

1180

46

1458/2022



07.02/22  
1/02/22

पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL  
 VISTE-Commission Case No. 124/22. AG 683882  
 Q. NO. 80004/18298/22.

certified that the document is adhered to  
 registration. The Signature sheet and the  
 endorsement sheet attached with this  
 instrument are the part of this instrument.

M. M. Mithal Sub-Registrar  
 Mangal, South 26 Panchayat

18 FEB 2022

*[Handwritten Signature]*  
 18/02/22

**DEVELOPMENT POWER OF ATTORNEY**

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the  
 Day of 7<sup>th</sup> Day of February Two Thousand and Twenty Two (2022)

S.L. No. 1175 Date 01/02/2022

Name..... Ratan 15 Shik.

Address..... 18 Panchayatg lane 10

Value 100/- 101-12

Govt. Stamp Vender  
SABASACHI DEB  
Sonarpur A.D.S.R.O., Kol.-150

Ratan Keem Chh.  
416  
2/2/2022

Ratan Keem Chh.  
418  
2/2/2022  
Nikail Chh.



(Bal  
ADE  
OFF  
Wes

419  
2/2/2022

Mam Chhok

Dist. Sub Registrar  
Sonarpur  
South 24 Parganas  
07 FEB 2022

420  
2/2/2022

Soma Chhok

421  
2/2/2022

Tapan Chhok  
3/10 H. Land

02/03/20

- 1) SRI. NIKHIL GHOSH, (PAN-ADMPG4391D), AADHAAR No. 3228 2453 7680, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Balshnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata- 700047 and presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 2) SRI. RATAN KUMAR GHOSH, (PAN-ADZPG2791K), AADHAAR No. 0269 1142, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Balshnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata- 700047 and presently residing at 18, Balshnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata- 700047, 3) SMT. SOMA GHOSH, (PAN-AENPG2791K, AADHAAR No. 9101 6529 3484, wife Sri Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Balshnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata- 700047, and presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 4) SMT. AMITA GHOSH, (PAN-AIQPG3983P), AADHAAR No. 8297 7703 3452, wife of Sri Harendra Nath Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 192, Bidhanpally, P.O Garia, P.S. Bansdrani, Kolkata- 700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, 5) SMT. MOM GHOSH, (PAN-AENPG2792L), AADHAAR No. 7893 9783 4547, wife of Sri Ratan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at 18, Balshnabghata Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata- 700047, 6) SMT. SHEFALI GHOSH, (PAN-BAKPG2201A), AADHAAR No. 8291 4268 3599, wife of Sri Dulala Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at 17/10,



417  
7/2/2022

Tapani Mukherjee



421  
7/2/2022

Anila Ghosh



West. Dist. S. 24 Parganas  
Registrar  
South 24 Parganas

07 FEB 2022

Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata- 700047, 7)  
 SMT. TAPASHI MUKHERJEE, (PAN-AJPPM9100P), AADHAAR No.8016  
 5160 0612, wife of Sri Debu Mukherjee, by faith Hindu, by occupation  
 Business, by Nationality Indian residing at 18, Baishnabghata Road, P.O  
 Naktala, P.S. Netaji Nagar, Kolkata- 700047, hereinafter referred to as  
 the OWNERS (which term or expression unless excluded by or  
 repugnant to the context shall deem to mean and include their  
 respective heirs, legal representatives, executors, successors and  
 assigns) herein after referred to as the PRICIPALS/LAND OWNERS SEND  
 GREETINGS.

**WHEREAS:**

A. The Land Owners being the absolute owners of ALL THAT piece and  
 parcel of danga, pukur and pukur par land measuring more or less 114  
 Cottahs 11 Chittaks 00 sq.ft. split up in following manner:

SL NO.	R.S. DAG NO	L.R. DAG NO	R.S. KHATIAN NO.	L.R. KHATIAN NO	NATUTRE OF LAND	PURCHASED LAND AREA
1.	1013	1180	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	1179	1158	361, 472, 714, 1435, 1533	PUKUR PAR	3 COTTHAS+1 COTTHAS 01 CHITTKAS 10 SQ.FT= 04 COTTHAS 01 CHITTKAS 10 SQ.FT
3.	1015	1182	873	1454	DANGA	58 DEC
4.	1015/1377	1326	873	1454	DANGA	58 DEC

1115	1304	476	1863,2630	DANGA	4DEC/ 2 K 04 CH+4COTTHAS= 6 K 04 CH
1014	1181		1107,1563		30 DEC/18 K 02 CH 18 SQ.FT
TOATAL LAND AREA			114 COTTAHS 11 CHITAKS 00 SQ. FT.		

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Toujl No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas, as described in schedule below more fully mentioned and described in the first Schedule written hereunder have entered into a Development Agreement Dated 21.01.2022 and registered in the office of the ADSR, SONARPUR in Book No. 1, Being No. 1100 of 2022 (hereinafter referred to as the said Development Agreement) with "M/S. ETHA REALTY PRIVATE LIMITED", PAN : AADCE4909N, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur, now Narendrapur, Kolkata-700084, being represented by its Director namely, 1) SRI NIKHIL GHOSH, PAN- ADM PG4391D, AADHAAR No. 3228 2453 7680, son of late Haran Chandra Ghosh, 2) SMT. SOMA GHOSH, PAN- AEN PG2791K, AADHAAR No. 9101 6529 3484, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata- 700084, hereinafter referred to as the DEVELOPER.

B. Under the Development Agreement, the Land Owners are obliged to execute a power of attorney in favour of the Developer for

implementation of the Development Agreement in the name and on behalf of the Land Owners with a stipulation that the Developer shall be at liberty to perform all such acts and deeds through its such Directors as the Board of Directors of the Developer may from time to time appoint in this regard.

C. In accordance with the terms of the said Development Agreement, the Land Owners and each one of them are executing this Power of Attorney in favour of the Developer.

**NOW KNOW ALL AND BY THESE PRESENTS THAT WE** the Land Owners above named and each one of us doth hereby nominate, constitute and appoint the Developer, "M/S. ETHA REALTY PRIVATE LIMITED", PAN : AADCE4909N, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur, now Narendrapur, Kolkata- 700084, being represented by its Director namely, 1) SRI NIKHIL GHOSH, PAN- ADM PG4391D, AADHAAR No. 3228 2453 7680, son of late Haran Chandra Ghosh, 2) SMT. SOMA GHOSH, PAN- AEN PG2791K, AADHAAR No. 9101 6529 3484, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata- 700084,, as its true and lawful attorney to do all acts, deeds and things in the name and on behalf of the Land Owners in consonance with the Development Agreement including the following acts, deeds and things, that is to say:

1. To look after and manage the Said Holding in all respects as our Said Attorney shall deem fit and proper.
2. To defend possession manage and maintain the Said Holding.

3. To prepare and apply to the Rajpur-Sonarpur Municipality and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the Rajpur-Sonarpur Municipality, Kolkata Metropolitan Development Authority and from other statutory authorities and local bodies.
4. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke his/their appointments and to reappoint any other person in his/their place and stead as occasion shall raise and the aforesaid purpose to settle and pay their fees.
5. To appear and represent and act for the Land Owners in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Land Reforms Act, WBHIRA and all other concerned authorities including office of the Rajpur-Sonarpur Municipality, Police Authorities, Directorate of West Bengal Fire Service, West Bengal Pollution Control Board, WBHIRA, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required



8. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owners before the Rajpur-Sonarpur Municipality and all other departments including Electricity Supply authorities, Gas Supply Authorities, Kolkata Metropolitan Development Authority, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Said Holding and the buildings at the Said Holding.
9. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding.
10. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deemed fit and proper by the Said Attorney.
11. To pay all fees and charges to obtain sanction of building plans as may be deemed by the required authorities and as may be

necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities.

12. To receive refund of the excess amount of fee, if any paid, for the purpose of sanction, modification and/or alteration of the plans, or for the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.
13. To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of constructed areas benefits as also the undivided and impartibly share in the said Holding in terms of the Said Development Agreement and to receive the consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.
14. To execute agreements, conveyance deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy / sub - let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.
15. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial

- institutions without in any manner affecting or prejudicing the right, title and interest of the Land Owners.
16. For all or any of the purposes here in before stated to appear and represent the Land Owners before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Land Owners and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts after obtaining the completion certificate to be issued by the Rajpur-Sonarpur Municipality.
  17. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Holding and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.
  18. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Fire Brigade Office, Police, Survey or other authorities and to do all things necessary in connection with the Said Premises.
  19. To serve and accept service of summons, notices, warrants, subpoenas or other processes of Court and authorities concerned

including municipality and to do all things necessary in connection with the Said Premises.

20. To retain, employ and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges and expenses incurred in connection with the Said Holding.
21. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Holding.
22. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.
23. To apply before the office of the Rajpur-Sonarapur Municipality and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Premises.
24. To apply before the office of the Rajpur-Sonarapur Municipality and other authorities for separation, amalgamation, apportionment of various parts and portions of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith.
25. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey and measurement of the Said Premises as is required and necessary for the sanction of the building plan.
26. To cause demolition of any existing structures on the Said Holding.

27. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the Rajpur-Sonarpur Municipality and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.
28. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.
29. To Gift any part or portion of the land to any statutory authority and present the deed of gift for registration before the appropriate authority.
30. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owners in favour of such Association.
31. To charge or encumber or mortgage only the Developers Allocation in the Project Complex in favour of any Bank or financial institution for obtaining loan or finance for execution of the Project.
32. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.
33. The Land Owners do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.

34. For all or any of the purpose hereinbefore stated to appear and represent the Land Owners before all authorities having jurisdiction and to sign, execute submit papers and documents.

AND GENERALLY to do, execute and perform all or any other act, deed, matters or things whatsoever which ought to be done executed or performed for all or any of the aforesaid purposes as the said Attorney or Attorneys shall deem fit and proper.

AND the Land Owners hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney or Attorneys shall do or cause to be done lawfully by virtue of this Power of Attorney to the end and intent the Land Owners themselves could do if personally present.

1

**THE SCHEDULE HEREINABOVE REFERRED TO**

**(Description of the said Premises)**

ALL THAT piece and parcel of Danga, Pukur and Pukur Par land measuring more or less 114 Cottahs 11 Chittaks 00 Sq. Ft. split up in following manner:

SL. NO.	R.S. DAG NO	L.R. DAG NO.	R.S. KHATIAN NO.	L.R. KHATIAN NO	NATUTRE OF LAND	PURCHASED LAND AREA
1.	1013	1180	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	1179	1158	361, 472, 714, 1435, 1533	PUKUR PAR	3 COTTHAS+1, COTTAHS 01 CHITTKAS 10

						SQ.FT= 04 COTTAHS 01 CHITTKAS 10 SQ.FT
3.	1015	1182	873	1454	DANGA	58 DEC
4.	1015/1377	1326	873	1454	DANGA	58 DEC
5.	1116	1304	476	1863,2630	DANGA	4DEC/ 2 K 04 CH+4COTTHAS= 6 K 04 CH
6.	1014	1181		1107,1563		30 DEC/18 K 02 CH 18 SQ.FT
<b>TOATAL LAND AREA</b>				<b>114 COTTAHS 11 CHITTKAS 00 SQ. FT.</b>		

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas, butted and bounded as follows: -

On the North: by Land of R.S. Dag No. 1111, 1116, 1117, 1119

On the South: by Land of R.S. Dag No. 1134, 1135, 1136, 1137,

On the East: by Land of R.S. Dag No. 1116 (P) and

10m wide Municipal Road

On the West: by 7m wide Municipal Road

Or howsoever otherwise the same is was or may be known numbered butted or bounded.

IN WITNESS WHEREOF the Land Owners have executed this Power of Attorney on the day month and year first above written.

SIGNED SEALED AND  
DELIVERED by the within  
named Owner at Kolkata in  
presence of

1) Chaitali Banerjee  
342, Kanchan  
Rambhadracharya, garden  
KOL-84.

2) Pranta Ghosh,  
Jagadish Choudhury  
KOL-151

1. Ratna Karmakar
2. Nikhil Ghosh
3. Yom Ghosh
4. Amrita Ghosh
5. Soma Ghosh
6. Shubali Ghosh
7. Tapasi Mukherjee

Drafted by:

Siyali Mukherjee  
(Advocate)

FI No - 832/672/2011  
Atpore police court.

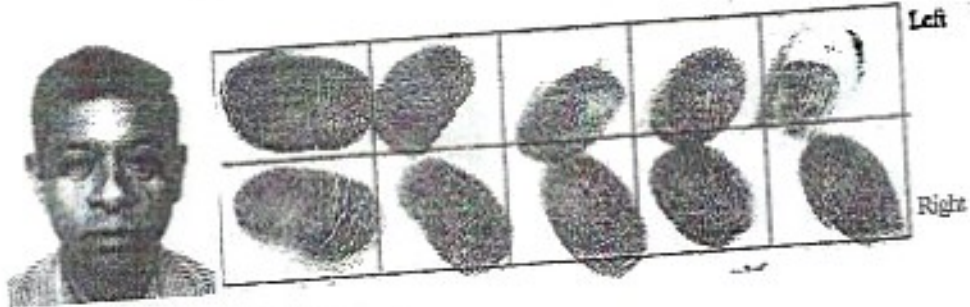
ETHA REALTY PVT. LTD.

Nikhil Ghosh  
Director

ETHA REALTY PVT. LTD.

Soma Ghosh  
Director





NAME: NIKHIL GHOSH  
SIGNATURE: *Nikhil Ghosh*



NAME: RATAN KUMAR GHOSH  
SIGNATURE: *Ratan Kumar Ghosh*



NAME: MAN GHOSH  
SIGNATURE: *Man Ghosh*



NAME: Soma Ghosh  
SIGNATURE: *Soma Ghosh*



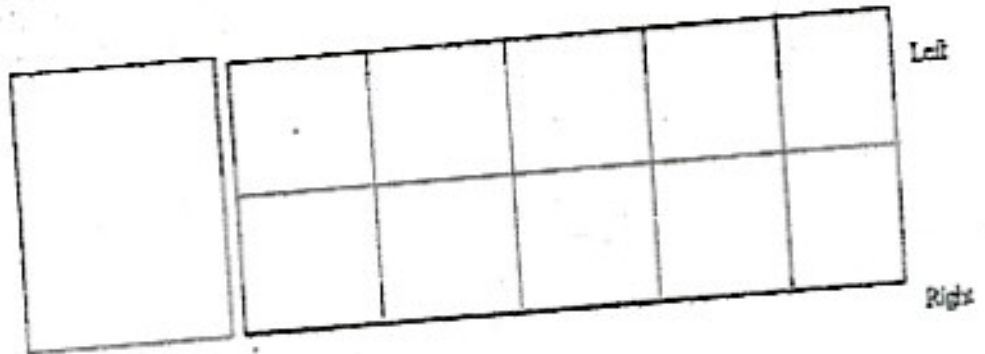
NAME :  
SIGNATURE : Ananta Ghosh



NAME :  
SIGNATURE : Tapasi Mukherjee



NAME :  
SIGNATURE : Shebali Ghosh







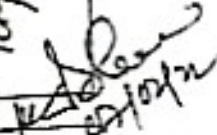


NAME :  
SIGNATURE :

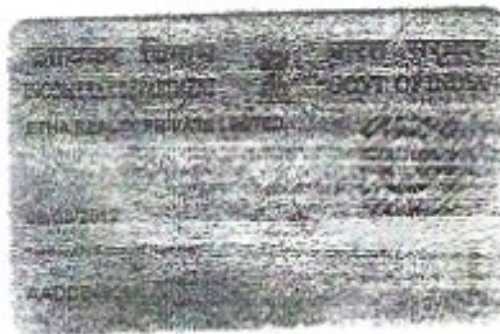
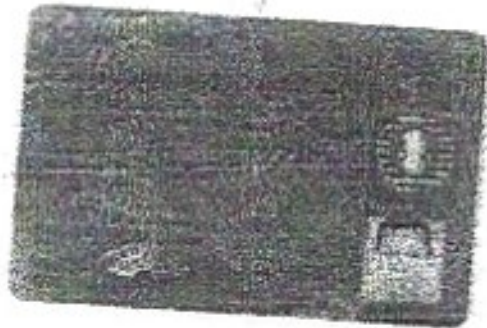
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Soma Ghosh 825, Mahamayatala Road, City:-, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India. PIN:- 700064	Principal			
5	Mrs Anita Ghosh 292 Bidhan Pally, City:-, P.O:- Garia, P.S:- Bandrook, District-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			
6	Mrs Shetal Ghosh 17/10, BAISHNABGHATA ROAD, City:-, P.O:- Naktala, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700047	Principal		ABSENT	
7	Mrs Tapati Mukherjee 18, BAISHNABGHATA ROAD, City:-, P.O:- Naktala, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700047	Principal			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Nikhil Ghosh 825 Mahamayatala Road, City:-, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Attorney [Etha Realty Private Limited]		 4/8	Nikhil Ghosh
9	Mrs Soma Ghosh 825 Mahamayatala Road, City:-, P.O:- GARIA, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, Pin:- 700064	Representative of Attorney [Etha Realty Private Limited]		 4/8	Soma Ghosh
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with dated
1	Mr Tapas Panda Son of Mr Haren Panda Sonarpur, City:-, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Armita Ghosh, Mrs Shefali Ghosh, Mrs Tapasi Mukherjee, Mr Nikhil Ghosh, Mrs Soma Ghosh		 4/22	Tapas Panda 

(Barun Kumar Bhunia)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 SONARPUR  
 South 24-Parganas, West  
 Bengal







Handwritten text: (10/11/1941)

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RESEARCH ACCOUNT NUMBER  
ADP-01717L

THE STATE  
HONORABLE

THE STATE ARCHIVES  
DEPT. OF STATE BUILDING

of the sum of **RECURRENT ACCOUNT RECEIVES**

**ADMIN-02510**

on **01/01/1988**

**MAJIN, CHANDRAKUMAR**

for the sum of **Rs. 10000000**

**MAJIN CHANDRAKUMAR**

on **01/01/1988**

**GR/10**

DATE: 01/01/1988

GOVERNMENT OF INDIA, N. E. I.



with the following ACCOUNT NUMBER  
**ADP02791X**



THE STATE  
OF OHIO

FOR THE DIRECTOR  
OF REVENUE

BY THE COMMISSIONER  
OF REVENUE

STATE OF OHIO



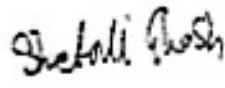
COMMISSIONER OF REVENUE

**OHIO**

1151	LR-1107	Bastu	Danga	18 Katha 2 Chatak 18 Sq Ft	1/-	72,82,820/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road., Project Name :
				189.386Dec	6/-	460,54,853/-	
				TOTAL :			
				189.386Dec	6/-	460,54,853/-	
				Grand Total :			

**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr Ratan Kumar Ghosh (Presentant)</b>            Son of Late Haran Chandra GHOSH 18, BAISHNABGHATA ROAD, City:-, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:- ADxxxxxxK, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence</p>
2	<p><b>Mrs Mom Ghosh</b>            Wife of Mr Ratan Kumar GHOSH 18, BAISHNABGHATA ROAD, City:-, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:- AExxxxxxL, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence</p>
3	<p><b>Mr Nikhil Ghosh</b>            Son of Late Haran Chandra GHOSH 825, Mahamayatala Road, City:-, P.O:- Garla, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:- ADxxxxxxD, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence</p>
4	<p><b>Mrs Soma Ghosh</b>            Wife of Mr Nikhil GHOSH 825, Mahamayatala Road, City:-, P.O:- Garla, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:- AExxxxxxK, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence</p>
5	<p><b>Mrs Amita Ghosh</b>            Wife of Harendra Nath GHOSH 292 Bidhan Pally, City:-, P.O:- Garla, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:- AJxxxxxxP, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2022            , Admitted by: Self, Date of Admission: 07/02/2022, Place : Pvt. Residence</p>



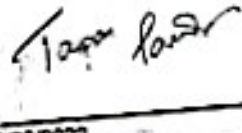
Name	Photo	Finger Print	Signature
<b>Mrs Shefali Ghosh</b> Wife of Dulal Chandra GHOSH Executed by: Self, Date of Execution: 07/02/2022 Admitted by: Self, Date of Admission: 18/02/2022, Place : Office			
17/10, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2022 Admitted by: Self, Date of Admission: 18/02/2022 ,Place : Office			
<b>7 Mrs Tapasi Mukherjee</b> Wife of Mr Debkumar Mukherjee 18, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: A.bxxxxxx0P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2022 Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2022 Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Pvt. Residence			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Etha Realty Private Limited</b> 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxxGN,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Nikhil Ghosh</b> Son of Late Haren Chandra Ghosh 825 Mahamayatala Road, City:- , 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.:: ADxxxxxx1D,Aadhaar No Not Provided Status : Representative, Representative of : Etha Realty Private Limited (as director)
2	<b>Mrs Soma Ghosh</b> Wife of Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AExxxxxx1K,Aadhaar No Not Provided Status : Representative, Representative of : Etha Realty Private Limited (as director)

<b>Officer Details :</b>			
<b>Name</b> Tapas Panda Son of Mr Haren Panda Sonarpur, City- , P.O:- Sonarpur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India. PIN- 700150	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
18/02/2022	18/02/2022	18/02/2022	
Identifier Of Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Amita Ghosh, Mrs Shefali Ghosh, Mrs Tapasi Mukherjee, Mr Nikhil Ghosh, Mrs Soma Ghosh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-3.77143 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-3.77143 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-3.77143 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-3.77143 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-3.77143 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-3.77143 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-3.77143 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-0.960863 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-0.960863 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-0.960863 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-0.960863 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-0.960863 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-0.960863 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-0.960863 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-8.28571 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-8.28571 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-8.28571 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-8.28571 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-8.28571 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-8.28571 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-8.28571 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-8.28571 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-8.28571 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-8.28571 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-8.28571 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-8.28571 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-8.28571 Dec

Transfer of property for L5		
No	From	To, with area (Name-Area)
	Mrs Tapasi Mukherjee	Etha Realty Private Limited-3.26571 Dec
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-1.47321 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-1.47321 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-1.47321 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-1.47321 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-1.47321 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-1.47321 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-1.47321 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-4.27821 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-4.27821 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-4.27821 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-4.27821 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-4.27821 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-4.27821 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-4.27821 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KATTYANI TALA STREET,  
Mouza: Jagadilal, Pin Code : 700151


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 1180, LR Khatian No- 1158		Owner Name not selected by applicant.
L2	LR Plot No- 1179, LR Khatian No- 1158		Owner Name not selected by applicant.
L3	LR Plot No- 1182, LR Khatian No- 873		Owner Name not selected by applicant.
L4	LR Plot No- 1326, LR Khatian No- 873		Owner Name not selected by applicant.
L5	LR Plot No- 1304, LR Khatian No- 476		Owner Name not selected by applicant.
L6	LR Plot No- 1181, LR Khatian No- 1107		Owner Name not selected by applicant.

07-02-2022  
Representation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)  
Presented for registration at 19:50 hrs on 07-02-2022, at the Private residence by Mr Ratan Kumar Ghosh, one of the Executants.

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 4,50,54,853/-.

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )  
Execution is admitted on 07/02/2022 by 1. Mr Ratan Kumar Ghosh, Son of Late Haran Chandra GHOSH, 18, BAIASHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Mrs Morn Ghosh, Wife of Mr Rajag Kumar GHOSH, 18, BAIASHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr Nikhil Ghosh, Son of Late Haran Chandra GHOSH, 825, Mahamayatala Road, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mrs Soma Ghosh, Wife of Mr Nikhil GHOSH, 825, Mahamayatala Road, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs Amita Ghosh, Wife of Harendra Nath GHOSH, 292 Bidhan Pally, P.O: Garia, Thana: Banadroni, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 6. Mrs Tapasi Mukherjee, Wife of Mr Deb Kumar Mukherjee, 18, BAIASHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business  
Identified by Mr Tapas Panda, Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) : [Representative]  
Execution is admitted on 07-02-2022 by Mr Nikhil Ghosh, director, Etha Realty Private Limited, 825 Mahamayatala Road, City:-, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084  
Identified by Mr Tapas Panda, Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business  
Execution is admitted on 07-02-2022 by Mrs Soma Ghosh, director, Etha Realty Private Limited, 825 Mahamayatala Road, City:-, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084  
Identified by Mr Tapas Panda, Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

  
Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 08-02-2022  
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/-

Amount 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 1175, Amount: Rs.50/-, Date of Purchase: 01/02/2022, Vendor name: Sabyasachi Deb

*[Signature]*  
Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 18-02-2022  
Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)  
Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.  
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)  
Execution is admitted on 18/02/2022 by Mrs Shefal Ghosh, Wife of Dulal Chandra GHOSH, 17/10, BAISHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business  
Indorsed by Mr Tapas Panda, . . Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

*[Signature]*  
Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1608-2022, Page from 44145 to 44179  
being No 160801458 for the year 2022.



*Handwritten signature*

Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2022.03.02 17:19:10 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/03/02 05:19:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)