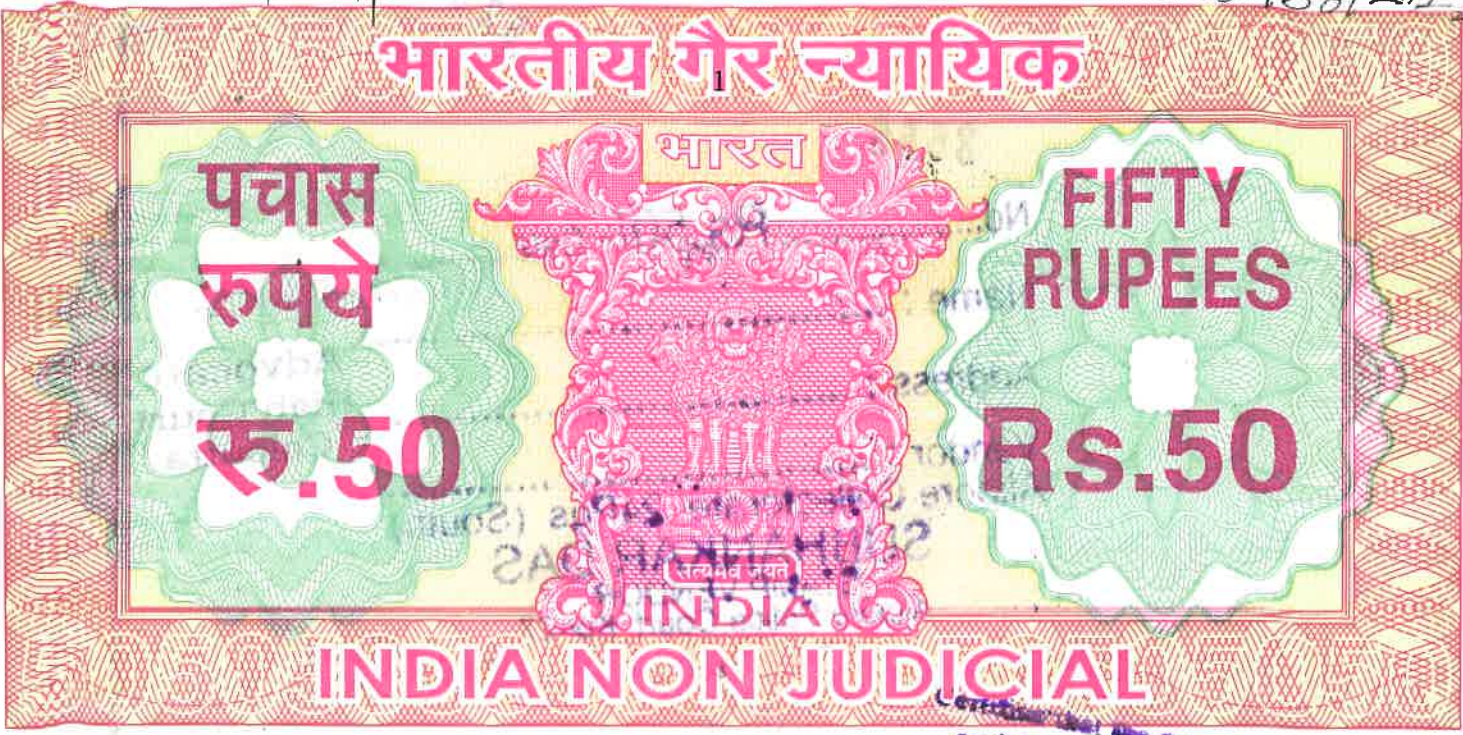


19049/22

5-18488/2022



श्री गणेशाय नमः
 21/12/22
 & 8/34/2949/22

AG 500728
 District Sub-Register-III
 Alipore, South 24-parganas
 02 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

**THIS DEVELOPMENT POWER OF ATTORNEY MADE AND EXECUTED
 ON THIS 2ND DAY OF DECEMBER 2022**

KNOW ALL MEN THESE PRESENTS THAT WE, SHRI GOPAL KUNDU son of Late Dasarath Kundu, having my Income Tax Permanent Account No. (AFXPK 7428J) and Aadhaar No. (4611 9977 9796), by faith-Hindu, by Nationality-Indian, by occupation Business, AND 2) SMT. RUNA KUNDU wife of Gopal Kundu, having my Income Tax Permanent Account No. (AKYPK 5461F) and Aadhaar No. (3360 9007 8923), by faith-Hindu, by Nationality-Indian, by occupation Business, both are residing at 8/1A, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700017, District-South 24 Parganas, West Bengal hereinafter jointly referred and called as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest,

02 DEC 2022

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No..... Rs. 50/- Date.....

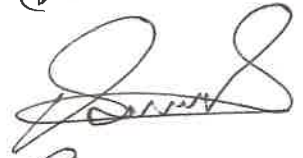
Name : Rajib Chosh

Address : Advocate High Court Calcutta

Vendor :
Alipore Collectorate 24 Pgs (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kot-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
02 DEC 2022

I hereby certify that

SUNAR SEN
Ho Ct Bisay Sen
93/16 R.K. Road
The Forum
Dea. Calcutta

executor(s), representative(s), administrator(s) and/or assigns). of the **FIRST PART**, hereby send Greetings.

OWNERSHIP OF THE PROPERTY

ALL THAT piece or parcel of land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata 700 047, (Assessee No. 21-100-07-0404-4) under Police Station- Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation comprised in C.S Dag No. 470/486 under CS Khatian no. 137 and C.S. Dag No. 477 under C.S. Khatian No. 281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 in the District of the then 24-Parganas, presently 24-Parganas (South), Sub-Registration Office: Alipore, within the jurisdiction of Kolkata Municipal Corporation, under the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal.

DEVOLUTION OF TITLE OF THE OWNERSHIP OF THE LAND OWNERS MENTIONED AS FOLLOWS

FIRST PLOT

1. One Pratima Bakshi wife of Late Nagendra Bhushan Bakshi as owner while seized and possessed of an area of land measuring about 5 Cottah 7 Chittack 8 Sq. Ft. a little more or less lying under Mouza-Naktala, Police Station- Sadar Tollygunge, District 24 Parganas, Tollygunge area in her absolute and indefeasible right and title on basis of diverse purchase deeds from different owners and developed the said area of land and prepared a development scheme and layout plan with division of the said area of land in small plots in distinctive numbers for construction purposes of residential houses and also layout of new roads. Thereafter, Pratima Bakshi out of the total plots sold some plots to different purchasers and retained some for herself.



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2. There is no existing will in respect of the said property or the property has not been mortgaged or transferred yet and the owner has not entered into any agreement with any parties till date.
3. The said Pratima Bakshi out of her motherly love and affection towards her daughters settled three plots of land with her three daughters by executing a registered Deed of Settlement in the year 1960.
4. Thus, by virtue of the said Deed of Settlement dated 10.06.1960 Pratima Bakshi out of her own free will settled the aforesaid property in favour of her daughters. The Deed of Settlement was registered on 10.06.1960 and was recorded in Book No.1, Volume no. 99, Pages 41 to 46, Being no. 5341 for the year 1960 at the office of the Sub-Registrar at Alipore Sadar.
5. Smt. Bharati Bakshi (Mullick), the vendor herein, is the owner of ALL THAT piece or parcel of land measuring 5 Cottah 7 Chittak 8 Sq. Ft., more or less, being premises No.364/23A, N.S.C Bose Road, Kolkata 700 047, (Assessee No. 21-100-07-0404-4) under Police Station-Patuli, formerly Jadavpur, presently Netaji Nagar, within the jurisdiction of the then Calcutta Municipal Corporation; now The Kolkata Municipal Corporation, under Ward No.100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No. 477 under C.S. Khatian No. 281 , 296 , 297 and 298 of Mouza : Naktala , J.L. No. 32 , Touzi No. 56 in the District of the then 24-Parganas, Presently 24-Parganas (South), Sub-Registration Office-Alipore, free from all encumbrances and liabilities whatsoever.
6. The said 3rd daughter of said Mrs. Pratima Bakshi by dint of said Deed of Settlement as owner and the Vendor herein above while absolutely seized and possessed of the aforesaid property duly mutated her name in the records of the Kolkata Municipal Corporation and was numbered as



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SOUTH 24 PGS., ALIPURE
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364/23A, N.S.C. Bose Road, Police Station-formerly Jadavpur thereafter Patuli presently Netaji Nagar, Kolkata-700 047, and had been paying taxes regularly which is more particularly described in the schedule hereunder written and after completion of mutation, she got a IV storied building plan sanctioned from K.M.C dated 07.01.1987 vide B.S. Plan No. 325 .

7. Smt. Bharati Mallick (Bakshi) was the owner of ALL THAT piece or parcel of land measuring 05 Cottah 07 Chittak 08 Sq .Ft more or less being premises no 364/23A N.S .C. Bose Road Kolkata 700047 having Assessee no 21-100-07-0404-4 under Police Station-Patuli, formally Jadavpur presently Netaji Nagar within Jurisdiction of the then Calcutta Municipal Corporation now under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.477 under C.S. Khatian No. 281, 296, 297 and 298 of Mauza-Naktala, J.L. No. 32, Touzi No.56 in the District of then 24 Parganas, presently 24 Parganas.

8. While said Smt Bharati Mallick enjoying her ALL THAT piece or parcel of land measuring 05 Cottah 07 Chittak 08 sq. ft more or less being premises no 364/23A N.S .C. Bose Road Kolkata 700047 having Assessee no 21-100-07-0404-4 under Police Station-Patuli, formally-Jadavpur presently Netaji Nagar within Jurisdiction of the then under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.477 under C .S . Khatian No. 281, 296, 297 and 298 of Mauza-Naktala, J.L. No. 32, Touzi No.56 in the District of then 24 Parganas, presently 24 Parganas sold conveyed transferred her all that aforesaid property to and in favour of the Land Owners herein by virtue of a deed of conveyance dated 15th December 2016 duly registered at the office of DSR-I, at Alipore, and duly recorded in Book No. I, Volume No. 1601-2016, pages from 112657 to 112676 being no. 03764 for the year 2016.

9. By virtue of the said deed of conveyance dated 15th December 2016 the land owners herein become the absolute owner of ALL THAT piece or



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SOUTH 24 PGS., ALIPORE

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parcel of land measuring 05 Cottah 07 Chittak 08 sq .ft more or less being premises no 364/23A N.S .C. Bose Road Kolkata 700047 having Assessee no 21-100-07-0404-4 under Police Station : Patuli, formally Jadavpur presently Netaji Nager under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.477 under C.S. Khatian No. 281, 296, 297 and 298 of Mauza-Naktala, J.L. No. 32, Touzi No.56 in the District of then 24 Parganas, presently 24 Parganas (South), within the jurisdiction of Additional District Sub registrar at Alipore and duly recorded their name with the records of Kolkata Municipal Corporation and started enjoying the same by paying regular tax to the Municipal Authority.

SECOND PLOT

1. One Pratima Bakshi wife of Late Nagendra Bhushan Bakshi as owner while seized and possessed of an area of land measuring about 5 Cottah 7 Chittack 8 Sq. Ft. a little more or less lying under Mouza-Naktala, Police Station- Sadar Tollygunge, District 24 Parganas, Tollygunge area in her absolute and indefeasible right and title on basis of diverse purchase deeds from different owners and developed the said area of land and prepared a development scheme and layout plan with division of the said area of land in small plots in distinctive numbers for construction purposes of residential houses and also layout of new roads. Thereafter, Pratima Bakshi out of the total plots sold some plots to different purchasers and retained some for herself.
2. There is no existing will in respect of the said property or the property has not been mortgaged or transferred yet and the owner has not entered into any agreement with any parties till date.
3. The said Pratima Bakshi out of her motherly love and affection towards her daughters settled three plots of land with her three daughters by executing a registered Deed of Settlement in the year 1960.



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SOUTH 24 PGS., ALIPORE

4. Thus, by virtue of the said Deed of Settlement dated 10.06.1960 Pratima Bakshi out of her own free will settled the aforesaid property in favour of her daughters. The Deed of Settlement was registered on 10.06.1960 and was recorded in Book No.1, Volume no. 99, Pages 41 to 46, Being no. 5341 for the year 1960 at the office of the Sub-Registrar at Alipore Sadar.

5. The said Namita Ghosh herein being absolutely sized and possessed of the aforesaid property mutated her name in the records of the Kolkata Municipal Corporation which was duly numbered as 364/24A, Netaji Subhas Chandra Bose Road, Police Station-formerly Patuli Now Netaji Nagar, Kolkata-700047, District-South 24 Parganas, Therefore, started paying tax to the municipal authority.

6. At the time of the execution and registration of the Deed of Settlement in the year 1960, it was not clearly mentioned whether Mrs.Nomita Ghosh nee Bakshi can Grant, sell, transfer, convey assign the aforesaid property in future to her heirs or anybody else. So in order to make her title clear to the aforesaid property more prefect, Pratima Bakshi granted, conveyed transferred and assured forever and absolutely the above-mentioned property which was once settled by her in favour of said Namita Ghosh by executing a deed of Gift which was duly registered duly registered at the office of Additional Registrar of Assurance on 2nd February 2012 and recorded in Book No. I, CD Volume No. 4, pages from 3212 to 3226 being no. 0157 for the year 2012.

7. While said Smt Nomita Ghosh enjoying her ALL THAT piece or parcel of land measuring 03 Cottah 04 Chittak 28 sq. ft more or less being premises no 364/24A N.S .C. Bose Road Kolkata 700047 having Assessee no 21-100-07-0405-6 under Police Station-Patuli, formally Jadavpur, presently Netaji Nagar under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.470/486 under C.S Khatian no.



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137 And C.S. Dag no. 477 under C.S . Khatian No. 281, 296, 297 and 298 of Mouza-Naktala, J.L. No. 32, Touzi No.56 sold conveyed transferred her all that aforesaid property to and in favour of the Land Owner herein by virtue of a deed of conveyance dated 21st day of January 2013 duly registered at the office of DSR-I, at Alipore, and duly recorded in Book No. I, CD Volume No. 2, pages from 1132 to 1148 being no. 0191 for the year 2016.

8. By virtue of the said deed of conveyance dated 21st January 2013 the land owner herein become the absolute owner of ALL THAT piece or parcel of land measuring 03 Cottah 04 Chittak 28 sq .ft more or less being premises no 364/24A N.S .C. Bose Road Kolkata 700047 having Assessee no 21-100-07-0405-6 under Police Station : Patuli, formally Jadavpur presently Netaji Nagar under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.470/486 under C.S Khatian no. 137 And CS Dag no. 477 under C .S . Khatian No. 281,296,297 and 298 of Mauza-Naktala, J.L. No. 32, Touzi No.56 in the District-South 24 Parganas and started enjoying the same by paying regular tax to the Municipal Authority.

WHEREAS the said Land Owners herein, while absolute enjoyed of ALL THAT piece or parcel of land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, and 364/24A N.S.C Bose Road, Kolkata 700 047, under Police Station: Patuli, formerly Jadavpur, (Now Netaji Nagar) under Ward No.100 of the Kolkata Municipal Corporation, comprised in C.S Dag No. 470/486 under C.S. Khatian no. 137 and C.S. Dag No. 477 under C.S. Khatian No. 281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 in the District South 24 Parganas, within the jurisdiction of Kolkata Municipal Corporation, under the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal have duly recorded their name by amalgamated both the premises in one premises i.e., 364/23A



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Netaji Subhas Chandra Bose Road being (Assessee No. 21-100-07-0404-4) and has been started enjoying the said property by paying K.M.C. taxes regularly.

WHEREAS the said Land Owners herein, are now the absolute owner of **ALL THAT** piece or parcel of land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata 700 047, (Assessee No. 21-100-07-0404-4) under Police Station-Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation comprised in C.S Dag No. 470/486 under CS Khatian no. 137 and C.S. Dag No. 477 under C.S. Khatian No. 281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 in the District of the then 24-Parganas, presently 24-Parganas (South), Sub-Registration Office: Alipore, within the jurisdiction of Kolkata Municipal Corporation, under the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal.

AND WHEREAS the said property is free from all encumbrances, lien, mortgages and lispendens whatsoever.

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

AND WHEREAS while absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises free from all shorts and encumbrances whatsoever or howsoever in nature, having good and marketable title in respect of the said premises the Land Owners herein being desirous of promoting and developing the said premises which is



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE

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morefully particularly described in the schedule hereunder written and accordingly approached the **DEVELOPER** to develop the said premises by constructing multi-storeyed and/or commercial building/s thereon consisting of several self-sufficient residential flats, car parking spaces, office, shops as per the plan sanctioned by the Kolkata Municipal Corporation and the Developer herein also agreed with the proposal of the Owner. As such the Owner herein has entered into a registered Development Agreement on 02.12.2022, **being no 18427 for the year 2022** with **M/S. G.P. HOUSING PVT.LTD.** having its Income Tax Permanent Account No. **(AAECG 8061G)**, a Private Limited Company duly incorporated under the provision of Companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal represented by its Director **SHRI GOPAL KUNDU** son of Late Dasarath Kundu, having his Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by faith-Hindu, by Nationality-Indian, by occupation -Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata-700047, District-South 24 Parganas, West Bengal to develop the schedule mentioned property on of the terms and condition and stipulations contained in the said Agreement which was duly registered 02.12.2022.

AND WHEREAS one of the conditions contained in the said agreement is that we shall grant Development Power of Attorney in favour of the one of the Director of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore, appoint **SHRI GOPAL KUNDU** son of Late Dasarath Kundu, having his Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by faith-Hindu, by Nationality-Indian, by



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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occupation Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata - 700047, District-South 24 Parganas, West Bengal as our true and lawful Attorney for the purpose hereinafter mentioned and vesting her with the power and authorities to act and to perform as herein contained.

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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
02/01/2022

- 7.** That the said attorney shall dig place, lay plinth and foundation make boundary walls and shall do each and every other works as may be necessary for doing such construction work without any hindrances whatsoever for raising such buildings as per sanctioned plans from beginning to end unto completion of the same.
- 8.** To warn and prohibit and, if necessary, proceed against in due form of law against all or any trespassers on the premises or any part thereof to take appropriate steps whether by action or otherwise and to abate all nuisance
- 9.** To put and or affix signboard on the premises displaying the particulars of the building to be constructed and to publish notifications in the daily newspaper s for inviting applications for booking the flats/car parking spaces etc. to be constructed in the said premises.
- 10.** To negotiate for sale, lease and/ or transfer of the premises and/ or undivided share or shares thereof and/ or structures thereon and portions thereof together with the rights appurtenant thereof as be in the Developer's Allocation only under the said agreement and to enter into Agreement including sale agreement containing such provisions and with such person and /or other persons as our attorneys may deem fit and to receive earnest moneys and/or part and/or full consideration there under and also to fulfill and enforce mutual obligations there under.
- 11.** To apply for and obtain such certificates and other permission and clearance including certificates and/ or permissions under Urban Land (Ceiling and Regulations) Act, 1976 or other laws relating to land or under the Income Tax Act or under any other Act or Acts as may be required for execution and/ or registration of any documents of transfer in respect of the Developer's Allocation only in the premises.
- 12.** To sign, execute, enter into, modify, cancel, alter, draw, approve and consent for registration of the said agreement and agreements for sale,



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALIMPARA
02 DEC 2021

lease or transfer for the Developers Allocation only, and all papers, documents, applications, returns, confirmations, consents, and other documents as may in any way be required to be so done for or in connection with the development of the premises or any part thereof and to receive consideration, rents, services, charges, taxes and other amounts therefore and grant valid receipts and discharge for the same.

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

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

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

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

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

18. To appear before the Kolkata Municipal Corporation and other authorities and Government Department and/or officers and also all other state executives, judicial, or quasi-judicial, Municipal, and other



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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authorities and also all courts and tribunals for all matters connected with the development and construction of the building and/or buildings on the premises and in connection of utilities and sanctioning or revisioning or any modification of sanctioned plan and/or plans and other matters relating to the premises and to sign thereof. To pay all outgoing, taxes including Municipal Tax, Urban Land Tax, rent, revenue and other charges whatsoever payable for on account of the premises and receive, refund, and other moneys including compensation of any nature from, requisition, and/or acquisition authorities and to grant valid receipts and /or discharge thereof.

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

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

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

22. This POA is valid till the date of handing over the entire possession of the developers allocation over the said premises.

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

And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi storied building/s on the said premises have approached the DEVELOPER for develop the 'said premises' by constructing multi storied, multi phases



DISTRICT SUB REGISTRAR-II
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02 DEC 2022

Grand Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the Kolkata Municipal Corporation and the DEVELOPER herein also agreed with the proposal of the OWNER.

THE SCHEDULE ABOVE REFERRED TO:


(DESCRIPTION OF THE LAND)

ALL THAT piece or parcel of land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata 700 047, (Assessee No. 21-100-07-0404-4) under Police Station-Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation comprised in C.S Dag No. 470/486 under CS Khatian no. 137 and C.S. Dag No. 477 under C.S. Khatian No. 281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 in the District of the then 24-Parganas, presently 24-Parganas (South), Sub-Registration Office: Alipore, within the jurisdiction of Kolkata Municipal Corporation, under the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal.

On the North : 364/25 NSC Bose Road 

On the South : NSC Bose Road

On the East : Plot No. 364/31 

On the West : 30 Ft Wide KMC Road 



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALMORA
02 DEC 2022

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

SIGNATURE OF THE LAND OWNERS

1. *Gopal Kundu.*

2. *Rune Kundu*

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

SIGNATURE OF THE DEVELOPER

G. P. Housing Pvt. Ltd.

Gopal Kundu.

Director

1. *Somen Sen*
93/11 BK Road
u s

2.

ACCEPTED BY ME SIGNATURE OF THE ATTORNEY

Gopal Kundu.

DRAFTED BY ME AS PER INSTRUCTION AND DOCUMENTS PROVIDED BY THE CLIENT

Rajib Ghosh

RAJIB GHOSH

Advocate

High Court Calcutta

6, Old Post Office Street, 5th Floor

Kolkata-700001.F/2190/2005/2019

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
02 DEC 2022

SPECIMEN FROM FOR TEN FINGERPRINTS



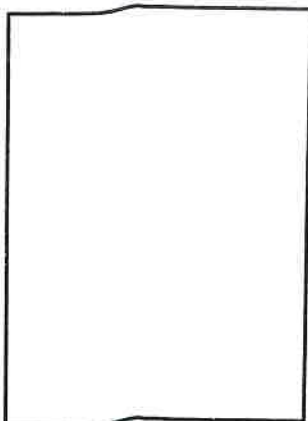
<i>Gopal Kunder</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Gopal Kunder



<i>Renu Kunder</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Renu Kunder



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
02 DEC 2022

Major Information of the Deed



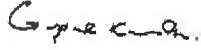



Deed No :	I-1603-18488/2022	Date of Registration	02/12/2022
Query No / Year	1603-8003412943/2022	Office where deed is registered	
Query Date	02/12/2022 3:27:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sumon Sen Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003213528, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,76,77,715/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160318427/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 -- Ward No. 100) , , Premises No: 364/23A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 11 Chatak 36 Sq Ft	1/-	1,76,77,715/-	Property is on Road , Project Name :
Grand Total :				14.4169Dec	1 /-	176,77,715 /-	



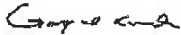
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Gopal Kundu Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office			
	02/12/2022	LTI 02/12/2022	02/12/2022	
8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Runa Kundu Wife of Shri Gopal Kundu Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office			
	02/12/2022	LTI 02/12/2022	02/12/2022	
8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	G.P.HOUSING PRIVATE LIMITED 19T,Baishnabghata Bye Lane, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Gopal Kundu (Presentant) Son of Late Dasarath Kundu Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office			
		Dec 2 2022 3:39PM	LTI 02/12/2022	02/12/2022
8/1A Baishnabghata Bye Lane, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : G.P.HOUSING PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumon Sen Son of Late Bijoy Kumar Sen 93/1L, Baithak Khana Road, City:- , P.O:- Amharst Street, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009			
	02/12/2022	02/12/2022	02/12/2022
Identifier Of Shri Gopal Kundu, Smt Runa Kundu, Shri Gopal Kundu			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Gopal Kundu	G.P.HOUSING PRIVATE LIMITED-7.20844 Dec
2	Smt Runa Kundu	G.P.HOUSING PRIVATE LIMITED-7.20844 Dec

On 02-12-2022

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

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

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

Presented for registration at 15:30 hrs on 02-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Gopal Kundu .,

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 1,76,77,715/-

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

Execution is admitted on 02/12/2022 by 1. Shri Gopal Kundu, Son of Late Dasarath Kundu, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Smt Runa Kundu, Wife of Shri Gopal Kundu, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr Sumon Sen, , , Son of Late Bijoy Kumar Sen, 93/1L, Baithak Khana Road, P.O: Amharst Street, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Others

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

Execution is admitted on 02-12-2022 by Shri Gopal Kundu, Director, G.P.HOUSING PRIVATE LIMITED, 19T,Baishnabghata Bye Lane, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Sumon Sen, , , Son of Late Bijoy Kumar Sen, 93/1L, Baithak Khana Road, P.O: Amharst Street, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3666, Amount: Rs.50 00/-, Date of Purchase: 02/12/2022, Vcndor name: SUBHANKAR DAS



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

1870
1871
1872
1873



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 594346 to 594367
being No 160318488 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.02 16:26:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/02 04:26:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)