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4569/2020




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 470162

15/12/20
Q-8/169408

Caution: Use the document in accordance
with the registration. The signature should be
in accordance with the rules of the
document and the part of the document.


Additional District Sub-Registrar,
Cane South 24 Parganas

15 DEC 2020

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED JOINT VENTURE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT WE (1)

SMT. ARATI MAITRA, (PAN - GJZPM4434A), (Aadhaar No. 6463
2150 9922), wife of Sri Ashis Maitra, daughter of Late Barendra
Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami,
by faith - Hindu, by occupation - Housewife, by nationality-
Indian, residing at- 2A/1, Jayasree Park, P.S. & P.O. - Sarsoona,

SL. NO. 3092...DL...10/12/2020

NAME.....

ADDRESS.....

Soma Chakraborty
Advocate
Baltapur Civil Court

RS. 5/-

TANMOY KARI PHOTOGRAPHIA
(STAMP PERSONAL)
ALPORE POLICE COURT
KOLKATA-27



Additional District Sub-Registrar
Garia South 24 Parganas

15 DEC 2020

Identified by me -

Debabrata Hazumbar,

S/o - late Santosh Kumar Hazumbar,

159 Garia Station Road

Kol - 84

Service

Kolkata - 700061, (2) **SMT. ILA CHATTERJEE**, (PAN - AFWPC9478H), (Aadhaar No. 8327 8314 7122), wife of Sri Sambhu Nath Chatterjee, daughter of- Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- 19B, Garia Place, "Ashabari Apartment", Room No. 1-4, P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, (3) **SMT. SHILA BHATTACHARJEE**, (PAN - BKAPB5593E), (Aadhaar No. 6798 3712 9271), wife of Sri Nihar Bhattacharjee, daughter of Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- 9A, Brojendra Lal Ganguly Lane, P.O. & P.S.- Tollygunge, Kolkata - 700033, (4) **SMT. LAKSHMI SETT**, (PAN - GCKPS2280A), (Aadhaar No. 8431 2702 4194), wife of Sri Surajit Sett, daughter of Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at Garia Station Road (near Garia Boroda Prasad High School), P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, hereinafter jointly referred to as the **LANDOWNERS/EXECUTANTS** do hereby nominate, constitute and appoint **GANGULY EVERA DEVELOPERS LLP.**, (PAN - AATFG9509M), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, having its registered office at 4SIGHT PRESTIGE, at 159, Garia Station Road, P.O. - Garia, P.S. - Narendrapur (previously Sonarpur), Kolkata- 700084, District - South



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24 Parganas, represented by its Designated Partner, **SRI AMIT GANGULY** (PAN – AIEPG3746R), Son of Late Ranjit Ganguly, by faith - Hindu, by occupation- Business, residing at 174, Garia Station Road, P.O. - Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, as our lawful Constituted Attorney to develop our land as described in the schedule below and construct new building/buildings thereon.

WHEREAS, WE, the **LANDOWNERS/EXECUTANTS** herein are the lawful owners and seized and possessed of ALL THAT undivided land measuring 12 decimal more or less with a brick built tile shed structure measuring about 400 sq. ft. comprised of their joint 4/12th share of land measuring 8 decimal in **R.S. Dag No. 639** under RS Khatian No. 10 i.e. **2.6672 decimal**, 18 decimal in **R.S. Dag No. 604** under RS Khatian 6 i.e. **6.0 decimal**, 8 decimal in **R.S. Dag No. 599** under RS Khatian No. 1327 i.e. **2.6664 decimal** and 2 decimal in **R.S. Dag No. 602** under R.S. Khatian No. 1605, 1628, 1828, i.e. **0.6664 decimal** all under Mouza- Barhans Fartabad, J.L. No. 47, Police Station – Narendrapur (Previously Sonarpur), ADSR – Garia (previously Sonarpur), within Rajpur-Sonarpur Municipality Ward No.- 28, District - 24 Parganas (South), with 4/12 share in 1200 sq. ft tile shed structures thereon together with all easement, quasi-easement right and appurtenance thereto, together with all easement, quasi-easement right



Additional District Sub-Registrar,
Ganga South M Pargana

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and appurtenance thereto, and the said premises has been more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS, we the Principals/Landowners herein to commercially exploit our said property by erecting a multistoried building thereon purely on Joint Venture Agreement have approached **GANGULY EVERA DEVELOPERS LLP.** (Developer) and requested to work as Developer and the Developer has agreed to develop the said Scheduled premises on and accordingly a Development Agreement has been executed between the Landowner and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on *15.12.2020* before *AD. S.R. GABIA* and recorded in Book No. 1, Being No. *4551*....., for the year 2020;

AND WHEREAS in order to develop the said premises as per the said Joint Venture Agreement dated *15.12.2020*, we the Principal/the Landowners have decided to execute this Power of Attorney in favour of said Developer to do, act, represent us and sign on our behalf for the following acts :

1. To apply for and obtain approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws for making the Property suitable for development and to sign and



Additional District Sub-Registrar,
Garo South 24 Parganas

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execute all applications, undertakings, affidavits and other necessary papers and documents for the purpose as aforesaid.

2. To apply for and obtain approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws for sanction of Building Plan for construction of the Building(s) thereon, commencement and completion of construction of the Building(s) and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
3. To enter upon the Property with men and material as may be required for the purpose of development work and erect the Building(s) as per the Building Plans to be sanctioned by the Municipality.
4. To appoint architects, contractors, sub-contractors consultants, and surveyors as may be required and to supervise the development and construction work of the Building(s) on the Property.
5. To apply for modifications/ variations/ alterations of the Building Plans from time to time as may be required.
6. To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to Owners and required for the construction of



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15 DEC 2020

the Building(s) but in no circumstances Owners shall be responsible for the price/value, storage and quality of the building materials.

7. To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage, drainage and electricity for carrying out and completing the development of the Property.
8. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the Buildings on the Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of Owners in connection therewith.
9. To obtain construction finance from banks and/or NBFCs or other entities by mortgaging Developer's allocation in the said premises.
10. After completion of the construction of the Building(s), to apply for and obtain occupation and completion certificate in respect of the Building(s) or parts thereof from the Planning Authorities or other concerned authorities.
11. To accept any service of writ of summons or other legal process on behalf of and in the name of Owners and to appear in any court or authority as the Developer deem appropriate and to commence, prosecute and/or defend any action or legal proceedings in any



Additional District Sub-Registrar,
Gurgaon, Haryana

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court or before any authority as the Developer may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of Owners or in the name of the Developer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign Vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective.

12. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as Owners could do in person.
13. To pay all outgoings, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the land comprised in the Property on and from the date of possession thereof and receive refunds and other moneys, including, compensation of any nature and to grant valid receipts and/or discharges therefore.
14. To negotiate with the prospective Purchasers and/or transferees for sale and/or transfer of Units, roof right, car parking space(s) and the undivided share in Land comprised in the Property on such terms and conditions as the attorney may think fit and



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Gaya South 24 Parganas

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proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and/or transfer and to give receipt for the same only for the Developer's allocation/proportionate shares.

15. To compromise and settle all or any of the actions, suits, appeals and other proceedings as aforesaid relating to the Property upon such terms and conditions as may not in any manner affect injuriously or be prejudicial to Owners' right, title or interest in Property or any part thereof.
16. To appear and represent the Owners before the Registrar or Sub-Registrar of Assurances or other Officers of the Government having authority to accept agreement, conveyance, lease and all forms of deed of transfer of the Units, roof, car parking space and the undivided share in land comprised in the Property and to present the same as aforesaid so executed by the said Attorney for and in the names of and on behalf of the Owners for registration of the same and to complete all registration formalities by admitting execution thereof and discharge the registration receipts.
17. To execute and present for registration of all Conveyances, Lease deeds, Agreements and all forms of Deed of transfer of Units in the Building(s) to be constructed at the Property and the undivided interest or share in the land comprised in the Property with all



Additional District Sub-Registrar,
Garia South 24 Parganas

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rights in Common Areas and facilities in favour of the Purchasers of Units for Allocations only.

18. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Competent Authority under Urban Land Ceiling Act, Land Reforms offices, Competent Authority under West Bengal Building (Regulation of Construction and Transfer by Promoters) Act, Fire Brigade Office, Police, Survey or other Authorities and to do all things necessary in connection with the actions, suits, appeals and/or other proceedings or cases before the aforesaid offices relating to or concerning the Property.
19. To serve and accept service of Summons, Notices, Warrants, Subpoenas or other process of Court and Authorities concerned B. L. & L. R. O. and including Municipality and to do all things necessary in connection with the suits, actions or proceedings as aforesaid relating to the Property.
20. To retain, employ and discharge at the costs of the Developer's Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader to conduct the action, suits, appeals and proceedings as aforesaid relating to or concerning the Property.
21. To enter into any Agreement for Sale and/or transfer of the Units in the Building(s) or part thereof to be constructed in Property on behalf of the Owners.

✓



Approved Project Sub-Response
Case 2022-24 Forward

15 DEC 2022

22. To execute and present for registration the Deeds of Conveyance of the Units in the Building(s) or part thereof to be constructed in the Property on behalf of and in the name of the Owners .
23. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement and to exercise all our rights therein.
24. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
25. This Power of Attorney is related and collateral covenants documents of Registered Development Agreement which has been duly registered at D.S.R. Alipore of even dated in respect of Schedule Property between the Landowners/ Executants and the Developer therein.
26. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Joint Venture Agreement dated _____.



Additional District Sub-Registrar,
Garia South 24 Parganas

15 DEC 2010

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which WE could have lawfully done under our own hands and seals, if personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT undivided **land measuring 12 decimal** more or less with a **brick built tile shed structure measuring about 400 sq. ft.** comprised of their joint 4/12th share of land measuring 8 decimal in **R.S. Dag No. 639** under RS Khatian No. 10 i.e. **2.6672 decimal**, 18 decimal in **R.S. Dag No. 604** under RS Khatian 6 i.e. **6.0 decimal**, 8 decimal in **R.S. Dag No. 599** under RS Khatian No. 1327 i.e. **2.6664 decimal** and 2 decimal in **R.S. Dag No. 602** under RS Khatian No. 1605, 1628, 1828, i.e. **0.6664 decimal** all under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Narendrapur (Previously Sonarpur), ADSR - Garia (previously Sonarpur), Holding No. - 96, Paschim Mahamayapur Road, within Rajpur-Sonarpur Municipality Ward No.- 28, District - 24 Parganas (South), with 4/12 share in 1200 sq. ft tile shed structures thereon together with all easement, quasi-easement right and appurtenance thereto, and the entire land is butted and bounded as follows :-

ON THE NORTH : Land of RS Dag No. 606, 605, 601, 600 ;

ON THE SOUTH : Land of RS Dag No. 598, 642 ;



Additional District Sub-Registrar,
Gaya South 24 Parganas

15 DEC 2020

ON THE EAST : Land of RS Dag No. 643, 644, 648 ;

ON THE WEST : 25 ft. wide Road and land of RS Dag No. 601;

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 5th day of **DECEMBER, 2020** (Two Thousand and Twenty).

SIGNED, SEALED & DELIVERED

by the parties at Garia in

presence of:-

1. Pranjal
Maharaja School Road,
Garia, Kol-84

2. Delimita Mehera
159 Garia St. Rd,
Kol-84

- Arati Mahto
- Dr. Chatterjee

- Shela Bhatta Chatterjee
- Lakshmi Sett

SIGNATURE OF THE PRINCIPAL


SIGNATURE OF THE ATTORNEY

Drafted by:-


SOMA CHAKRABORTY
Advocate.

Baruipur Civil Court

WB - 2618/99



/

Additional District Sub-Registrar,
Garia South 24 Parganas

15 DEC 2000

SPECIMEN FORM FOR TEN FINGER PRINTS



Arati Mishra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Gita Chatterjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Shilpa Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Lakshmi Seth

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					





Adriana Urošević, dr. med. spec. ginekolog
Gara Sečoh 24 Frgana

15 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

Photo		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						

Sub C-1

Photo		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						

Photo		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	Left Hand					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand						

S-169985



Additional District Sub-Registrar,
Garia South 24 Parganas

15 DEC 2020



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Enrollment No. : 21890946749633

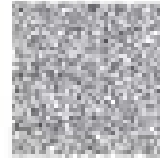
To
Sh Chatterjee
W/O Sambhunath Chatterjee
15B Garia Place
Kolkata
Date
Garia
Sector South 24 Parganas
West Bengal 700084
9331801126

24/02/19

21890946749633



MD93698715FH



आपका आधार क्रमांक / Your Aadhaar No. :

8327 8314 7122

मेरा आधार, मेरी पहचान

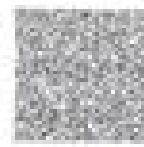


भारत सरकार

Unique Identification Authority of India



Sh Chatterjee
DOB : 23/02/1979
Female



8327 8314 7122

मेरा आधार, मेरी पहचान

Sh Chatterjee





ভারতীয় জনতা পার্লামেন্ট প্রতিনিধিত্ব

ভারত সরকার

Unique Identification Authority of India

Ministry of Information & Public Relations, Government of India

স্মারকসংখ্যা/সি.ই.নং / Enrolment No.: 504020544041909

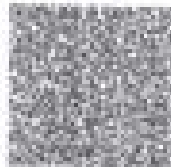
To
Shila Bhattacharya
শিলা ভট্টাচার্য

14002018
67987
S/O, GENERAL GANGULY LANE
Tollygunge
Tollygunge, Kolkata
West Bengal - 700033



ELECTRONIC COPY

67987



আপনার আধার সংখ্যা / Your Aadhaar No. :

6798 3712 9271

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শিলা ভট্টাচার্য

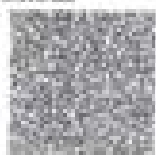
Shila Bhattacharya

শিলা ভট্টাচার্য

Father : BARENDRA NATH GOYPMAN

সংযোগিতা সংস্থার
নাম / Family

6798 3712 9271



আধার - সাধারণ মানুষের অধিকার



ভূমি

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনন্যতম প্রমাণীকরণ দ্বারা যাচাই করা হয়।

INFORMATION

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

■ আধার সারা দেশে বৈধ।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় জনতা পার্লামেন্ট
Unique Identification Authority of India

ঠিকানা, কলকাতা

সংযোগিতা সংস্থা, কলকাতা

কলকাতা, পশ্চিমবঙ্গ, ৭০০০৩৩

Address: S/O,

GENERAL GANGULY

LANE, Tollygunge,

Tollygunge, Kolkata, West

Bengal, 700033

6798 3712 9271



Shila Bhattacharya





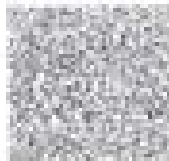
ভারত সরকার
Unique Identification Authority of India
Government of India

অনুশ্রেণী নং বি (Enrollment No) : 2010/17526/10118

To:
Lakshmi Setti
M01, Sub Setti
GARIA 2 STATION ROAD
Rajpur, Bangalore 56,
Garia, South 24 Parganas
West Bengal - 70004



CLASSIFICATION
80044776



আপনার আধার নম্বর / Your Aadhaar No. :

8431 2702 4194

আধার - সাধারণ মানুষের অধিকার

- উপরি
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
 - পরিচয়ের প্রমাণ অনন্যতম প্রযুক্তিগত দ্বারা সত্য প্রমাণ।

INFORMATION

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

- আধার সারা দেশে বৈধ।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণে সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



অনুশ্রেণী নং বি
Unique Identification Authority of India

স্বাক্ষর : L. শ্রীমতি সেতি
লক্ষ্মী সেতি সেতি
সেতি, গারিয়া ২ স্টেশন রোড, গারিয়া
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

Address: M01, Sub Setti
GARIA 2 STATION ROAD,
Rajpur, Bangalore 56, South
24 Parganas, Garia, West
Bengal, 70004.



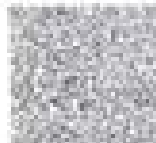
ভারত সরকার
Government of India



নাম / Name
Lakshmi Setti
পিতা : লক্ষ্মী সেতি
Father: LAKSHMI SEITI SETHI

স্বাক্ষর / Signature
লক্ষ্মী সেতি

8431 2702 4194



8431 2702 4194

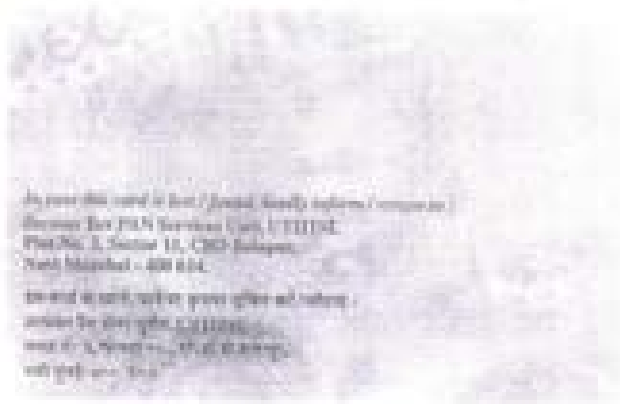
আধার - সাধারণ মানুষের অধিকার

Lakshmi Setti



Dr. [Name]





Lakshmi Setti





Shila Bhattacharjee





GANGULY EYERA DEVELOPERS LLP

Designated Partner



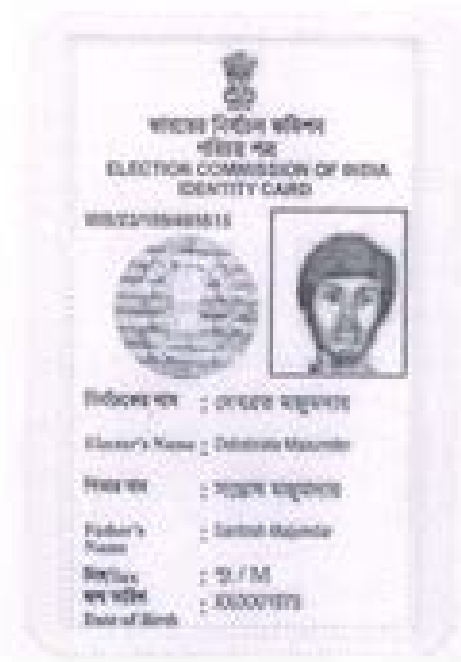
संज्ञक संख्या: _____

दिनांक: _____



Amit





Debabrata Mishra





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HA CHATTERJEE
BARENORA NATH GOSWAMI
25601970

Permanent Account Number

AFWPC3475H


Signature



Ha Chatterjee

For more details visit us here / Contact Us / Contact Us / Contact Us
Income Tax PAN Services Unit, 1/1115E
Plot No. 1, Sector 11, CBD Indraprastha
New Mumbai - 400 014

For more details visit us here / Contact Us / Contact Us / Contact Us
Income Tax PAN Services Unit, 1/1115E
Plot No. 1, Sector 11, CBD Indraprastha
New Mumbai - 400 014

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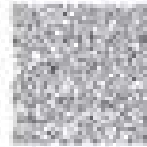
ଶ୍ରୀମତୀ ଅରତି ମିତ୍ରା
GOVERNMENT OF INDIA



ଅରତି ମିତ୍ରା
ARATI MITRA
ମାତା: ସୁଧାକର ମିତ୍ରା
Father: SUDHAKAR MITRA DODHWAN

ଅନୁମତିପ୍ରାପ୍ତ ନାମ
ନାମ: ଅରତି ମିତ୍ରା

6463 2150 9922



ଅନୁମତିପ୍ରାପ୍ତ ନାମ: ଅରତି ମିତ୍ରା
সম্মতিপ্রাপ্ত নাম: অরতি মিত্রা



ଭାରତୀୟ ଏକମିତ୍ର ନିର୍ଦ୍ଦେଶ ପ୍ରାଧିକାରଣ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା: ଉପ, ଉପ, ଉପ, ଉପ
ଠିକଣା: ଉପ, ଉପ, ଉପ, ଉପ
ଠିକଣା: ଉପ, ଉପ, ଉପ, ଉପ

Address: UP, UP, UP, UP
PARK, Gurgaon, Gurgaon
South Twenty Four
Gurgaon, West Bengal
720001



Arati Mitra



Major Information of the Deed

Deed No :	I-1629-04569/2020	Date of Registration	15/12/2020
Query No / Year	1629-8001694085/2020	Office where deed is registered	
Query Date	15/12/2020 1:55:29 PM		1629-8001694085/2020
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9432111041, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 51,000/-		Rs. 1,39,86,613/-	
Stampduty Paid(50)		Registration Fee Paid	
Rs. 50/- (Article 48(g))		Rs. 7/- (Article E)	
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year) - 162904569/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mahamayapur School Road, Mouza: Barhans Fartabad, . Ward No: 28, Holding No:98 Pin Code : 700084

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-639	RS-10	Bastu	Bastu	2.6572 Dec	10,000/-	28,45,014/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, . Project Name :
L2	RS-604	RS-6	Bastu	Bastu	6 Dec	10,000/-	72,00,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, . Project Name :
L3	RS-599	RS-1327	Bastu	Bastu	2.6664 Dec	10,000/-	30,21,919/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, . Project Name :
TOTAL :					11.3336Dec	30,000 /-	130,66,933 /-	







District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mahamayapur School Road, Mouza: Barhans Fartabad, . Ward No: 28 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-602	RS-1605	Bastu	Bastu	0.6664 Dec	1,000/-	7,99,680/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :					12Dec	31,000 /-	138,66,613 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	400 Sq Ft.	20,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	20,000 /-	1,20,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Arati Maitra Wife of Mr Ashis Maitra Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office			
2A/1, Jaysree Park Now PS Sarsoona, P.O:- Sarsoona, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GJxxxxxx4A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Ila Chatterjee Wife of Mr Sambhu Nath Chatterjee Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office			
19B, Garia Place, Ashabari Apart, Room No 1-4, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office				

3.	Name	Photo	Finger Print	Signature
	Mrs Shila Bhattacharjee Wife of Mr Nihar Bhattacharjee Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office			
		15/12/2020	LT 15/12/2020	15/12/2020
9A, Brojendra Lal Ganguly Lane, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx3E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office				
4.	Name	Photo	Finger Print	Signature
	Mrs Lakshmi Sett Wife of Mr Surajit Sett Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office			
		15/12/2020	LT 15/12/2020	15/12/2020
Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GCxxxxxx0A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Ganguly Evara Developers LLP 4 Sight Prestige, 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Amit Ganguly (Presentant) Son of Late Ranjit Ganguly Date of Execution - 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 15 2020 3:42PM</td> <td>LT 15/12/2020</td> <td>15/12/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Amit Ganguly (Presentant) Son of Late Ranjit Ganguly Date of Execution - 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office					Dec 15 2020 3:42PM	LT 15/12/2020	15/12/2020
Name	Photo	Finger Print	Signature										
Mr Amit Ganguly (Presentant) Son of Late Ranjit Ganguly Date of Execution - 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020, Place of Admission of Execution: Office													
	Dec 15 2020 3:42PM	LT 15/12/2020	15/12/2020										

174, Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : A1kxxxx6R, Aadhaar No Not Provided Status : Representative, Representative of : Ganguly Evera Developers LLP (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debabrata Mazumder Son of Late Santosh Kumar Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Kolkata, District-South 24 -Parganas, West Bengal, India, PIN - 700084			
	15/12/2020	15/12/2020	15/12/2020
Identifier Of Mrs Arati Mitra, Mrs Ila Chatterjee, Mrs Shila Bhattacharjee, Mrs Lakshmi Sett, Mr Amit Ganguly			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Arati Maitra	Ganguly Evers Developers LLP-0.6668 Dec
2	Mrs Ila Chatterjee	Ganguly Evers Developers LLP-0.6668 Dec
3	Mrs Shila Bhattacharjee	Ganguly Evers Developers LLP-0.6668 Dec
4	Mrs Lakshmi Sett	Ganguly Evers Developers LLP-0.6668 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Arati Maitra	Ganguly Evers Developers LLP-1.5 Dec
2	Mrs Ila Chatterjee	Ganguly Evers Developers LLP-1.5 Dec
3	Mrs Shila Bhattacharjee	Ganguly Evers Developers LLP-1.5 Dec
4	Mrs Lakshmi Sett	Ganguly Evers Developers LLP-1.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Arati Maitra	Ganguly Evers Developers LLP-0.6666 Dec
2	Mrs Ila Chatterjee	Ganguly Evers Developers LLP-0.6666 Dec
3	Mrs Shila Bhattacharjee	Ganguly Evers Developers LLP-0.6666 Dec
4	Mrs Lakshmi Sett	Ganguly Evers Developers LLP-0.6666 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Arati Maitra	Ganguly Evers Developers LLP-0.1666 Dec
2	Mrs Ila Chatterjee	Ganguly Evers Developers LLP-0.1666 Dec
3	Mrs Shila Bhattacharjee	Ganguly Evers Developers LLP-0.1666 Dec
4	Mrs Lakshmi Sett	Ganguly Evers Developers LLP-0.1666 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Arati Maitra	Ganguly Evers Developers LLP-100.00000000 Sq Ft
2	Mrs Ila Chatterjee	Ganguly Evers Developers LLP-100.00000000 Sq Ft
3	Mrs Shila Bhattacharjee	Ganguly Evers Developers LLP-100.00000000 Sq Ft
4	Mrs Lakshmi Sett	Ganguly Evers Developers LLP-100.00000000 Sq Ft

On 15-12-2020

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.

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

Presented for registration at 14:40 hrs- on 15-12-2020, at the Office of the A.D.S.R. GARIA by Mr Amit Ganguly .

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 1,39,66,613/-

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

Execution is admitted on 15/12/2020 by 1. Mrs Anati Maitra, Wife of Mr Ashis Maitra, 2A/1, Jaysree Park Now PS Sarsoona, P.O: Sarsoona, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. Mrs Iia Chatterjee, Wife of Mr Sambhu Nath Chatterjee, 19B, Garia Place, Ashabari Apart, Room No 1-4, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Mrs Shila Bhattacharjee, Wife of Mr Nihar Bhattacharjee, 9A, Brojendra Lal Ganguly Lane, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 4. Mrs Lakshmi Sett, Wife of Mr Surajit Sett, Garia Station Road Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Debobrata Mazumder, , Son of Late Santosh Kumar Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 15-12-2020 by Mr Amit Ganguly, Director, Ganguly Evera Developers LLP, 4 Sight Prestige, 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Debobrata Mazumder, , Son of Late Santosh Kumar Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3092, Amount: Rs.50/-, Date of Purchase: 10/12/2020, Vendor name: Tanmoy Kar Purkayastha



Debasis Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 165666 to 165698
being No 162904569 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.12.28 14:46:31 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/12/28 02:46:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)