015.

2S Said Maya Bagchi while enjoyed the remaining part of the aforesaid property free from all sorts an encumbrances sold, conveyed and transferred ALL THAT undivided 6 Cottahs 1 Chattak 38 Sq.ft. land out 18 Cottahs 1 Chittak 38 sq. ft. on 24.11.2015 to G K. Realtors duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.1, Volume No 1604-2015, Pages-10234010102360,being No.07993 for the year 2015. Thereafter the said Maya Bagchi also sold conveyed and transferred the undivided 2 Cottahs 8 Chittak 27.66 Sq. ft. out of ALL THAT 18 Cottahs 1 Chittak 38 sq.ft. land on 24.11.2015 to and in favour of GK Abasan duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No. I, Volume No 1604-2015, Pages- 102361 to 102381, being No.07994 or the year 2015.

2T Successors of Late Debi Charan Ghosh, i.c. Gobinda Lal Ghosh, Madhab Ghosh and Sri Joydeb Ghosh while jointly enjoyed the aforesaid property free from all sorts an encumbrances jointly sold conveyed and transferred the land measuring more or less 3 Cottahs 8 Chittaks out of 22 decimals land laying an situated at of R.S. Dag No.8, L.R. Dag No.20, R.S. Khatian Nos 836 & 837, L.R. Khatian Nos. 366 of Elachi Mouza on 10.12.2018 to G K Realtors, GK Abasan & Runa Kundu duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.1, Volume No 1604-2018, Pages-214611to 214652,being No.7276 or the year 2018. And after becoming the owner of the aforesaid properties **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 1317,3094, 3095, 3096, 3476, 3491 and 3514 have issued in their favour in respect of the aforesaid property.

2U Thus by virtue of the aforesaid deed of conveyances **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** herein become the joint and absolute owners of All That piece and parcel of land measuring

about 36 Cottahs 10 Chittaks 11 Sq ft in R.S. Dag No.8, as well as LR Dag No.20. R.S. Khatian Nos. 836 & 837, as well as L.R. Khatian No. 1317,3094, 3095, 3096, 3476, 3491 and 3514 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, Holding No.309 & 314 SN Ghosh Avenue under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

3. THIRD PLOT

3A. One Debi Charan Ghosh and Gopal Chandra Ghosh were seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land of Elachi Mouza including the area of R.S. Dag Nos. 11 & 12 of R.S. Khatian No.42 as per Revisional settlement records of rights and enjoying every right, title and interest over the aforesaid property without interruption, claim and demand whatsoever.

3B. Said Shri Debi Charan Ghosh and Shri Gopal Chandra Ghosh while enjoying the aforesaid properties was executed a deed of Partition regarding the area of R.S. Dag No. 11 & 12 of R.S. Khatian No.42 & others property of Elachi Mouza, J.L.No.70 on 02.08.1959 which was duly registered at which was duly registered at Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.71, Pages-262 to 274, being No.7307 for the year 1959.

3C. Thus by virtue of aforesaid Partition deed No.7307 for the year 1959 the said Shri Debi Charan Ghosh, being the second party of the said partition, was allotted amongst other all that said land measuring 13 decimals (the split up of the land being: 5 decimals land of R.S. Dag No.11 and 8 decimals land of R.S. Dag No. 12) in Mouza-Elachi, J.L. No. 70 appertaining to R.S. Khatian No.42 absolutely and forever which had been morefully described

in Schedule "GA" of the said Partition Deed and the said Gopal Chandra Ghosh being the First party of the said partition deed was allotted other properties as described in the Schedule "Kha" of the said partition deed.

3D While said Debi Charan Ghosh enjoyed the aforesaid property free from all sorts an encumbrances sold, conveyed and transferred ALL THAT land measuring about 13 decimals the split up of the land being:-5 decimals land of R.S. Dag No.11 as well as L.R Dag No. 23 and 8 decimals land of R.S. Dag No. 12 as well as L.R. Dag No. 24, in Mouza-Elachi, J.L.No.70 appertaining to R.S. Khatian No.42, L.R Khatian No.366 on 16.07.2008 to and in favour of Shri Madhab Ghosh and Shri Jaydeb Ghosh, by virtue of a deed of gift which was which was duly registered at Additional District Sub Registrar at Sonarpur and recorded in Book No.1,CD. Volume No.20, Pages-4780 to 4791, being No.7511 for the year 2008.

3E Thereafter the said Madhab Ghosh and Jaydeb Ghosh while jointly enjoyed the aforesaid property free from all sorts an encumbrances sold, conveyed and transferred ALL THAT land measuring 13 decimals the split up of the land being 5 decimals of RS. Dag No. 11.as well as LR Dag No.23 And 8 decimals land of R.S. Dag No 12, as well as LR DagNo.24 in Mouza-Elachi, J.L. No. 70 appertaining to R.S. Khatian No.42, LR Khatian No.366 on 30.07.2018 to **SMT. RUNA KUNDU,G K REALTORS AND GK ABASAN** which was duly registered at Additional District Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 1608-2018, Pages-92722 to 92750, being No.04100 for the year 2018. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 3094, 3095, and 3096 have issued in their favour in respect of the aforesaid property.

3F Thus by virtue of the deed of conveyance dated 30.07.2018 **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** herein become the joint and absolute owners of All That piece and parcel of land measuring about 13 decimal i.e. 7 Cottahs 13 Chittaks laying and situated at R.S. Khatian No.42 as well as L.R. Khatian No3094, 3095 and 3096 under R.S. Dag No.11 7 12 as well as L.R. Dag No. 23 and 24 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

4. FORTH PLOT

4A. One Nanilal Ghosh, Bipin Behari Ghosh, Panchu Gopal Ghosh were seized and possessed of or other wise well and sufficiently entitled to all that piece and parcel of land measuring 14 decimal laying and situated at R.S. Dag No. 14 appertaining to R.S. Khatian No.42 of Mouza- Elachi, J.L.No.70, Police Station-Sonarpur as per Revisional Settlement Records of Rights and enjoying every right, title and interest over the aforesaid property.

4B Said Bipin Behari Ghosh died intestate leaving behind his wife, Smt. Panchibala Ghosh and one son, Shri Amarendra Nath Ghosh as his sole legal heirs and successors to inherit his share over the aforesaid property. Thereafter the said Nanilal Ghosh, son of Late Kenaram Ghosh died intestate leaving behind him seven sons, namely, Kaloshoshi Ghosh, Kunja Behari Ghosh, Santosh Kumar Ghosh, Nandalal Ghosh, Krishna Mohan Ghosh, Manmatha Mohan Ghosh and Ananta Mohan Ghosh as his sole legal heirs and successors to inherit his share over the aforesaid property.

4C Thereafter the said successors of Late Bipin Behari Ghosh and the said successors of Late Nanilal Ghosh and Panchu Gopal Ghosh executed a deed partition regarding the property of Elachi Mouza and others including the area of R.S. Dag No. 14 on 02.12.1961 which was duly registered at the office of

Additional District Sub Registrar at Baruipur and recorded in Book No. 1, being No.9571 for the year 1961. Thus by virtue of deed of partition dated 02.12.1961, the said Kaloshoshi Ghosh, Kunja Behari Ghosh, Santosh Kumar Ghosh, Nandalal Ghosh, Krishna Mohan Ghosh, Manmatha Mohan Ghosh and Ananta Mohan Ghosh, the successors of Late NaniLal Ghosh being the second part of the aforesaid partition was allotted the property in "Ga" schedule property including the area of RS Dag No.14 of Elachi Mouza of the aforesaid partition deed.

4D Said Kaloshoshi Ghosh, Kunja Behari Ghosh, Santosh Kumar Ghosh, Nandalal Ghosh, Krishna Mohan Ghosh, Manmatha Mohan Ghosh and Ananta Mohan Ghosh, the successors of Late NaniLal Ghosh for betterment of their use executed a deed of partition regarding the land and property of R.S. Dag No.14 & others of Elachi Mouza, J.L. No. 70 on 03.12.1963 which was duly registered at the office of Additional District Sub Registrar at Baruipur and recorded in Book No.1, being No, 1963. Thereafter by virtue of partition, the said Sri Kaloshoshi Ghosh, being the first part of the aforesaid partition was allotted in schedule "**Kha**" including the area of 14 decimals of R.S. Dag No. 14 of the aforesaid partition.

4E Said Kaloshoshi Ghosh, while enjoying the aforesaid property died intestate leaving behind his wife, Smt. Angurbalal Ghosh, three sons, namely, Shri Kamal Kanta Ghosh, Shri Haran Chandra Ghosh and Shri Sukumar Ghosh and two daughters, Smt. Kalpana Ghosh and Smt. Asima Ghosh as his sole legal heirs and successors. Thereafter the said successors of Late Kaloshoshi Ghosh, i.e. Smt. Angurbalal Ghosh, Shri Kamal Kanta Ghosh, Shri Haran Chandra Ghosh, Shri Sukumar Ghosh Smt. Kalpana Ghosh and Smt. Asima Ghosh executed a deed of partition regarding the aforesaid property and others on 06.06.1987, which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.216, Pages-

276 to 295, being No. 10824 for the year 1987. Thus by virtue of aforesaid partition, the said Smt. Kalpana Ghosh being the Fourth Party of the aforesaid partition deed was allotted in schedule "**ENG**" land measuring about 14.5 decimals (the split up of the land being: 9 decimals out of 14 decimals in western side of R.S. Dag No. 14 and 5.5 decimals of R.S. Dag No. 163 of Elachi Mouza. Police Station-Sonarpur,

4F Said Smt. Asima Ghosh being the Fifth Party of the aforesaid partition deed was allotted in schedule **CHA** land measuring 5 decimals out of 14 decimals in Eastern side of R.S. Dag No. 14 of Elachi Mouza. Thereafter the said Smt. Kalpana Ghosh and Smt. Asima Ghosh jointly sold, transferred and conveyed the land measuring 14 decimals equivalent to more or less 8 cottahs 7 Chittaks 23.7 sq. ft. in R.S. Dag No. 14, as well as L.R. Dag No.36, appertaining to R.S. Khatian No.42 as well as L.R. Khatian No. 185 executed on 14.12.2020 to **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G KABASAN** which was duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No. I, Volume No.1608-2020, Pages-138098 to 138140, being No.04874 for the year 2020. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No.3407, 3418, 3419 and 3478 have issued in their favour in respect of the aforesaid property.

4G Thus by virtue of the deed of conveyances dated 17.12.2020 **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G K ABASAN** become the joint owner of the ALL THAT piece and parcel of Land measuring about 8 Cottahs 7 Chittaks 23 sq. ft. (14 Decimal) more or less in R.S. Dag No.14, as well as L.R. Dag No.36, R.S. Khatian No. 185, as well as L.R. Khatian No.3407, 3418, 3419 and 3478 of Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-

Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

5. FIFTH PLOT

5A One Debicharan Ghosh and Gopal Chandra Ghosh were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land laying and situated at R S. Dag No.40 appertaining to R.S. Khatian No. 110, as per Revisional settlement Records of Rights and while enjoying every right, title and interest over the aforesaid property without interruption, claim and demand whatsoever. Thereafter the said Debi Charan Ghosh and Gopal Chandra Ghosh for betterment of their use executed a deed of partition regarding the area of R.S. Dag No.40 appertaining to R.S. Khatian No.110 & others property of Elachi Mouza, J.L.No.70 on 02.08.1959 registered at the office of the Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.71, Pages-262 to 274, being No. 7307 for the year 1959.

5B. Thus by virtue of aforesaid deed of partition being No 7307 of 1959, the said Sri Debi Charan Ghosh, being the Second Party therein of the said partition, was allotted amongst other all that said land measuring 64 decimals of R. S. Dag No.40 appertaining to R.S. Khatian No. 110 of Elachi Mouza, J.L. No. 70, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal absolutely and forever which had been morefully described in Schedule "**GA**" of the said Partition Deed and the said Gopal Chandra Ghosh being the First party therein of the said Partition Deed was allotted other properties as described in the Schedule "**Kha**" of the said partition deed.

5C. While said Debi Charan Ghosh was enjoying his aforesaid property free from all shorts encumbrances said Debi Charan Ghosh transferred the ALL THAT piece and parcel of land measuring 22 Decimal laying and situated at R.S Dag No 40 appertaining to R.S Khatian No. 110 of Mouza-Elachi, J.L. No.70, 70, Police Station-Sonarpur, District-South 24 Parganas, in the State

of West Bengal to and in favour of Shri Gobinda Lal Ghosh, Shri Madhab Ghosh and Shri Jaydeb Ghosh, by way of registered deed of gift dated 26.09.2006 duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.I, Volume No. 153 Pages-359 to 364, being No.7655 for the year 2006. And after becoming the owner of the aforesaid property they have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 3207,3208 and 3209 have issued in their favour under L.R. Dag No. 40 in respect of the aforesaid property.

5D. While enjoying the aforesaid property said Gobind Lal Ghosh, Madhab Ghosh and Jaydeb Ghosh jointly sold, conveyed and transferred the ALL THAT piece and parcel of Land measuring about 2 Cottahs 12 Chittaks 23 sq.ft. more or less out of 22 decimals in R.S. Dag No.40, as well as L.R. Dag No.35, R.S. Khatian No. 110, as well as L.R. Khatian No. 3207,3208 and 3209 of Mouza- Elachi J.L.No.70, Police Station-Sonarpur, District-South 24 Parganas, West Bengal to and in favour of **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G K ABASAN** on 09.10.2020 by virtue of a registered deed of conveyance at which was duly registered at the office of Additional District Sub Register at Sonarpur and recorded in Book No.1 Volume No. 1608-2020, Pages-101525 to 101561, being No.03380 for the year 2020. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No.3094, 3095, 3096 and 3544 have issued in their favour in respect of the aforesaid property.

5E Thus by virtue of the deed of conveyances dated 09.10.2020 **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G K ABASAN** become the joint owner of the ALL THAT piece and parcel of Land measuring about 2 Cottahs 12 Chittaks 23 sq. ft. more or less in R.S. Dag No.40, as well as L.R. Dag No.35, R.S. Khatian No. 110, as well as L.R. Khatian No.3094, 3095, 3096 and 3544 of Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-

Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS while said **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** the **Land Owners** were absolutely sized and possessed or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Vacant Bastu Land measuring about 65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals) more or less laying and situated at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under L.R. Dag Nos. 19, 20, 23, 24, 35 and 36 appertaining to L.R. Khatian Nos.1317, 3094, 3095, 3096 3476, 3491, 3514, 3544, 745, 3401, 3407, 3418, 3419 and 3478, attached to Southern Bypass and S.N. Ghosh Avenue, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Kolkata-700103, Police Station- Sonarpur, within the jurisdiction of Additional District Sub registry Office at Sonarpur, District-South 24 Parganas, in the State of West Bengal (morefully mentioned in the First Schedule herein bellow) free from all sorts and encumbrances whatsoever and how so ever in nature, having good marketable title in respect of the said premises which is more fully described in the First Schedule hereunder written being desired to construct a Housing Project (i.e., Multi-Storied, Multi Phases Building/Buildings thereon) having several self-sufficient Phases/units/flats car parking space/other office space/Commercial Shops according to permissible law of the Rajpur Sonarpur Municipality, together with modern taste, design and architecture in accordance with the sanctioned building plan to be sanctioned by the Rajpur-Sonarpur Municipality.

AND WHEREAS lastly the Land Owners in agreement with one another decided that proposed Development involve investment of huge fund, expertise and other managerial efforts which would not be possible on their part to coupe with it as such all the owners jointly interacted with the Developer herein and offer the Developer to develop their said land as described in the

First Schedule hereunder written, hereinafter referred to as "THE SAID PREMISES.

AND WHEREAS while absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises free from all shorts and encumbrances whatsoever or howsoever in nature, having good and marketable title in respect of the said premises the Land Owners herein being desirous of promoting and developing the said premises which is morefully particularly described in the schedule hereunder written and accordingly approached the **DEVELOPER** to develop the said premises by constructing multi-storeyed and/or commercial building/s thereon consisting of several self-sufficient residential flats, car parking spaces, office, shops as per the plan sanctioned by the Rajpur Sonarpur Municipality and the developer herein also agreed with the proposal of the owner. As such the owner herein has entered into a registered Development Agreement on 26.09.2022 with TANIAN MANSIONS, a partnership firm duly incorporated under the provision of Indian Partnership Act 1932 having its registered office at 583, Kalikapur, Kolkata-700099, Post Office- Mukundapur, Police Station- Jadavpur, District-South 24 Parganas, West Bengal, represented by its partners (1) SRI SUSANTA MALLICK 2) SMT TANIMA MALLICK AND (3) SRI RANJIT ROY. to develop the schedule mentioned property and other properties to attached with the land by other development agreement on the terms and condition and stipulations contained in the said Agreement which was duly registered 26.09.2022 in the office of the District Sub Registrar-III at Alipore and recorded, in Book No. I, as Deed No 15269 for the year 2022.

AND WHEREAS one of the conditions contained in the said agreement is that we shall grant Development Power of Attorney in favour of the one of the partner of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore, appoint **SHRI RANJIT**

ROY, son of Late Ajit Kumar Roy, having his Income Tax Permanent Account No. **(AFBPR 5530G)**, Aadhaar No (3835 6737 8748), by faith Hindu, by occupation Business, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075, Post Office- Surveypark, Police Station- Jadavpur, District-South 24 Parganas, West Bengal, as our true and lawful Attorney for the purpose hereinafter mentioned and vesting her with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings constructions thereof and every part thereof.
2. To develop the premise by construction of buildings and/or structure or structures thereon from her own financial sources and for the said purpose to demolish, soil testing, excavation and all other works if required at the costs and expenses of the Attorney.
3. To apply for and obtain such quotations/permission as be necessary for obtaining steel, cement, bricks, and other construction and building materials and Construction equipment and to appoint architects and contractors for the purpose of construction and/ or development of the premises.
4. To apply for obtaining the building sanctioned plan from the Rajpur Sonarpur municipality and also for modification of the same if required.
5. To give boundary declaration over the property as per physical measurement done by the surveyor.
6. To apply for and obtain temporary and/ or permanent electricity, water, gas, sewerage, and/or connection of any other utilities and also the completion or other certificates from the Rajpur Sonarpur Municipality

and/or other concerned Govt. Office or Authority.

7. That the said attorney shall dig place, lay plinth and foundation make boundary walls and shall do each and every other works as may be necessary for doing such construction work without any hindrances whatsoever for raising such buildings as per sanctioned plans from beginning to end unto completion of the same.

8. To warn and prohibit and, if necessary, proceed against in due form of law against all or any trespassers on the premises or any part thereof to take appropriate steps whether by action or otherwise and to abate all nuisance

9. To put and or affix signboard on the premises displaying the particulars of the building to be constructed and to publish notifications in the daily newspaper s for inviting applications for booking the flats/car parking spaces etc. to be constructed in the said premises.

10.To negotiate for sale, lease and/ or transfer of the premises and/ or undivided share or shares thereof and/ or structures thereon and portions thereof together with the rights appurtenant thereof as be in the Developer's Allocation only under the said agreement and to enter into Agreement including sale agreement containing such provisions and with such person and /or other persons as our attorneys may deem fit and to receive earnest moneys and/or part and/or full consideration there under and also to fulfill and enforce mutual obligations there under.

11.To apply for and obtain such certificates and other permission and clearance including certificates and/ or permissions under Urban Land (Ceiling and Regulations) Act, 1976 or other laws relating to land or under the Income Tax Act or under any other Act or Acts as may be required for execution and/ or registration of any documents of transfer in respect of the Developer's Allocation only in the premises.

12.To obtain loan for completion of the project time to time as as and when required for the same.

13. To sign, execute, enter into, modify, cancel, alter, draw, approve and consent for registration of the said agreement and agreements for sale, lease or transfer and all papers, documents, applications, returns, confirmations, consents, and other documents as may in any way be required to be so done for or in connection with the development of the premises or any part thereof and to receive consideration, rents, services, charges, taxes and other amounts therefore and grant valid receipts and discharge for the same.

14. To deliver possession of the flats, car parking spaces, etc. (Save and except the owner's allocation) as per agreement to the intending purchaser or purchasers either before or at the time of execution and registration of the deed of conveyance/ Conveyances.

15. To execute, sign, admit and present for registration the Deeds of Conveyance, Deeds of lease and/or deeds of transfer, in respect of Developer's Allocation only of the building to be constructed and/or part or parts of the land above referred to as may be required by the attorney.

16. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings including arbitration proceedings and demands touching any of the matters aforesaid or any other matters relating to the premises or any part thereof and also if think fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil, criminal, or revenue, including rent controller and small causes court.

17. To accept notices and service of papers from any court, tribunal, postal and /or other authority and /or persons.

18. To receive, pay, refund and/or deposit all money including court fees and grant valid receipts and discharges in respect thereof.

19. To appear before the Rajpur Sonarpur Municipality and other authorities and Government Department and/or officers and also all other state executives, judicial, or quasi- judicial, Municipal, and other authorities and

also all courts and tribunals for all matters connected with the development and construction of the building and/or buildings on the premises and in connection of utilities and sanctioning or revisioning or any modification of sanctioned plan and/or plans and other matters relating to the premises and to sign thereof. To pay all outgoings, taxes including Municipal Tax, Urban Land Tax, rent, revenue and other charges whatsoever payable for on account of the premises and receive, refund, and other moneys including compensation of any nature from, requisition, and/or acquisition authorities and to grant valid receipts and /or discharge thereof.

20. To employ solicitors, advocates, chartered accountants, income tax practitioner and /or agents.

21. To give undertakings, assurances and indemnities as may be required for the purpose aforesaid.

22. To appear and represent me before all authorities, commitments, give undertakings as may be required for all or any of the purpose herein contained.

And Generally, the said Attorney shall have the power to do all such other acts, deeds, and things in connection with the development, maintenance and transfer by way of sale or lease of the Developer's Allocations in the said premises on our behalf as if I could have lawfully done if personally present.

And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi storied building/s on the said premises have approached the DEVELOPER for develop the 'said premises' by constructing multi storied, multi phases Grant Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the Rajpur Sonarpur Municipality and the DEVELOPER herein also agreed with the proposal of the OWNER.

THE SCHEDULE ABOVE REFERRED TO:**(DESCRIPTION OF THE LAND)****FIRST SCHEDULE****THE FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE LAND**

ALL THAT piece and parcel of Vacant Bastu Land measuring about 65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals) more or less laying and situated at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under L.R. Dag Nos. 19, 20, 23, 24, 35 and 36 appertaining to L.R. Khatian Nos.1317, 3094, 3095, 3096 3476, 3491, 3514, 3544, 745, 3401, 3407, 3418, 3419 and 3478, attached to Southern Bypass and S.N. Ghosh Avenue, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, within the jurisdiction of Additional District Sub registry Office at Sonarpur, District-South 24 Parganas, in the State of West Bengal, details of the land are as follows:

| Sl No. | Mouza | L.R Dag | L.R Khatian | Area in Decimal |
|--------|--------|---------|-------------|-----------------|
| 1. | Elachi | 19 | 745 | 8 |
| 2. | Elachi | 19 | 3401 | 2 |
| 3. | Elachi | 19 | 3407 | 2 |
| 4. | Elachi | 19 | 3418 | 3 |
| 5. | Elachi | 19 | 3419 | 1 |
| 6. | Elachi | 20 | 1317 | 12 |
| 7. | Elachi | 20 | 3094 | 12 |

| | | | | |
|-----|--------|----|------|----|
| 8. | Elachi | 20 | 3095 | 12 |
| 9. | Elachi | 20 | 3096 | 15 |
| 10. | Elachi | 20 | 3476 | 3 |
| 11. | Elachi | 20 | 3491 | 3 |
| 12. | Elachi | 20 | 3514 | 3 |
| 13. | Elachi | 23 | 3095 | 1 |
| 14. | Elachi | 23 | 3095 | 2 |
| 15. | Elachi | 23 | 3094 | 2 |
| 16. | Elachi | 24 | 3095 | 3 |
| 17. | Elachi | 24 | 3096 | 2 |
| 18. | Elachi | 24 | 3094 | 3 |
| 19. | Elachi | 35 | 3095 | 1 |
| 20. | Elachi | 35 | 3094 | 1 |
| 21. | Elachi | 35 | 3096 | 2 |
| 22. | Elachi | 35 | 3544 | 1 |
| 23. | Elachi | 36 | 3407 | 3 |
| 24. | Elachi | 36 | 3418 | 3 |
| 25. | Elachi | 36 | 3419 | 4 |
| 26. | Elachi | 36 | 3478 | 4 |

| | |
|--------|---|
| Total: | 65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals) |
|--------|---|

which is butted and bounded as follows.

ON THE NORTH: R.S. Dag No. 7 (P), 15 Ft wide common passage, R.S Dag No. 18, 13, 14/527, 15, 23.

ON THE SOUTH : R.S Dag No. 8 (P), R.S. dag No. 10, 46/528 (P)

ON THE EAST : R.S. dag No. 40 (P), 53 Ft. wide EM By Pass (extension), R.S. Dag Nos. 10 & 18.

ONTHE WEST: R.S. Dag No. 7 (P) & 15, 30 ft wide S.N. Ghosh Avenue.



IN WITNESS WHEREOF the PARTIES herein put their respective signatures on the day, month, and year first above written.

SIGNATURE OF THE LAND OWNERS

G. K. ABASAN
Gopal Kundu
Partner

G. K. ABASAN
Renu Kundu
Partner

SIGNED, SEALED & DELIVERED by within named **ORIGINAL LAND OWNER AND DEVELOPER** in presence of **WITNESSES** at Kolkata.

G. K. REALTORS G. K. REALTORS
Gopal Kundu Renu Kundu
Partner Partner

1. Jagannath Kundu
Khadim, Kotaghat - 721130

Gopal Kundu Renu Kundu

2. Asit pada Maji
19T, B. Ghata Baje Lane.
KOL-47.

ACCEPTED BY ME SIGNATURE OF THE ATTORNEY



Drafted by me

Rajib Ghosh

RAJIB GHOSH

Advocate

6, Old Post Office Street, 5th Floor
Kolkata-700001.

Enrolment No. F/2190/2005 of 2019.

SPECIMEN FROM FOR TEN FINGERPRINTS



| | | | | | | |
|-------------|------------|---------------|-------------|---------------|-------------|---------------|
| GOPAL KUNDU | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | | |
| | | | | | | |

Signature Gopal Kundu



| | | | | | | |
|------------|------------|---------------|-------------|---------------|-------------|---------------|
| RUPA KUNDU | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | | |
| | | | | | | |

Signature Rupa Kundu



| | | | | | | |
|------------|------------|---------------|-------------|---------------|-------------|---------------|
| RANJIT ROY | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | | |
| | | | | | | |

Signature Roy

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1603-15291/2022 | Date of Registration | 26/09/2022 |
| Query No / Year | 1603-8002901110/2022 | Office where deed is registered | |
| Query Date | 26/09/2022 2:03:58 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | RAJIB GHOSH 6 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status : Advocate | | |
| Transaction | | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | | Market Value | |
| Rs. 27/- | | Rs. 7,88,20,375/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 50/- (Article:48(g)) | | Rs. 39/- (Article:E, M(b),) | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160315269/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



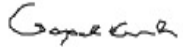
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Elachi, Pin Code : 700103



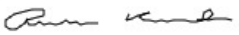
| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--|
| L1 | LR-19 | LR-745 | Bastu | Bastu | 8 Dec | 1/- | 58,38,546/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L2 | LR-19 | LR-3401 | Bastu | Bastu | 2 Dec | 1/- | 14,59,637/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L3 | LR-19 | LR-3407 | Bastu | Bastu | 2 Dec | 1/- | 14,59,637/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L4 | LR-19 | LR-3418 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L5 | LR-19 | LR-3419 | Bastu | Bastu | 1 Dec | 1/- | 7,29,818/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L6 | LR-20 | LR-1317 | Bastu | Bastu | 12 Dec | 1/- | 87,57,819/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L7 | LR-20 | LR-3094 | Bastu | Bastu | 12 Dec | 1/- | 87,57,819/- | Property is on Road Adjacent to Metal Road, , Project Name : |

| | | | | | | | | |
|-----|-------|---------|-------|-------|--------|-----|---------------|--|
| L8 | LR-20 | LR-3095 | Bastu | Bastu | 12 Dec | 1/- | 87,57,819/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L9 | LR-20 | LR-3096 | Bastu | Bastu | 15 Dec | 1/- | 1,09,47,274/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L10 | LR-20 | LR-3476 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L11 | LR-20 | LR-3491 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L12 | LR-20 | LR-3514 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L13 | LR-23 | LR-3095 | Bastu | Bastu | 1 Dec | 1/- | 7,29,818/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L14 | LR-23 | LR-3096 | Bastu | Bastu | 2 Dec | 1/- | 14,59,637/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L15 | LR-23 | LR-3094 | Bastu | Bastu | 2 Dec | 1/- | 14,59,637/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L16 | LR-24 | LR-3095 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L17 | LR-24 | LR-3096 | Bastu | Bastu | 2 Dec | 1/- | 14,59,637/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L18 | LR-24 | LR-3094 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L19 | LR-35 | LR-3095 | Bastu | Bastu | 1 Dec | 1/- | 7,29,818/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L20 | LR-35 | LR-3094 | Bastu | Bastu | 1 Dec | 1/- | 7,29,818/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L21 | LR-35 | LR-3096 | Bastu | Bastu | 2 Dec | 2/- | 14,59,637/- | Property is on Road Adjacent to Metal Road, , Project Name : |




| | | | | | | | | |
|-----|----------------------|----------------|-------|-------|---------------|--------------|----------------------|--|
| L22 | LR-35 | LR-3544 | Bastu | Bastu | 1 Dec | 1/- | 7,29,818/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L23 | LR-36 | LR-3407 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L24 | LR-36 | LR-3418 | Bastu | Bastu | 3 Dec | 1/- | 21,89,455/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L25 | LR-36 | LR-3419 | Bastu | Bastu | 4 Dec | 1/- | 29,19,273/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| L26 | LR-36 | LR-3478 | Bastu | Bastu | 4 Dec | 1/- | 29,19,273/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| | | TOTAL : | | | 108Dec | 27 /- | 788,20,375 /- | |
| | Grand Total : | | | | 108Dec | 27 /- | 788,20,375 /- | |

Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|---|
| 1 | G K REALTORS Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative | | | |
| 2 | G K ABASAN Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Shri Gopal Kundu Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office |  |  |  |
| | | 26/09/2022 | LTI 26/09/2022 | 26/09/2022 |

| | | | | |
|--|---|---|---|---|
| Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Smt Runa Kundu Wife of Shri Gopal Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office |  |  |  |
| | 26/09/2022 | LTI 26/09/2022 | 26/09/2022 | |
| Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office | | | | |




Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | RANJIT ROY (Presentant) Son of Late AJIT KUMAR ROY Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office |  |  |  |
| | 26/09/2022 | LTI 26/09/2022 | 26/09/2022 | |
| Son of Late AJIT KUMAR ROY UD-080807, UDITA COMPLEX, 1050/1, SURVEY PARK, City:- Kolkata, P.O:- SURVEY PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0G, Aadhaar No: 38xxxxxxxx8748, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office | | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Gopal Kundu Son of Late Dasarath Kundu Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office |  |  |  |
| | Sep 26 2022 4:51PM | LTI 26/09/2022 | 26/09/2022 | |

Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796 Status : Representative, Representative of : G K REALTORS (as Partner), G K ABASAN (as Partner)

| 2 | Name | Photo | Finger Print | Signature |
|---|--|--|--|--|
| | Smt Runa Kundu Wife of Shri Gopal Kundu Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office |  <small>Sep 26 2022 4:53PM</small> |  <small>LTI 26/09/2022</small> |  <small>26/09/2022</small> |
| Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923 Status : Representative, Representative of : G K REALTORS (as Partner), G K ABASAN (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr RAJIB GHOSH Son of Mr JAHAN GHOSH BHANTA SUKANTAPALLY, City:- Not Specified, P.O:- SOUTH GUNIA, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743613 |  <small>26/09/2022</small> |  <small>26/09/2022</small> |  <small>26/09/2022</small> |

Identifier Of Shri Gopal Kundu, Smt Runa Kundu, Shri Gopal Kundu, Smt Runa Kundu, RANJIT ROY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------|
| 1 | G K REALTORS | RANJIT ROY-2 Dec |
| 2 | G K ABASAN | RANJIT ROY-2 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-2 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-2 Dec |

Transfer of property for L10

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------|
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |

Transfer of property for L11

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------|
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |

| Transfer of property for L12 | | |
|-------------------------------------|------------------|----------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |
| Transfer of property for L13 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.25 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.25 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.25 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.25 Dec |
| Transfer of property for L14 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.5 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.5 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.5 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.5 Dec |
| Transfer of property for L15 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.5 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.5 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.5 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.5 Dec |
| Transfer of property for L16 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |
| Transfer of property for L17 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.5 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.5 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.5 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.5 Dec |
| Transfer of property for L18 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |
| Transfer of property for L19 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.25 Dec |

| | | |
|-------------------------------------|------------------|----------------------------------|
| 2 | G K ABASAN | RANJIT ROY-0.25 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.25 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.25 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.5 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.5 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.5 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.5 Dec |
| Transfer of property for L20 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.25 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.25 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.25 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.25 Dec |
| Transfer of property for L21 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.5 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.5 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.5 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.5 Dec |
| Transfer of property for L22 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.25 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.25 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.25 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.25 Dec |
| Transfer of property for L23 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |
| Transfer of property for L24 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |
| Transfer of property for L25 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-1 Dec |
| 2 | G K ABASAN | RANJIT ROY-1 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-1 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-1 Dec |

| Transfer of property for L26 | | |
|-------------------------------------|------------------|----------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-1 Dec |
| 2 | G K ABASAN | RANJIT ROY-1 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-1 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-1 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.5 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.5 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.5 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.5 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.75 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.75 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-0.25 Dec |
| 2 | G K ABASAN | RANJIT ROY-0.25 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-0.25 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-0.25 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-3 Dec |
| 2 | G K ABASAN | RANJIT ROY-3 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-3 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-3 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-3 Dec |
| 2 | G K ABASAN | RANJIT ROY-3 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-3 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-3 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-3 Dec |
| 2 | G K ABASAN | RANJIT ROY-3 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-3 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-3 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | G K REALTORS | RANJIT ROY-3.75 Dec |

| | | |
|---|------------------|---------------------|
| 2 | G K ABASAN | RANJIT ROY-3.75 Dec |
| 3 | Shri Gopal Kundu | RANJIT ROY-3.75 Dec |
| 4 | Smt Runa Kundu | RANJIT ROY-3.75 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Elachi, Pin Code : 700103

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 19, LR Khatian No:- 745 | Owner:রথীন্দ্রনাথ সিনহা, Gurdian:জ্ঞানেন্দ্র , Address:মুখার্জীপাড়া , Classification:শালি, Area:0.08000000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 19, LR Khatian No:- 3401 | Owner:জি কে রিয়েলটার্স ., Gurdian:. , Address:নিজ , Classification:শালি, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 19, LR Khatian No:- 3407 | Owner:জি কে আবাসন, Gurdian:., Address:নিজ , Classification:শালি, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L4 | LR Plot No:- 19, LR Khatian No:- 3418 | Owner:জি.কে. রিয়েলটার্স , Gurdian:নিজ , Address:নিজ , Classification:শালি, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L5 | LR Plot No:- 19, LR Khatian No:- 3419 | Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L6 | LR Plot No:- 20, LR Khatian No:- 1317 | Owner:গোপাল কুণ্ডু, Gurdian:দশরথ , Address:৩৬ বি বাই ১ সি বৈষ্ণবঘাটা রোড পোঃ যাদবপুর কোল ৪৭, Classification:ডাঙ্গা, Area:0.12000000 Acre, | Owner Name not selected by applicant. |
| L7 | LR Plot No:- 20, LR Khatian No:- 3094 | Owner:জি.কে. রিয়েলটার্স ., Gurdian:., Address:নিজ , Classification:ডাঙ্গা, Area:0.12000000 Acre, | Owner Name not selected by applicant. |
| L8 | LR Plot No:- 20, LR Khatian No:- 3095 | Owner:জি.কে. আবাসন, Gurdian:., Address:নিজ , Classification:ডাঙ্গা, Area:0.12000000 Acre, | Owner Name not selected by applicant. |
| L9 | LR Plot No:- 20, LR Khatian No:- 3096 | Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:ডাঙ্গা, Area:0.15000000 Acre, | Owner Name not selected by applicant. |
| L10 | LR Plot No:- 20, LR Khatian No:- 3476 | Owner:জি কে আবাসন , Gurdian:পঙ্কে প্রপাইটার, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre, | Owner Name not selected by applicant. |

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| L11 | LR Plot No:- 20, LR Khatian No:- 3491 | Owner:জি কে রিয়েল্টর্স ., Gurdian:. , Address:. , Classification:ডাঙ্গা, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L12 | LR Plot No:- 20, LR Khatian No:- 3514 | Owner:গোপাল কুন্ডু, Gurdian:দশরথ , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L13 | LR Plot No:- 23, LR Khatian No:- 3095 | Owner:জি.কে. আবাসন, Gurdian:. , Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L14 | LR Plot No:- 23, LR Khatian No:- 3096 | Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L15 | LR Plot No:- 23, LR Khatian No:- 3094 | Owner:জি.কে. রিয়েল্টর্স ., Gurdian:. , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L16 | LR Plot No:- 24, LR Khatian No:- 3095 | Owner:জি.কে. আবাসন, Gurdian:. , Address:নিজ , Classification:বাগান, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L17 | LR Plot No:- 24, LR Khatian No:- 3096 | Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:বাগান, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L18 | LR Plot No:- 24, LR Khatian No:- 3094 | Owner:জি.কে. রিয়েল্টর্স ., Gurdian:. , Address:নিজ , Classification:বাগান, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L19 | LR Plot No:- 35, LR Khatian No:- 3095 | Owner:জি.কে. আবাসন, Gurdian:. , Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L20 | LR Plot No:- 35, LR Khatian No:- 3094 | Owner:জি.কে. রিয়েল্টর্স ., Gurdian:. , Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L21 | LR Plot No:- 35, LR Khatian No:- 3096 | Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:শালি, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L22 | LR Plot No:- 35, LR Khatian No:- 3544 | Owner:গোপাল কুন্ডু, Gurdian:দশরথ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L23 | LR Plot No:- 36, LR Khatian No:- 3407 | Owner:জি কে আবাসন, Gurdian:. , Address:নিজ , Classification:বাগান, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L24 | LR Plot No:- 36, LR Khatian No:- 3418 | Owner:জি.কে. রিয়েল্টর্স , Gurdian:নিজ , Address:নিজ , Classification:বাগান, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L25 | LR Plot No:- 36, LR Khatian No:- 3419 | Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:বাগান, Area:0.04000000 Acre, | Owner Name not selected by applicant. |

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| L26 | LR Plot No:- 36, LR Khatian No:- 3478 | Owner:গোপাল কুন্ডু, Gurdian:দশরথ কুন্ডু, Address:নিজ , Classification:বাগান, Area:0.04000000 Acre, | Owner Name not selected by applicant. |
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Endorsement For Deed Number : I - 160315291 / 2022

On 26-09-2022

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.

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

Presented for registration at 14:34 hrs on 26-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by RANJIT ROY ,Claimant.

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 7,88,20,375/-

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

Execution is admitted on 26/09/2022 by 1. Shri Gopal Kundu, Son of Late Dasarath Kundu, Baishnabghata Bye Lane, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Smt Runa Kundu, Wife of Shri Gopal Kundu, Baishnabghata Bye Lane, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. RANJIT ROY, Son of Late AJIT KUMAR ROY, UD-080807, UDITA COMPLEX, 1050/1, SURVEY PARK, P.O: SURVEY PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr RAJIB GHOSH, , , Son of Mr JAHAN GHOSH, BHANTA SUKANTAPALLY, P.O: SOUTH GUNIA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-09-2022 by Shri Gopal Kundu, Partner, G K REALTORS, Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047; Partner, G K ABASAN, Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr RAJIB GHOSH, , , Son of Mr JAHAN GHOSH, BHANTA SUKANTAPALLY, P.O: SOUTH GUNIA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 by Smt Runa Kundu, Partner, G K REALTORS, Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047; Partner, G K ABASAN, Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr RAJIB GHOSH, , , Son of Mr JAHAN GHOSH, BHANTA SUKANTAPALLY, P.O: SOUTH GUNIA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

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 44187, Amount: Rs.50.00/-, Date of Purchase: 21/09/2022, Vendor name: A Banerjee



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 545043 to 545088

being No 160315291 for the year 2022.



(Debasish Dhar) 2022/11/04 12:13:42 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)