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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 224256

19/11/20
206385/2020

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

[Signature]
A.D.S.R., Howrah

~~14 DEC 2020~~ *[Signature]*

~~25 NOV 2020~~
~~14 DEC 2020~~

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this

...19th... day of NOVEMBER, 2020.

BY & BETWEEN

ক্রমিক নং 541 তারিখ 12/11/2020
টাকা 500/-
নাম Debasish Chatterjee & ors
সিদ্ধান্ত মোমা সৌ স্ট্যাম্প ডেডার
হাওড়া মিডিল কোর্ট

[Handwritten signature]

Mansam Ghosh

 6086

Mansam Ghosh

 6085

[Handwritten signature]

 6087



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 6088

Dyuti Chatterjee

[Handwritten signature]

 6089

Additional District Sub-Registrar
Howrah

19 NOV 2020

Sabherwal Talwar

KNOW ALL MEN BY THESE PRESENTS, I, Dr. MAUSAM GHOSH (PAN - AKEPG3864E) Son of Sri Dibakar Ghosh, by religion Hindu, by profession-Service, is residing at 118No. Netaji Subhas Sarani, North Ghoshpara, P.S. - Bally, Howrah, Pin-711227, hereafter called and referred to as "**OWNER**" hereinafter referred to as the **PRINCIPALS**.

WHEREAS ALL THAT piece and parcel of the bastu land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft. be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft. comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095, 7088 under R.S Khatian No. 7136, 8917, Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, is the Subject Matter of this Power of Attorney, which is morefully described in the Schedule hereunder;

WHEREAS Dr. Mausam Ghosh is the sole owner and occupier, now inhabited and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of BASTU land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft (2855 sq ft.), be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft. comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095,7088 under R.S Khatian No. 7136, 8917 , Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, enjoyed the property without any interruption and disturbances from others and duly paid taxes and other ancillary charge for the said property before the competent authority of Howrah District under Govt. of West Bengal.

AND WHEREAS One Sri Haralal Ghosh, grandfather of Dr. Ghosh, was the original owner of all the piece and parcel of BASTU land containing an area

measuring about 1 Cottah 14 Chittak 00 Sqft. (1350 sq ft.), be the same a little more or less together with a one storied house standing thereon measuring about 715 Sqft. comprised within Mouja - Bally , JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095, under R.S Khatian No. 8917 , Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah,

AND WHEREAS the said Sri Haralal Ghosh having his said property free from all encumbrances, charges etc. and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely inhabited, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid taxes and other ancillary charge for the said property before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely inhabited, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Haralal Ghosh by a registered Deed Of Gift on 29.10.1981, being no. 3048 in the year 1981 gifted and transferred his 1 Cottah 14 Chittak 00 Sqft. of Bastu Land along with a one storied house standing thereon measuring about 715 sqft. with the right of title , easements and other interests related or incidental thereto, to Sri Dibakar Ghosh and the said deed of Gift was duly registered in the office of the Sadar Joint Sub- Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 75. Pages 102 to 105 as Being no.- 3048 for the year 1981 in the said office.

AND WHEREAS the said Sri Dibakar Ghosh having his said property free from all encumbrances, charges etc. and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely inhabited, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any

interruption and disturbances from other and duly paid taxes and other ancillary charge for the said property before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely inhabited, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Dibakar Ghosh by a registered Deed Of Gift on 11.02.2014, being no. 00655 in the year 2014 gifted and transferred his 1 Cottah 14 Chittak 00 Sqft. of Bastu Land along with a two storied house standing thereon measuring about 1430 sqft.with the right of title, easements and other interests related or incidental thereto, to his son Dr. Mausam Ghosh and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 2. Pages 4322 to 4333 as Being no.- 00655 for the year 2014 in the said office.

AND WHEREAS One Kamal Bhusan Samajdar became the original owner of all the piece and parcel of BASTU land containing an area measuring about 4 Cottah 03 Chittak 02 Sqft (3017 sqft.). be the same a little more or less , comprised within Mouja - Bally , JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767 , Touzi No. 3989, appertaining to R.S Dag Nos. 7088 under R.S Khatian No. 7136, Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, by a registered deed of partition being no. 4377 for the year 1991 registered in the office of the Additional District Sub Registrar at Howrah.

AND WHEREAS the said Sri Kamal Bhusan Samajdar having his said property free from all encumbrances, charges etc. and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely took hold, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely occupied, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Kamal Bhusan Samajdar by a registered Deed Of Sale on 23.9.1995, being no. 4480 in the year 1995 Sold and transferred his 2 Cottah 1 Chittak 20 Sqft. of Bastu Land with the right of title, easements and other interests related or incidental thereto, jointly to Dr.Mausam Ghosh and Sri Rupam Ghosh the said deed of Sale was duly registered in the office of the Registrar Of Assurance at Kolkata and is recorded in Book No. 1 CD Volume No. 117. Pages 312 to 320as Being no.- 4480 for the year 1995 in the said office.

AND WHEREAS the said Dr. Mausam Ghosh and Sri Rupam Ghosh having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely occupiedpossessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid taxes and other ancillary charge for the said property before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely occupied , possessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Rupam Ghosh by a registered Deed Of Gift on 21.9.2001, being no. 4280 in the year 2001 gifted and transferred his 1 Cottah 00 Chittak 32.5 Sqft. of Bastu Land with the right of title, easements and other interests related or incidental thereto, to Dr. Mausam Ghosh and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 93. Pages 259 to 263 as Being no.- 4280 for the year 2001 in the said office.

AND WHEREAS being desirous to get more benefit from their said property, the OWNER herein has decided to construct a new multistoried building upon their said property, but due to lack of technical knowhow and stringency of finance, were in search of a good, experience and financially capable Developer, who could do the needful construction over their said

property.

AND WHEREAS since we are not technically expert to undertake the construction ourselves we resorted to take proper assistance of the Promoters/ Developer having sound financial stability and technical knowledge.

AND WHEREAS in the meantime a Developer namely **M/S TIRUPATI CONSTRUCTIONS, (PAN - AAMFT8486B)** A Partnership Firm having its registered office at "SRISHTI" Apartment, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Bally, District Howrah Pin- 711227 represented by its Partners **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227. approached us and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from his own side.

AND WHEREAS on the basis of such approach, the developer being experienced in developing has agreed to develop the said property at his own cost and accordingly we being the Principals / joint owners and occupiers of the aforesaid and schedule mentioned property we have executed and registered an Agreement for Development dated 19th of November 2020, which has been registered before the A.D.S.R. Howrah, Vide Book No.1, Deed No 06384 for the year 2020 with **M/S TIRUPATI CONSTRUCTIONS, (PAN - AAMFT8486B)** A Partnership Firm having its registered office at "SRISHTI" Apartment, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Bally, District Howrah Pin- 711227 represented by its Partners **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI**

CHATTERJEE (PAN - BOXPC9118P) daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227. as parties of the second part of the said Agreement for Development which is treated as part and parcel of this Power of Attorney.

NOW KNOWN BY ALL MEN by these presents that we, the above named Appointers / Owners / Principals do hereby nominate, constitute and appoint **M/S TIRUPATI CONSTRUCTIONS, (PAN - AAMFT8486B)** A Partnership Firm having its registered office at "SRISHTI" Apartment, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Bally, District Howrah Pin- 711227 represented by its Partners **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227., as our true and lawful ATTORNEYS in our names and on our behalf to do inter alia the following acts, deeds and things in respect of our property of **ALL THAT** piece and parcel of the bastu land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft. be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft. comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095, 7088 under R.S Khatian No. 7136, 8917, Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, together with all right of easements, privileges and appurtenances attached to the property, mentioned in the Schedule hereunder in the manner as follows;

1. To develop, construct multi-storied building at the Schedule mentioned landed property i.e. **ALL THAT** piece and parcel of the

bastu land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft. be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft. comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095, 7088 under R.S Khatian No. 7136, 8917, Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, together with all right of easements, privileges and appurtenances attached to the property is the Subject Matter of this Power of Attorney, which is morefully described in the Schedule hereunder.

2. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all messuages tenement hereditaments premises or any part thereof and also take possession.
3. To engage Engineer, L.B.S. Designer, Masons, Architect, Lawyer, Labours and any other kind of technical know-how for the purpose of erection of the said construction and / or project at the said premises, for and on behalf the owner Company.
4. To demolish the existing structures, if any and at all and remove the same by way of sale or otherwise and to realize sale proceeds thereof.
5. To amalgamate any other adjacent property with the schedule mentioned property and to execute and register necessary Deed of Amalgamation and also execute and register any other Deed or Deeds which are necessary for the purpose of development of the schedule mentioned property on our behalf before the final handover of the building to the Land owner.
6. To pay tax, revenue, effect mutation if not done, as well as to deposit sanction fees and to take all steps necessary to be taken by us from Howrah Zilla Parishad or Panchayet office for the purpose of raising the construction at out above mentioned property.

7. To receive consideration money or earnest money or deposit in respect of newly constructed building / buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts in respect of Developer's allocation only.
8. To ask, demand, sue for recovery and receipt from all and every persons, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature.
9. To present and execute all sale deeds and / or agreements relating to and / or in respect of any transfer assignment or Sale or Gift of any portion or portions of newly constructed building so far as Developer's allocation is concerned or any other portion or of the new proposed building to the appropriate authority of Registration and to appear and represent for the said property before such authority and to admit execution for the Registration of such deeds and / or documents and to deliver the same to the concerned transferee and / or appoint to any such person / persons by way of registration of such documents or deeds or instruments and / or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourselves and on our behalf.
10. To make, prepare or cause to be made or prepared all/any sketches, plans, applications and all other papers or documents as may be necessary and / or required for the purpose of construction and/or in reconstruction with and/or relating to the construction and/or erection of building in or upon the land comprised in the said premises or any part of any portion whereof which is to be made, signed, sealed, executed, affirmed, endorsed, verified, and delivered for the said purpose on our behalf.
11. To sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes applications, and all others papers or

documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or reconstruction and/or erection of building/buildings in or upon the said land or said premises any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed verified, and delivered for the said purpose on our behalf.

12. To get back or receive the scheme for construction or building/buildings in or upon the said land/premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains, and/or sewage connection (to be submitted for being sanctioned by Howrah Zilla Parishad or Improvement Trust or Fire Brigade Authorities) on our behalf.
13. To obtain sanction building plan in the name of the Developers and to observe all the formalities before Howrah Zilla Parishad, Settlement Department, Urban Land Ceiling Department and all other statutory authorities like W.B.S.E.E.B. Calcutta Telephones etc. for and our behalf.
14. To make over, submit file and deliver on such schemes, applications and/or all other papers and all documents which may be necessary and/or required for any of the said purpose relating to the construction in the said premises before the Howrah Zilla Parishad, Improvement Trust, Fire Brigade Authority, competent authority under the urban land (Ceiling & Regulation) act, 1976, WBSEDCL, Police Authorities, Insurance company, or any other judicial, administrative or Revenue Authority, State or Central Govt. Authority/Authorities or any other local or public authority/Authorities or any of the aforesaid schemes sanctioned as aforesaid and to make, sign, seal, execut, affirm, endorse verify, and deliver for the said purpose on our behalf.
15. To make correspondences, negotiate with staffs of Howrah Zilla Parishad and other authorities and even with the intending Buyers / Purchasers for the Purpose of Booking of the Flats / Units / Spaces

etc. and to take and / or accept consideration either in part or in entirety in respect of the Developer's allocation as per Development Agreement dated 19th Of November 2020, Being No. 06384, for the year 2020 and registered in the office of the Additional District Sub Register at Howrah.

16. To confirm and execute any Deed/Deeds of Sale as Vendors or otherwise for recognizing and acknowledging the right of the Developer in selling the constructed area along with undivided land share in respect of Developer's allocation in favour of the intending purchaser / purchasers.
17. To represent us before all Government, Semi- Government, Statutory Authorities and other Private and Public Sectors as men in possession with right to develop the property with further right to represent the owner Company on the strength of the Power of Attorney hereby given.
18. To pay and/or to receive refund of the excess amount of fees, if any paid for such development purpose aforesaid in our name and on our behalf.
19. To settle all local, political and / or any other disputes in respect of the said property at the time of execution construction work for and on their behalf.
20. To engage lawyer, advocate, solicitor, attorney, barrister, clerk, mohorar, authorizes representatives for acting in connection with the owner Company above mentioned property.
21. To initiate, defend all suits, cases, proceeding in Courts including Civil, Criminal Administrative, Original Side, Appellate Side, Hon'ble High Court, Calcutta and even to the Supreme Court of India, Tribunals, Local Authority, Government, Semi-Government Department and Private and Public Sectors / Departments Company, Trust, Partnership Firm, Registered and Unregistered Society for and on our behalf.
22. To settle all disputes either with the neighbors, local club if any for and or our behalf.

23. To enter into any agreement for sale in the said building for betterment and benefits of the family with any person or persons or any company as will be required and proper and fit on our behalf in respect of developer's allocation.
24. The Developer is authorized To enter into any agreement of Mortgage and/or hypothecation or any other agreement of the said nature with any Bank and/or Financial Institution in respect of the A Schedule mentioned property, which may create encumbrance upon the property of the PRINCIPALS for the purpose of Development and/or Building constructional works.
25. To enter into any, execute, raising contract with any person /persons, firms or company or corporation for and/or to modify and cancel and/or registration of all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt and discharge therefore on our behalf in respect of area for the developer's allocation only.
26. To execute and register Deeds on ownership basis or otherwise in respect of the Developer's allocation mentioned in Development Agreement dated 19th Of November 2020, Being No. 06384 , for the year 2020 and registered in the office of the Additional District Sub-Register at Howrah and to represent the principals being Vendors in the said deed / deeds.
27. To accept consideration money including advance, consideration, attend registry office, execute documents and to deliver possession of the property (Flats / Shops / Garrage / Space etc.) to the intending Purchasers for and on behalf of the Principals in respect of the Developers allocation.
28. To obtain all licenses requires therefore in case of necessity and other necessary as and when the same required for and on our behalf.

29. To receive notices letters and the correspondences in our names and to reply the same and also appreciate the same.
30. To take electric, water, telephones, gas and other required facilities for each Flats / Units / Spaces etc. if necessary at all.
31. To manage, control, supervise and maintain the said property and to develop and dispose of the same as per terms of the original Development Agreement.
32. To receive and refund any amount from and / or to any persons against proper receipts for and on our behalf.
33. To sign and verify plaints, written statements, petitions objections, swear affidavit, adduce evidences and appear before all statutory bodies, Government or Semi-Government Departments and all Courts and also to compromise and compound settle and adjust all disputes with all or any person / persons whomsoever.
34. To submit any defend all legal proceedings, administrative proceeding, administrative proceedings or any other proceeding in connection with the raisings of construction work and transferring of the property and delivery of possession for and on our behalf.
35. To submit any revised plan, deposit fines, file as made plan and to execute in case of necessity of Deed of Declaration, Deed of Rectification or any other instruments in order to convey the intending purchasers / Buyers a perfect title in the property for and on our behalf.
36. To obtain any refund of stamp duty, court fees or any other amount from anybody or any Government Departments or any other organization of our said property on behalf of the PRINCIPALS.
37. To from any company or owners association and to give assistance to the flats owners etc. and / or maintenance work of the newly constructed masonry building in the said property for and on our behalf.

38. All that receivable by/ payable to the principals must be paid to the principals, if any.
39. This Power of Attorney will be cancelled automatically after completion of the total process i.e. selling out the flats/portion o the Developer's allocation after completion of the total project.
40. To make any other supplementary Power of Attorney relating to the Schedule Mentioned Property if required.
41. This Power of Attorney is revocable by nature.

AND GENERALLY TO DO all acts, deeds, matters, things for smooth, execution and discharge of the said Development process according to the respective shares and the owners hereby ratify and confirm and agree to ratify and confirm all and whatsoever that the said Attorneys shall do or cause to be done by virtue of this power.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the bastu land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft. be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft. comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095, 7088 under R.S Khatian No. 7136, 8917, Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, , which is butted and bounded in the manner as follow :

ON THE NORTH : Property Of Sri Chandrasekhar Banerjee.

ON THE SOUTH : Property Of Sri Anandamohan Patra.

**ON THE EAST : Property Of Sri Prosanta Mukherjee and Sri
Anandamohan Patra.**

ON THE WEST : 18 Feet Wide Panchayet Road.

IN WITNESS WHEREOF We , the Executant , do hereby sign, seal, put signature etc. with sound health and sound mind and without force or coercion, on this day of 19th NOVEMBER in the year 2020 in the presence of :

Witnesses

1) Sammath Das
Bally, Howrah
71205

Mausam Ghosh
(Signature of the
Executant)

2) Bapi Mahato
Bally, Howrah.

TIRUPATI CONSTRUCTIONS
Debi Chatterjee
M. C. Chatterjee

Dyuti Chatterjee
(Signature of Partner
the
Attorney)

Drafted and prepared

In my office ,

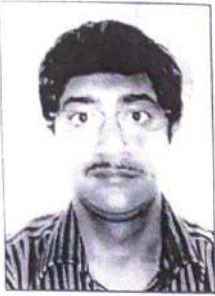
Arnab Kumar Neogi
F/1602/1973/2016.
Arnab Kumar Neogi

Advocate.


Bar Association Room No. 2

High Court Calcutta.


FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Mansam Ghosh

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Dilip Chatterjee

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Mansam Ghosh

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Sybil Chatterjee

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature _____

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature _____

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

Sl NO.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Miss Dyuti Chatterjee Netaji Subhas Road, P.O - Howrah, P.S.- Howrah. District:- Howrah. West Bengal, India, PIN - 711227	22 Represent ative of Attorney [Trupati Constructi on]			 19/11/2020
Sl NO.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
	Mr Subhojit Koley Son of Mr L Koley Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India. PIN - 711101	Dr Mausam Ghosh, Mr Del Chatterjee, Mr Abhishek Chatterjee, Miss Dyuti Cha			 19.11.2020

(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0502001777/2020	Date of Application	18/11/2020
Query No / Year	05023001503856/2020		
Transaction	[0139] Sale, Development Power of Attorney		
Applicant Name of Query No	Mr. Arnab Kr Neogi		
Stamp duty Payable	Rs. 5,020/-		
Registration Fees Payable	Rs. 21/-		
Applicant Name of the Visit Commission	Mr. Arnab Neogi		
Applicant Address	Howrah		
Place of Commission	North Ghoshpara bally Howrah		
Expected Date and Time of Commission	18/11/2020 5:21 PM		
Fees Details	J1: 250/-, J2: 500/-, PTA-J(2): 0/-, Total Fees Paid: 750/-		
Remarks			




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05023001503856/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Mausam Ghosh 118 Netaji Subhas Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227	Principal			<i>Mausam Ghosh</i> 19/11/2020
2	Mr Debasish Chatterjee 22 Netaji Subhas Road, P O - Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227	Representative of Attorney [Trupati Construction]			<i>Debasish Chatterjee</i> 19/11/2020
3	Mr Abhishek Chatterjee 22 Netajisubhas Road, P.O - Bally Ghoshpara, P.S - Bally District:- Howrah, West Bengal, India, PIN - 711227	Representative of Attorney [Trupati Construction]			<i>Abhishek Chatterjee</i> 19/11/2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAUSAM GHOSH
DIBAKAR GHOSH
10/07/1976

Permanent Account Number
AKEPG3864E

Mausam Ghosh
Signature

13072006

Mausam Ghosh

इस कार्ड के खोने/पाने पर कृपया सूचित करें/तीटार
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, ए. विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

Mausam Ghosh



ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India
Government of India

ಸೇವಾಸಂಖ್ಯೆ / Enrollment No 2017/60001/61393

To,
ಮೌಸಂ ಗೋಶ
Mausam Ghosh
S/O Dibakar Ghosh
118
Netaji Subhas Sarani
Near SBI Ghoshpara Branch Ghoshpara
Bally Jagachha
Ghoshpara Bally Jagachha Howrah
West Bengal 711227
8095878042

Ref: 17146 / 09B / 745006 / 745006 / P



SE458759970FT



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3893 5474 8254

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತ ಸರ್ಕಾರ

Government of India

ಮೌಸಂ ಗೋಶ
Mausam Ghosh
ಜನ್ಮ ದಿನಾಂಕ / DOB : 10/07/1976
ಪುರುಷ / Male



3893 5474 8254

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

Mausam Ghosh

ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವದ್ದಲ್ಲ .
- ನಿಮ್ಮ ಗುರುತನ್ನು ಸಾಬೀತುಪಡಿಸಲು, ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ .
- ಭವಿಷ್ಯದಲ್ಲಿ, ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

UDID / 1430000



ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

Unique Identification Authority of India

ವಿಳಾಸ: ತಂದೆ / ತಾಯಿಯ ಹೆಸರು:
ದಿಬಕರ್ ಗೋಶ, # 118, ನೇತಾಜಿ ಸುಭಾಷ
ಸರಣಿ, ಎಸ್‌ಬಿಐ ಗೋಶ್ವರ ಬ್ರಾಂಚ್‌ನ
ಹತ್ತಿರ, ಘೋಶ್ವರ, ಬಳ್ಳಿ ಜಗಚ್ಚಾ, ಹೌರಹ,
ಘೋಶ್ವರ, ವೆಸ್ಟ್ ಬೆಂಗಲ್, 711227

Address: S/O: Dibakar Ghosh, #
118, Netaji Subhas Sarani, Near
SBI Ghoshpara Branch,
Ghoshpara, Bally Jagachha,
Howrah, Ghoshpara, West
Bengal, 711227

3893 5474 8254

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMFT8486B

नाम / Name
TIRUPATI CONSTRUCTIONS



निगमन/गठन की तारीख
Date of Incorporation / Formation
01/09/2016

30092017

TIRUPATI CONSTRUCTIONS

[Handwritten signature]

Dyati Chatterjee

[Handwritten signature]

Partner

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACKPC0262A



नाम /NAME

DEBASISH CHATTERJEE

पिता का नाम /FATHER'S NAME

BISWESSHAR CHATTERJEE

जन्म तिथि /DATE OF BIRTH

08-01-1964

हस्ताक्षर /SIGNATURE

Debasish Chatterjee

B. Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Debasish Chatterjee



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

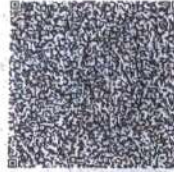
भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0640/63112/00070

To
Debasish Chatterjee
C/O Biswesshar Chatterjee
22 NETAJI SUBHAS SARANI GHOSHPARA NORTH
GHOSHPARA
Bally Jagachha
Ghoshpara
Bally Jagachha Howrah
West Bengal 711227
9830162209
169349196
11/11/2012
ME693491969FH



आपका आधार क्रमांक / Your Aadhaar No. :

9895 2245 0156

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Debasish Chatterjee
DOB : 08/01/1964
Male



9895 2245 0156

मेरा आधार, मेरी पहचान

Debasish Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHISHEK CHATTERJEE
DHIMAN CHATTOPADHYAY

06/06/1988

Permanent Account Number
APYPC0946C

Signature

1637
17
94292



Abhishek Chatterjee



भारत सरकार
GOVERNMENT OF INDIA



अभिषेक च्याटर्जी
Abhishek Chatterjee
पिता : धीमाल च्याटर्जी
Father : Dhiman Chatterjee
जन्म साल / Year of Birth : 1989
पुरुष / Male



4599 2281 3511

आधार - साधारण मानुषेर अधिकार

Abhishek Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BOXPC9118P



नाम / Name
DYUTI CHATTERJEE

पिता का नाम / Father's Name
DEBASISH CHATTERJEE

जन्म की तारीख / Date of Birth
10/04/1996

Dyuti Chatterjee
हस्ताक्षर / Signature



25-07-2017

Dyuti Chatterjee



স্বাস্থ্য-সংরক্ষণ

দ্যুতি চ্যাটার্জী
Dyuti Chatterjee
বিত্তা : দেবশীল চ্যাটার্জী
Father : Debesih Chatterjee
জন্ম সাল / Year of Birth : 1996
মহিলা / Female

9733 8206 2906

আধার - সাধারণ মানুষের অধিকার

Dyuti Chatterjee



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-014121039-1
GRN Date: 19/11/2020 17:19:54
BRN: CKO4696144

Payment Mode: Online Payment

Bank: State Bank of India
BRN Date: 19/11/2020 17:21:13

206385150
207084100

DEPOSITOR'S DETAILS

Id No. : 3001503856/3/2020
[Query No./Query Year]

Name : ARNAB KUMAR NEOGI
Contact No. : Mobile No. : +91 9830706109
E-mail :
Address : BALLY HOWRAH
Applicant Name : Mr Arnab Kr Neogi
Office Name :
Office Address :
Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	3001503856/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	4520
2	3001503856/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

4541

In Words : Rupees Four Thousand Five Hundred Forty One only

Major Information of the Deed

Deed No :	I-0502-07084/2020	Date of Registration	14/12/2020
Query No / Year	0502-3001503856/2020	Office where deed is registered	
Query Date	18/11/2020 4:46:34 PM	0502-3001503856/2020	
Applicant Name, Address & Other Details	Arnab Kr Neogi Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830706109, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,000/-	Rs. 25,81,656/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District. Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-7095	RS-7136	Bastu	Bastu	3 Katha	10,000/-	19,30,500/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	RS-7088	RS-8917	Bastu	Bastu	15 Chatak 20 Sq Ft	10,000/-	6,21,156/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
TOTAL :					6.5427Dec	20,000 /-	25,51,656 /-	
Grand Total :					6.5427Dec	20,000 /-	25,51,656 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	10,000/-	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	10,000 /-	30,000 /-	
--	----------------	------------------	------------------	------------------	--

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dr Mausam Ghosh (Presentant) Son of Mr Dibakar Ghosh 118 Netaji Subhas Sarani, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/11/2020 , Admitted by: Self, Date of Admission: 19/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2020 , Admitted by: Self, Date of Admission: 19/11/2020 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Trupati Construction Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Debasish Chatterjee Son of Late Bisweswar Chatterjee 22 Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Trupati Construction (as Partner)
2	Mr Abhishek Chatterjee Son of Late Bisweswar Chatterjee 22 Netajisubhas Road, P.O:- Bally Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Trupati Construction (as Partner)
3	Miss Dyuti Chatterjee Daughter of Mr Debasish Chatterjee 22 Netaji Subhas Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx8P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Trupati Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhojit Koley Son of Mr L Koley Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101			

Identifier Of Dr Mausam Ghosh, Mr Debasish Chatterjee, Mr Abhishek Chatterjee, Miss Dyuti Chatterjee

On 18-11-2020

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 25,81,656/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 19-11-2020

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

Presented for registration at 15:00 hrs on 19-11-2020, at the Private residence by Dr Mausam Ghosh ,Executant.

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

Execution is admitted on 19/11/2020 by Dr Mausam Ghosh, Son of Mr Dibakar Ghosh, 118 Netaji Subhas Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service

Indetified by Mr Subhojit Koley, , , Son of Mr L Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-11-2020 by Mr Debasish Chatterjee, Partner, Trupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr Subhojit Koley, , , Son of Mr L Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-11-2020 by Mr Abhishek Chatterjee, Partner, Trupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr Subhojit Koley, , , Son of Mr L Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-11-2020 by Miss Dyuti Chatterjee, Partner, Trupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr Subhojit Koley, , , Son of Mr L Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 25-11-2020

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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/11/2020 5:21PM with Govt. Ref. No: 192020210141210391 on 19-11-2020, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKO4696144 on 19-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 4,520/-

Description of Stamp
1 Stamp Type: Impressed, Serial no 541, Amount: Rs.500/-, Date of Purchase: 12/11/2020, Vendor name: Soma Shee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/11/2020 5:21PM with Govt. Ref. No: 192020210141210391 on 19-11-2020, Amount Rs: 4,520/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKO4696144 on 19-11-2020, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 14-12-2020

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.

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2020, Page from 244402 to 244442

being No 050207084 for the year 2020.



Digitally signed by KAUSTAVA DEY
Date: 2020.12.15 15:09:30 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2020/12/15 03:09:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)