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T-16497/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 216313

8/2676712/22

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District SUB-Registrar,  
Rajarhat, New Town, North 24-Pgs

12 OCT 2022

DEVELOPMENT POWER OF ATTORNEY  
AFTER REGISTERED DEVELOPMENT  
AGREEMENT

Vertical text on the left margin: 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000

4687 27-7-22

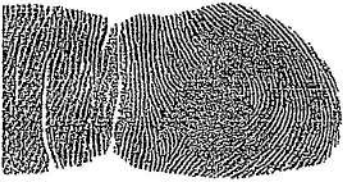
PARAJ BARMAN  
ADVOCATE  
REGISTRATION NO. WF-1576/2003  
Jharkhand Court, Kolkata-14

তার মূল্য  
ক্রয়তার নাম ও সাং  
স্থাপন ভেড়ার স্বাক্ষর  
বিধান নং, মল্লিক স্ট্রিট এ ডি এস আর, ও  
মোট স্থাপন ক্রয়  
চালান নং মোট কত টাকা খরিস  
ফৈজারী-বারাকপুর, ভেড়ার-মিতা দত্ত

29 JUN 2022

998000

Vinay Gupta



9757

Vinay Gupta



9258

Aman

(AMAN ANIRWAL)



9259



Rita Ghosh.



9260

Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

09 SEP 2022

Rinku Bhadra

**(1) SMT RITA GHOSH (Pan No. BOHPG1546R), Aadhar No.2550 1911 5062, Mob No. 9831013936**, wife of Late Manick Ratan Ghosh, by occupation – Housewife, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(2) SMT RINKU BHADRA, (Pan No. BZSPB1788E), Aadhar No.4293 3483 0457, Mob No. 9831013936**, daughter of Late Manick Ratan Ghosh, by occupation – Service, residing at 41, Priyanath Midya Road, Kamarhati(m), P.O & P.S – Belgharia, North 24 Parganas, West Bengal, Kolkata – 700056, **(3) SMT MANJURI GHOSH, (Pan No. BOGPG0527R), Aadhar No.4293 2320 7996, Mob No. 9831013936**, daughter of Late Manick Ratan Ghosh, by occupation – Service, Residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(4) SMT NIBEDITA GHOSH, (Pan No. BAWPG6615C), Aadhar No.3746 7055 1448, Mob No. 9831013936**, wife of Late Sambhu Ratan Ghosh, by occupation – Housewife, Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(5) SMT MILI BOSE GHOSH, (Pan No. AIZPG7608R), Aadhar No.4232 3106 8505, Mob No. 9831013936** daughter of Late Sambhu Ratan Ghosh, wife of Abhishek Bose, by occupation – Service, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(6) SMT MITHU GHOSH, (Pan No. ALXPG3793N), Aadhar No.8245 5702 9750, Mob No. 9831013936** daughter of Late Sambhu Ratan Ghosh, by occupation – Service, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(7) SMT SIKHA GHOSH, (Pan No. ASHPG2605A), Aadhar No. 4596 5229 3266, Mob No. 9831013936**, wife of Late Shib Krishna Ghosh, by occupation – Housewife, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(8) SRI SAKYA GHOSH, (Pan No. BMGPG1496R), Aadhar No. 8780 1872 4557, Mob No. 9831013936**, son of Late Shib Krishna Ghosh, by occupation- Service, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(9) SRI BISWANATH GHOSH, (Pan No. BUZPG2593J), Aadhar No. 4152 7660 9883, Mob No. 9831013936**, son of Late Umapada Ghosh, by Occupation – Business, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, **(10) SRI**



9261

↳ Manjuri Ghosh



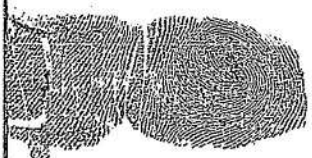
9262

↳ Nibedita Ghosh



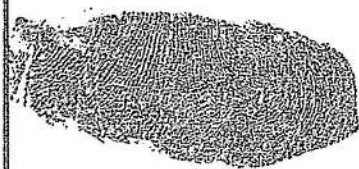
9263

↳ Mili Bose Ghosh



9264

↳ Milani Ghosh.



9265

↳ Sitika Ghosh.



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

09 SEP 2022

**TARUN MAJUMDAR, (Pan No. CDWPM5742E), Aadhaar No. 6363 5135 6013, Mob No. 9831013936, son of Gour Chandra Majumdar, by Occupation- Business, residing at Bishnupur, Majhar Para, P.O - Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, West Bengal, Pin – 700135, all are by faith – Hindu, by Nationality – Indian, SEND GREETINGS.**

**1. Recitals & Background of the Premises :**

- a. Ownership of Umapada Ghosh :** one Umapada Ghosh was the recorded owner of ALL THAT piece and parcel of Bastu land measuring 16 decimals more or less out of total land 16 decimals comprised in Dag No.332, J.L No. 44, P.S – Rajarhat, and also Bastu land measuring 25 decimals more or less out of total land 25 decimals comprised in Dag No.333, J.L No.44, lying and situated at Mouza – Bishnupur, under Rajarhat Bishnupur II Gram Panchyat, 24 Parganas North, P.S – Rajarhat, by way of inheritance.
- b. Demise of Umapada Ghosh :** said Umapada Ghosh died intestate on 11/04/1954 Leaving behind five sons namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanth Ghosh, Nil Ratan Ghosh and one married daughter named Ila Majumdar. The above named five sons inherited the aforesaid landed property by 1/5 share each i.e. in Dag No.332 five sons inherited Bastu land measuring 3.2 decimals more or less each and in Dag No.333 those five sons inherited Bastu land measuring 5 decimals each by way of inheritance.

Name	Dag No.332	Dag No.333
Manik Ratan Ghosh	3.2 Deci	5 Deci
Shambhu Ghosh	3.2 Deci	5 Deci
Shib krishna Ghosh	3.2 Deci	5 Deci
Biswanath Ghosh	3.2 Deci	5 Deci
Nil Ratan Ghosh	3.2 Deci	5 Deci

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 Total Bastu Land = 16 Decimals 25 Decimals  
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9266

✓ Sanya Ghosh



9267

✓ Biswa Nath Ghosh



9268

✓ Tarun Raymondar



9269

Paraj Barman  
S/O Parikay Kumar Barman  
39, Chiner Park  
KOL- 700157

Am



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

09 SEP 2022

c. **Demise of Nil Ratan Ghosh** : said unmarried Nil Ratan Ghosh was died intestate on 24.08.1999 and leaving behind his four brothers namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanth Ghosh, and one married Sister named Ila Majumdar who all inherited the Nil Ratan Ghosh's share in Dag No, 332 & 333 by 1/5 share each i.e. in Dag No.332 four brothers and one sister inherited Bastu land measuring 0.64 decimals more or less each and in Dag No.333 four brothers and one sister inherited Bastu land measuring 1 decimal each by way of inheritance as per Hindu Succession Act 1956.

Name	Dag No.332	Total Land Area
Manik Ratan Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Shambhu Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Shib krishna Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Biswanath Ghosh	3.2 + 0.64 decimals	3.84 Decimals
Ila Majumdar	0.64 Decimals	0.64 Decimals

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Total Bastu Land = 16 Decimals  
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Name	Dag No.333	Total Land Area
Manik Ratan Ghosh	5 + 1 decimals	6 Decimals
Shambhu Ghosh	5 + 1 decimals	6 Decimals
Shib krishna Ghosh	5 + 1 decimals	6 Decimals
Biswanath Ghosh	5 + 1 decimals	6 Decimals
Ila Majumdar	1 Decimals	1 Decimals

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Total Bastu Land =25 Decimals  
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d. **Ownership of Rita Ghosh, Rinku Bhadra & Manjuri Ghosh** : During the life time Manik Ratan Ghosh sold out 2.1348 decimals out of 3.84 decimals in Dag No. 332 and said Manik Ratan Ghosh died on 24/07/2004

and remaining balance Bastu land measuring 1.7052 in Dag No. 332 and Bastu land measuring 6 decimals in Dag No.333 has been inherited by his legal heirs wife Rita Ghosh, two daughters namely Rinku Bhadra & Manjuri Ghosh by 1/3 share each according to Hindu Succession Act 1956. After inheritance said Rita Ghosh, Rinku Bhadra & Manjuri Ghosh recorded the same at B.L and L.R.O office under separate [L.R. Khatian No. 12649 in the name of Rita Ghosh], [L.R. Khatian No. 12650 in the name of Rinku Bhadra], [L.R. Khatian No. 12651 in the name of Manjuri Ghosh], and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by herself or by entering into any Development agreement with others.

Name	Khatian No.	Dag No.332	Dag No.333
Rita Ghosh	Kh-12649	0.7322 decimal	2 decimals
Rinku Bhadra	Kh- 12650	0.7322 decimal	2 decimals
Manjuri Ghosh	Kh-12651	0.7322 decimal	2 decimals
Total Bastu Land =1.7052 Decimals			6 decimals

- e. **Ownership of Nibedita Ghosh, Mili Bose Ghosh & Mithu Ghosh** : said Sambhu Ratan Ghosh was died intestate on 26.03.2011 and his Bastu land measuring 3.84 in Dag No.332 and Bastu land measuring 6 decimals in Dag No.333 has been inherited by his legal heirs wife Nibedita Ghosh, two daughters namely Mili Bose Ghosh & Mithu Ghosh by 1/3 share each according to Hindu Succession Act 1956. After inheritance said Nibedita Ghosh, Mili Bose Ghosh & Mithu Ghosh recorded the same at B.L and L.R.O office under separate [L.R. Khatian No. 12652 in the name of Nibedita Ghosh], [L.R. Khatian No. 12653 in the name of Mili Bose Ghosh], [L.R. Khatian No. 12654 in the name of Mithu Ghosh], and have been enjoying and possessing the same with good right and full and



absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by herself or by entering into any Development agreement with others.

Name	Khatian No	Dag No.332	Dag No.333
Nibedita Ghosh,	Kh-12652	1.28 decimal	2 decimals
Mili Bose Ghosh	Kh-12653	1.28 decimal	2 decimals
Mithu Ghosh	Kh-12654	1.28 decimal	2 decimals
Total Bastu Land =		3.84 Decimals	6 decimals

- f. Ownership of Sikha Ghosh & Sakya Ghosh :** said Shib Krishna Ghosh was died intestate on 14.08.2012 and his Bastu land measuring 3.84 in Dag No.332 and Bastu land measuring 6 decimals in Dag No.333 has been inherited by his legal heirs wife Sikha Ghosh and son Sakya Ghosh, by 1/2 share each according to Hindu Succession Act 1956. After inheritance said **Sikha Ghosh & Sakya Ghosh** recorded the same at B.L and L.R.O office under separate [L.R. Khatian No. 12655 in the name of **Sikha Ghosh**], [L.R. Khatian No. 12656 in the name of **Sakya Ghosh**], and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by themselves or by entering into any Development agreement with others.

Name	Khatian No	Dag No.332	Dag No.333
Sikha Ghosh,	Kh-12655	1.92 decimal	3 decimals
Sakya Ghosh	Kh-12656	1.92 decimal	3 decimals
Total Bastu Land =		3.84 Decimals	6 decimals

- g. Ownership of Biswanath Ghosh :** said Umapada Ghosh died intestate on 11.04.1954 Leaving behind five sons namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanath Ghosh, Nil Ratan Ghosh and one married daughter named Ila Majumdar. In which the five

son inherited the aforesaid landed property by 1/5 share each i.e. in Dag No.332 Biswanath Ghosh inherited Bastu land measuring 3.2 decimals more or less and in Dag No.333 Biswanath Ghosh inherited Bastu land measuring 5 decimals by way of inheritance as per Hindu Succession Act 1956. After inheritance said Biswanath Ghosh recorded his name at B.L and L.R.O office under separate **L.R. Khatian No. 2013** and has been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by himself or by entering into any Development agreement with others.

Name	Khatian No.	Dag No.332	Dag No.333
Biswanath Ghosh,	Kh-2013	3.84 decimal	6 decimals
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		Total Bastu Land = 3.84 Decimals 6 decimals	
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- h. Ownership of Tarun Majumdar :** said unmarried Nil Ratan Ghosh was died intestate on 24.08.1999 and leaving behind his four brothers namely Manik Ratan Ghosh, Shambhu Ratan Ghosh, Shibkrishna Ghosh, Biswanth Ghosh, and one married Sister named Ila Majumdar who all inherited the Nil Ratan Ghosh's share in Dag No, 332 & 333 by 1/5 share each i.e. in Dag No.332 Ila Majumdar inherited Bastu land measuring 0.64 decimals more or less and in Dag No.333 Ila Majumdar inherited Bastu land measuring 1 decimal by way of inheritance as per Hindu Succession Act 1956. After inheritance said Ila majumdar transferred and conveyed ALL THAT piece and parcel of Bastu Land measuring 0.64 decimal more or less comprised in Dag No. 332 and Bastu land measuring 1 decimals comprised in Dag No.333, lying and situated at Mouza – Bishnupur, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat by way of Deed of Gift duly registered on 12/04/2022 at the office of the Rajarhat New town, recorded in Book No. I, Volume No. 1523-2022 pages from 287520 to 287541 Being No. 6635/2022 in favour of Tarun Majumdar owner herein and said Tarun Majumdar recorded the same at B.L and L.R.O office under separate **L.R. Khatian No. 4281** and has been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part

to anybody by any way or to develop the same by himself or by entering into any Development agreement with others.

Name	Khatian No.	Dag No.332	Dag No.333
Tarun Majumdar,	Kh-4281	0.64 decimal	1 decimal

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Total Bastu Land = 0.64 Decimals    1 decimal

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- i. Joint ownership of Rita Ghosh, Rinku Bhadra, Manjuri Ghosh, Nibedita Ghosh, Mili Bose Ghosh, Mithu Ghosh, Sikha Ghosh, Sakya Ghosh, Biswanath Ghosh and Tarun Majumdar :** after inheritance said Rita Ghosh, Rinku Bhadra, Manjuri Ghosh, Nibedita Ghosh, Mili Bose Ghosh, Mithu Ghosh, Sikha Ghosh, Sakya Ghosh, Biswanath Ghosh and Tarun Majumdar became the joint undivided owner of **ALL THAT piece and parcel of "Bastu" land measuring 13.8652 decimals** out of total land measuring 16 decimals, comprised in R.S/L.R Dag No,332 and **"Bastu" land measuring 25 decimals** more or less out total land 25 decimals, comprised in R.S/L.R Dag No.333, J.L No. 44, lying and situate at Mouza – Bishnupur, L.R Khatian No. 2013, 4281, 12649, 12650, 12651, 12652, 12653, 12654, 12655 & 12656, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat, Dist 24 Parganasnas North, Kolkata – 700135 and has been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by themselves or by entering into any Development agreement with others.

AND WHEREAS we, entered into a Registered Development Agreement with **ASHTA VINAYAK INFRASTRUCTURE (Pan No.ABPFA9882L)**, a Partnership firm having its office at 191, Chittaranjan Avenue, 3<sup>rd</sup> Floor, Room No.- 4, P.O.- Bara Bazar & P.S – Jorasanko, Kolkata – 700 007, represented by its Partners namely (1) **MR AMAN AGARWAL** son of Suresh Kumar Agarwal, (Pan No. ALXPA9335Q), Aadhaar No.9112 2790 5507, Mob No.9131733638, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at CA - 13, Sector – 1, Salt Lake, P.O & P.S – Salt Lake, Kolkata – 700 064, (2) **MR. VINAY GUPTA** son of Baiju Gupta, (Pan No. AJTPG2891D), Aadhaar No.6616 5324 3089, Mob No.9836877004, by faith – Hindu, by occupation – Business, by Nationality –

Indian, residing at 160, Manick Talla Main Road, Purbasha Housing Estate, Block –D-22/8, P.O – Kankurgachi & P.S – Manick Talla, Kolkata – 700 054, on 6<sup>th</sup> day of September 2022 duly registered at the office at Additional. District Sub-Registrar, Rajarhat Newtown vide Book No. I, vide **Deed No. 14268 for the year 2022** for development of the said property by construction of a multi-storied building and other erection and structure in the said property on the terms, conditions, agreements and stipulations therein contained.

AND WHEREAS In terms of said registered Development Agreement on the 6<sup>th</sup> day of September 2022 and it is not possible for ourselves to be available due to our previous occupation so it is necessary for ourselves to appoint the said (1) **MR AMAN AGARWAL** son of Suresh Kumar Agarwal, (Pan No. ALXPA9335Q), Aadhaar No.9112 2790 5507, Mob No.9131733638, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at CA - 13, Sector – 1, Salt Lake, P.O & P.S – Salt Lake, Kolkata – 700 064, (2) **MR. VINAY GUPTA** son of Baiju Gupta, (Pan No. AJTPG2891D), Aadhaar No.6616 5324 3089, Mob No.9836877004, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 160, Manick Talla Main Road, Purbasha Housing Estate, Block –D-22/8, P.O – Kankurgachi & P.S – Manick Talla, Kolkata – 700 054, for the sale of flats, shops, car parking space, godown space, and other commercial spaces in the said multi storied building and other erections and structure in the said, multi storied building in the said property to different buyers and to enter into and execute Agreements, Contracts, Sale Deeds and all other related documents and papers within developer's allocation only as hereinafter mentioned.

**NOW KNOW YE AND THESE PRESENTS WITNESSETH** that we, Rita Ghosh, Rinku Bhadra, Manjuri Ghosh, Nibedita Ghosh, Mili Bose Ghosh, Mithu Ghosh, Sikha Ghosh, Sakya Ghosh, Biswanath Ghosh and Tarun Majumdar the above named Appointers/ Principals have nominated, constituted and appointed and also we do hereby nominate, and appoint (1) **MR AMAN AGARWAL** son of Suresh Kumar Agarwal, (Pan No. ALXPA9335Q), Aadhaar No.9112 2790 5507, Mob No.9131733638, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at CA - 13, Sector – 1, Salt Lake, P.O & P.S – Salt Lake, Kolkata – 700 064, (2)

**MR. VINAY GUPTA** son of Baiju Gupta, (**Pan No. AJTPG2891D**), Aadhaar No.6616 5324 3089, Mob No.9836877004, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 160, Manick Talla Main Road, Purbasha Housing Estate, Block –D-22/8, P.O – Kankurgachi & P.S – Manick Talla, Kolkata – 700 054, Partners of **ASHTA VINAYAK INFRASTRUCTURE (Pan No.ABPFA9882L)**, a Partnership firm having its office at 191, Chittaranjan Avenue, 3<sup>rd</sup> Floor, Room No.- 4, P.O.- Bara Bazar & P.S – Jorasanko, Kolkata – 700 007, to be our **Lawful Attorney** for ourselves in our name and on behalf of ourselves to do all or any of the acts, deeds, matters, and things whatsoever relating to the ‘**SCHEDULE**’ hereinafter mentioned that is to say.

1. To look after and manage the said property in such manner as our said Attorney shall think fit and proper in terms of the said registered Agreement dated 6<sup>th</sup> day of September 2022.
2. To appear and represent us before the authorities of Gram Panchyat / Zilla Parishad for Plan sanction, W.B.S.E.B/ C.E.S.C, Income Tax Department Authority, Authority of Town and Country Planning, Airport Authority, as and when required, for the purpose of maintenance, protection and preservation of our property.
3. To apply for obtaining Electricity, Gas, Water, Sewerage orders, and permission from the necessary authorities in respect of the multi-storied building in the said property and to sign and execute the necessary documents as our said Attorney shall think fit and proper.
4. To appoint Engineers, Architects, surveyors, Supervisors, Care-takers, Carpenters, Plumbers, Durwans and all other persons required for the

construction of said multi-storied building in the said property at such wages, remunerations, fees or other payments and on such terms and conditions as our said Attorney/Attorneys shall think fit and proper.

5. To apply for mutation, conversion to the B.L.R.O or L.R.O office for the schedule property.
6. To mortgage the built up area of the new building under the Developer's Allocation either in part or in full to obtain construction loan strictly for purpose of the successfully completing the Project, as mentioned in the said Development Agreement.
7. To pay all Municipal and other statutory taxes, rates and charges in respect of the said property during the construction of the said multi – storied building since the date Development agreement dated 06/09/2022 till of delivery of land owner's allocation of the constructed building.
8. To apply and obtain necessary certificate of completion and occupancy certificate from the concerned Gram Panchyat / Zilla Parishad and shall be entitled to apply and obtain necessary assessment of the new building after its completion from the Gram Panchyat / Zilla Parishad.
9. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning said multi-storied building.
10. To sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, and vakalatname, memo of appeal or any other

documents or papers in any proceedings relating to said multi-storied building in the said property.

11. To appear before the Gram Panchyat / Zilla Parishad, in connection with our Property and obtain necessary sanction plan on behalf of ourselves by executing necessary documents for construction of a multi-storied building .
  
12. To enter into any Agreement for Sale or Memorandum of understanding and / or any other instrument and documents in respect of selling of flat in the said multi-storied building except owner's allocation portion in terms of the said registered Development Agreement dated 06/09/2022 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as our said Attorney shall think fit and proper. To receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending Purchaser/Purchasers for sale or disposal of flats of Developer's Allocation or units in the said multi-storied building as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharge therefore.
  
13. To appear before the office of District Registrar Barasat, A.D.S.R Barasat, Sub-Registrar Rajarhat, Newtown or the Office of Registrar of Assurance, Kolkata for the purpose of selling flat in the said multi-storied building except owner's allocation portion in terms of the said registered

Development Agreement dated 06/09/2022 Constructed in the said property or any part thereof and to execute and register the necessary Deed of Conveyance / Conveyances and deliver the possession of the said flat in favour of the said purchaser/ Purchasers.

14. To sign or execute all necessary Agreement, Contract, Sale Deed, or Conveyance and other related document in respect of all flats in the said multistoried building except owner's allocation portion in terms of the said registered Development Agreement dated 06/09/2022 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as our said Attorney shall think fit and proper.
15. To execute and perform all such assurances acts deeds matters and things that may be expedient or found necessary for completion of the sale of various flats of the said Developer's allocation in the said multi-storied building in the said property as effectually and we could ourselves do if we are present in person.
16. To make representation to government, Military, Railways, Public Bodies, Authorities and persons concerned relating to the said property and / or the said multi-storied building and all matters relating thereto.
17. It is hereby expressly declared that all costs charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and born by our said Attorney / Attorneys and shall be treated as the cost of construction of the said multi-storied building in the said property.



AND GENERALLY to act as our Attorney or agent in relation to all matters touching our said property as we would personally represent notwithstanding the special power of attorney, in that particular behalf as contained in these presents.

AND we, do hereby ratify and confirm and agree to undertake to ratify and confirm all acts, matters deeds and things whatsoever by the said Attorney or Agents appointed under this Power of in that hereinabove contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other in pursuance of the development agreement dated 06/09/2022.

**THE SCHEDULE ABOVE REFERRED TO**  
(Description of the Land)

**ALL THAT** piece and parcel of Vacant "Bastu" land measuring **13.8652** decimals out of total land measuring **16** decimals, comprised in R.S/L.R Dag No,332 and Vacant "Bastu" land measuring **23.64** decimals more or less out total land 25 decimals, comprised in R.S/L.R Dag No.333, i.e. in total in total **Vacant Bastu Land measuring 37.5052 decimals more or less in two Dag Nos. 332 & 333** respectively, P.L No. 44, lying and situate at Mouza – Bishnupur, L.R Khatian No. 2013, 4281, 12649, 12650, 12651, 12652, 12653, 12654, 12655 & 12656, P.S – Rajarhat, under Rajarhat Bishnupur II Gram Panchyat, Dist 24 Parganasnas North, Kolkāta – 700135. This is butted and bounded by:

ON THE NORTH	: Block Panchyat Road
ON THE SOUTH	: S.R.C.M Road
ON THE EAST	: S.R.C.M Road
ON THE WEST	: Land of Dag No.330 & 331

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the 9<sup>th</sup> day of September 2022 in presence of Witnesses:

1.  
Paraj Barman  
39, Chinar Park  
K-157

Rita Ghosh. Miltu Ghosh.

Rinku Bhadra Srikha Ghosh.

Manjura Ghosh Saaya Ghosh

Nibedita Ghosh. Binwanata Ghosh.

Mili Bose Ghosh Tarun Majumdar

Tiku Bose ray  
S/o Ranajit Bose ray  
2. Rajarhat - 700135

.....  
Signature of the Appointers

We are agreed to act in accordance

ASHTA VINAYAK INFRASTRUCTURE

With this Power of Attorney

Vinay Gupta

ASHTA VINAYAK INFRASTRUCTURE



.....  
Signature of the Attorney Holders

Drafted and prepared

In our office:

PARAJ BARMAN



(Advocate)

39, Chinar Park, Kolkata - 157

Sealdah Court, Enrollment No. WB-1576/2003

Mob - 9831141856



BAR COUNCIL OF WEST BENGAL  
 ADVOCATES  
 100, KHANGAR ROAD, CALCUTTA-700 001  
 PHONES: 22-8517233  
 NEARBY CAMP



Name: PAREJ PARMAN Advocate  
 Father's/Husband's Name: PANKAJ KR. PARMAN  
 PANKAJ KR. PARMAN  
 CHAIRMAN, COMMITTEE - CHAIRMAN

*Parej Parman*

Card No. R-5195

Address Recorded on the Roll: Chinar Park,  
 Rajarhat Road, Hatlara, Kolkata-700 059

Present Address: -Do-

Enrolment No. F-1113/03

Date of Enrolment: 24.11.03      Date of Birth: 11.07.79

11/11/03  
 Secretary/Assistant Secretary

19 Date 6 12 03.












SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












N.B. - ①

LH BOX - SMALL TO THUMB PRINTS












R.H. BOX - THUMB TO SMALL PRINTS

 Rita Ghosh	LH					
	RH.					

ATTESTED :- Rita Ghosh.

 Rinku Bhadra	LH					
	RH.					

ATTESTED :- Rinku Bhadra












 Mansuri Ghosh	LH.					
	RH.					

ATTESTED :- Mansuri Ghosh

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO












# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - (2) LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Nibedita Ghosh	LH					
	RH.					












ATTESTED :-

*Nibedita Ghosh*

 Nili Bose Ghosh	LH					
	RH.					

ATTESTED :-

*Nili Bose Ghosh*

 Nilu Ghosh	LH.					
	RH.					












ATTESTED :-

*Nilu Ghosh*












SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












N.B. (3) LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Silpha Ghosh</i>	LH					
	RH.					

ATTESTED :- *Silpha Ghosh*

 <i>Sakya Ghosh</i>	LH					
	RH.					

ATTESTED :- *Sakya Ghosh*

 <i>Brajanath Ghosh</i>	LH.					
	RH.					












ATTESTED :- *Brajanath Ghosh*

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO












# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. (4)












LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Tarun Majumdar</i>	LH					
	RH.					

ATTESTED :- *Tarun Majumdar*

 <i>Aman</i>	LH					
	RH.					

ATTESTED :- *Aman* (AMAN AGRAWAL)

 <i>Vinay Gupta</i>	LH.					
	RH.					

ATTESTED :- *Vinay Gupta*


SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












N.B. -

LH BOX - SMALL TO THUMB PRINTS


R.H. BOX - THUMB TO SMALL PRINTS

 PHOTO	LH					
	RH.					

ATTESTED :-

 <i>Paraj Barmen</i>	LH					
	RH.					

ATTESTED :- *Paraj Barmen*

 PHOTO	LH.					
	RH.					

ATTESTED :-



## Major Information of the Deed

Deed No :	I-1523-16497/2022	Date of Registration	12/10/2022
Query No / Year	1523-8002676712/2022	Office where deed is registered	
Query Date	06/09/2022 1:42:29 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARAJ BARMAN 39, CHINARPARK,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9831141856, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,43,33,444/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152314268/2022		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-332	LR-2013	Bastu	Bastu	13.8652 Dec	1/-	52,98,894/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-333	LR-4281	Bastu	Bastu	23.64 Dec	1/-	90,34,550/-	Property is on Road Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>37.5052Dec</b>	<b>2 /-</b>	<b>143,33,444 /-</b>	
	<b>Grand Total :</b>				<b>37.5052Dec</b>	<b>2 /-</b>	<b>143,33,444 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt RITA GHOSH</b> Wife of Late MANICK RATAN GHOSH , BISHNUPUR MAJHER PARA, City:- , P.O:- R BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence

2	<p><b>Smt RINKU BHADRA</b>  Daughter of Late MANICK RATAN GHOSH 41, PRIYANATGH MIDYA ROAD, KAMARHATI, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BZxxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
3	<p><b>Smt MANJURI GHOSH</b>  Daughter of Late MANICK RATAN GHOSH BISHNUPUR MAJHER PARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BOxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
4	<p><b>Smt NIBEDITA GHOSH</b>  Wife of Late SAMBHU RATAN GHOSH BISHNUPUR, MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
5	<p><b>Smt MILI BOSE GHOSH</b>  Daughter of Late SAMBHU RATAN GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Alxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
6	<p><b>Smt MITHU GHOSH</b>  Daughter of Late SAMBHU RATAN GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
7	<p><b>Smt SIKHA GHOSH</b>  Wife of Late SHIB KRISHNA GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
8	<p><b>Mr SAKYA GHOSH</b>  Son of Late SHIB KRISHNA GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>

9	<p><b>Mr BISWANATH GHOSH</b>  Son of Late UMAPADA GHOSH BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
10	<p><b>Mr TARUN MAJUMDAR</b>  Son of Mr GOUR CHANDRA MAJUMDAR BISHNUPUR MAJHERPARA, City:- , P.O:- R BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022  , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>ASHTA VINAYAK INFRASTRUCTURE</b>  191, CHITTARANJAN AVENUE, 3RD FLOOR, City:- , P.O:- BARA BAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 . PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr AMAN AGARWAL</b>  Son of Mr SURESH KUMAR AGARWAL CA-13, SEC-I, SALT LAKE, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHTA VINAYAK INFRASTRUCTURE (as PARTNER)</p>
2	<p><b>Mr VINAY GUPTA (Presentant )</b>  Son of Mr BAIJU GUPTA 160, MANICK TALLA MAIN ROAD, BLOCK-D-22/8, City:- , P.O:- KANKURGACHI, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHTA VINAYAK INFRASTRUCTURE (as PARTNER)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr PARAJ BARMAN</b>  Son of Mr PANKAJ KR BARMAN  39, CHINARPARK, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157</p>			
<p>Identifier Of Smt RITA GHOSH, Smt RINKU BHADRA, Smt MANJURI GHOSH, Smt NIBEDITA GHOSH, Smt MILI BOSE GHOSH, Smt MITHU GHOSH, Smt SIKHA GHOSH, Mr SAKYA GHOSH, Mr BISWANATH GHOSH, Mr TARUN MAJUMDAR, Mr AMAN AGARWAL, Mr VINAY GUPTA</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
2	Smt RINKU BHADRA	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
3	Smt MANJURI GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
4	Smt NIBEDITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
5	Smt MILI BOSE GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
6	Smt MITHU GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
7	Smt SIKHA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
8	Mr SAKYA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
9	Mr BISWANATH GHOSH	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
10	Mr TARUN MAJUMDAR	ASHTA VINAYAK INFRASTRUCTURE-1.38652 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt RITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
2	Smt RINKU BHADRA	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
3	Smt MANJURI GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
4	Smt NIBEDITA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
5	Smt MILI BOSE GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
6	Smt MITHU GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
7	Smt SIKHA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
8	Mr SAKYA GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
9	Mr BISWANATH GHOSH	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec
10	Mr TARUN MAJUMDAR	ASHTA VINAYAK INFRASTRUCTURE-2.364 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, Pin Code : 700135

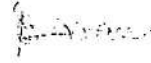
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 332, LR Khatian No:- 2013	Owner:বিশ্বনাথ ঘোষ, Gurdian:উমাঙ্গদ ঘোষ, Address:লিঙ্গ, Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 333, LR Khatian No:- 4281	Owner:ভবু মজুমদার, Gurdian:গৌরচন্দ্র মজুমদার, Address:বিশুপুর মাঝেরপাড়া, Classification:বাস্ত,	Owner Name not selected by applicant.



On 06-09-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,43,33,444/-



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 09-09-2022

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

Presented for registration at 21:05 hrs on 09-09-2022, at the Private residence by Mr VINAY GUPTA ,

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

Execution is admitted on 09/09/2022 by 1. Smt RITA GHOSH, Wife of Late MANICK RATAN GHOSH, , BISHNUPUR MAJHER PARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Smt RINKU BHADRA, Daughter of Late MANICK RATAN GHOSH, 41, PRIYANATGH MIDYA ROAD, KAMARHATI, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 3. Smt MANJURI GHOSH, Daughter of Late MANICK RATAN GHOSH, BISHNUPUR MAJHER PARA. P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 4. Smt NIBEDITA GHOSH, Wife of Late SAMBHU RATAN GHOSH, BISHNUPUR, MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 5. Smt MILI BOSE GHOSH, Daughter of Late SAMBHU RATAN GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 6. Smt MITHU GHOSH, Daughter of Late SAMBHU RATAN GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 7. Smt SIKHA GHOSH, Wife of Late SHIB KRISHNA GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 8. Mr SAKYA GHOSH, Son of Late SHIB KRISHNA GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 9. Mr BISWANATH GHOSH, Son of Late UMAPADA GHOSH, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 10. Mr TARUN MAJUMDAR, Son of Mr GOUR CHANDRA MAJUMDAR, BISHNUPUR MAJHERPARA, P.O: R BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr PARAJ BARMAN, , , Son of Mr PANKAJ KR BARMAN, 39, CHINARPARK, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN,- 700157, by caste Hindu, by profession Advocate

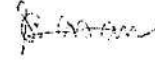
Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 09-09-2022 by Mr AMAN AGARWAL, PARTNER, ASHTA VINAYAK INFRASTRUCTURE, 191, CHITTARANJAN AVENUE, 3RD FLOOR, City:- , P.O:- BARA BAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

Identified by, Mr PARAJ BARMAN, , Son of Mr PANKAJ KR BARMAN, 39, CHINARPARK, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2022 by Mr VINAY GUPTA, PARTNER, ASHTA VINAYAK INFRASTRUCTURE, 191, CHITTARANJAN AVENUE, 3RD FLOOR, City:- , P.O:- BARA BAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

Identified by Mr PARAJ BARMAN, , Son of Mr PANKAJ KR BARMAN, 39, CHINARPARK, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 12-10-2022

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

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

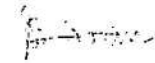
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4687, Amount: Rs.100.00/-, Date of Purchase: 27/07/2022, Vendor name: M Dutta



Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152316497 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.10.19 11:41:15 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/10/19 11:41:15 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)