

1101/23

I - 1051/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 870958

Handwritten notes and signatures on the left side of the document, including a signature and the date '2.5.2023'.

*Certify that the document is authentic to registration. The signature sheet and the endorsement sheets appearing with this document are the original.*

**Advt District Sub-Registrar**  
 Bidhannagar, (Salt Lake City)  
**- 4 MAY 2023**

**DEVELOPMENT POWER OF ATTORNEY**

(In pursuance of Development Agreement, dated 24/11/2021, registered at the office of the A.D.S.R. Bidhannagar, and recorded thereat as Deed No. I - 150403772 for the Year 2021)

**KNOW ALLMEN BY THESE PRESENTS**

We, (1) **SMT. CHHABI GANGULY** (PAN - ADNPG5751G and AADHAAR NO. 8631 3087 0563), wife of Late Raj Kumar Ganguly, by Religion - Hindu, by Nationality - Indian, by Occupation - Housewife, Residing at BB-1, Salt Lake City, Sector - I, Kolkata - 700 064, P.O. & P.S. - Bidhannagar (North), District - North 24 Parganas, W.B., (2) **DR. RAJASHREE GANGULY BHADURI** (PAN - AFVBP3702Q and AADHAAR NO. 3811 5123 3345), daughter of Late Raj Kumar Ganguly, by Religion - Hindu, by Nationality - Indian, by Occupation - Doctor, Residing at BD-391, Salt Lake City, Sector - I, Kolkata - 700 064, P.O. & P.S. - Bidhannagar (North), District -

Handwritten notes at the bottom left, including 'VC-211' and the date '2.5.2023'.

29288

24 NOV 2023

SL NO \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
AMT \_\_\_\_\_ 1002 \_\_\_\_\_

BISWADEEP CHATTERJEE  
ADVOCATE, HIGH COURT AT CALCUTTA

Sisir Agar

 681  
V.C.TI

Sisir Agar

 682  
V.C.TI

Sisir Ganguly

 683  
V.C.TI

Rajashree Ganguly Bhadwaj

 684  
V.C.TI

Chhalis Ganguly

 685  
V.C.TI

Debashree Ganguly

 686  
V.C.TI

Identified by me: -  
Rajjan Chakraborty  
113/A, Bangor Avenue  
Block - C Mal-55.

*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Adm District Sub Registrar  
Bidhanagar, (Salt Lake City)

- 2 MAY 2023





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240036621188

GRN Details

GRN: 192023240036621188 Payment Mode: SBI Epay  
GRN Date: 02/05/2023 11:47:07 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 6506377914719 BRN Date: 02/05/2023 11:47:52  
Gateway Ref ID: 2312220052147 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 020520232003662117 Payment Init. Date: 02/05/2023 11:47:07  
Payment Status: Successful Payment Ref. No: 2000999201/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr SIDDHARTH MANPURIA  
Address: LAKE TOWN, KOLKATA  
Mobile: 9903139662  
EMail: SIDDHARTHMANPURIA@REDIFFMAIL.COM  
Period From (dd/mm/yyyy): 02/05/2023  
Period To (dd/mm/yyyy): 02/05/2023  
Payment Ref ID: 2000999201/2/2023  
Dept Ref ID/DRN: 2000999201/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000999201/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2000999201/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>74941</b>

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.



1



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020520232003662117

## GRIPS Payment Detail

GRIPS Payment ID:	020520232003662117	Payment Init. Date:	02/05/2023 11:47:07
Total Amount:	74941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6506377914719	BRN Date:	02/05/2023 11:47:52
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr SIDDHARTH MANPURIA  
Mobile: 9903139662

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240036621188	Directorate of Registration & Stamp Revenue	74941
Total			74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

D - 1051/2023



PAID

North 24 Parganas, W.B., (3) **DR. DEBASHREE GANGULY** (PAN – AFLPG1685F and AADHAAR NO. 6571 9786 9917), daughter of Late Raj Kumar Ganguly, by Religion – Hindu, by Nationality – Indian, by Occupation – Doctor, Residing at BB-1, Salt Lake City, Sector – J, Kolkata – 700 064, P.O. & P.S. – Bidhannagar (North), District - North 24 Parganas, W.B., and (4) **SRI SISIR GANGULY** (PAN – ADZPG6846N and AADHAAR NO. 7502 9936 2047), son of Late Jahar Lal Ganguly, by Religion – Hindu, by Nationality – Indian, Occupation – Business, Residing at 4/38, Block - 'D', Bangur Avenue, Kolkata - 700 055, P.O. - Bangur Avenue, under P. S. – Lake Town, in the District of North 24 Parganas, W.B., being the **PRINCIPALS** herein, do hereby jointly and severally send greetings as under:

**WHEREAS** we are presently the lawful joint owners of **ALL THAT** undivided 2/3<sup>rd</sup> share in the piece and parcel of Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of Land Area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of Land Area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 (N) within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with the existing two storied residential building structure thereon, along with all easements and other usual appertaining rights thereto and thereupon, as more fully and particularly described in the '**FIRST SCHEDULE**' written hereunder and hereinafter referred to as the '**SAID PROPERTY**'.

**AND WHEREAS** previously on 24/11/2021 Dr. Raj Kumar Ganguly (since deceased) along with his full blooded younger brother Sisir Ganguly entered into a Development Agreement in respect of the aforesaid property with SNS INFRA (PAN – AEJFS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, P.O. & P.S.– Topsia, Kolkata – 700046, represented by its managing Partner, Sri Siddharth Manpuria (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, P.O.– Topsia, P.S.– Topsia, Kolkata – 700046, which was duly registered at the office of the A.D.S.R. - Bidhannagar (Salt Lake City), and recorded thereat as Deed No. I – 150403772 for the Year 2021.

**AND WHEREAS** after entering into the said Development Agreement, Dr. Raj Kumar Ganguly died intestate on 19/03/2022, leaving behind surviving him us, that is, the **PRINCIPALS** No. 1 to 3 herein, as his only legal heirs and successor to inherit all his estate and properties inclusive of his share in the property particularly described in the '**FIRST SCHEDULE**' hereunder written.

**AND WHEREAS** consequent to the intestate demise of Dr. Raj Kumar Ganguly, for the purpose of fulfillment of the terms of the said Development Agreement, dated 24/11/2021, registered at the office of the A.D.S.R. - Bidhannagar (Salt Lake City), being recorded as Deed No. I – 150403772 for the Year 2021, it is now become necessary and expedient to grant this fresh Develop Power of Attorney in favour of the above-named Developer in order to empower it to do all the acts, deed, things on behalf of the present Landowners for satisfaction of the proposed project in a true sense as per the agreed terms.



**NOW THESE PRESENTS WITNESSTH THAT** we, the Principals herein, namely (1) **SMT. CHHABI GANGULY**, (2) **DR. RAJASHREE GANGULY BHADURI**, (3) **DR. DEBASHREE GANGULY** and (4) **SRI SISIR GANGULY**, do hereby jointly and severally nominate, constitute and appoint the said Developer, named, **SNS INFRA** (PAN – AEJFS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, P.O. & P.S.– Topsia, Kolkata – 700046, represented by its managing Partner, **SRI SIDDIARTH MANPURIA** (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, P.O.& P.S.– Topsia, Kolkata – 700046, as our true and lawful **CONSTITUTED ATTORNEY**, for us, in our name and on behalf of us, to do, execute and perform or cause to be done, executed and performed, all or any of the following acts, deeds and things in terms of the aforesaid registered Development Agreement dated 24/11/2021:

1. To work, control, manage and supervise the schedule-mentioned property and to develop the same as per the terms of the said Development Agreement.
2. To prepare or cause to prepare all plans, lay-outs and other required and incidental instruments for development of a multi-storied building over the schedule-mentioned property.
3. To submit such plans and specifications to the Municipality and other Government Authorities concerned for obtaining approval to the same.
4. To prepare revised plans and to submit it before the Municipality and other Authorities concerned for obtaining necessary approval of the same in case any addition or alteration in the plan of development as per the terms of the said Development Agreement or as may be reasonably required from time to time.
5. To approach before the Authorities concerned under the Urban Land (Ceiling and Regulation) Act, 1976 as well as before all other Government or Semi-Government or Private Authorities for the purpose of obtaining permission, sanction and exemption in respect of the schedule-mentioned property and development scheme.
6. To sign and submit all forms, applications, papers, writings and undertakings as may be required from time to time for obtaining necessary permission, sanction and exemption in respect the schedule-mentioned property and proposed development project in terms of the said Development Agreement.
7. To carry out correspondence with the all Authorities concerned and to appear before them, and also, to prefer appeals from any order of the competent Authority or any other Authorities as may be required for satisfaction of the development project.
8. To approach, appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to all Authorities concerned, including Government Departments, Municipalities, Town Planning Departments and other relevant Authorities in connection with necessary development, construction, sale of apartments and the management thereof.
9. To enter upon the schedule-mentioned property with men and material and to do all things necessary for construction of any new building and to apply for and obtain from the relevant Authorities permits for cement, steel and other materials, water supply, connection for electricity and all other things necessary for the carrying out of the work of construction.

10. To apply for and obtain connections for electricity and water supply from the authority concerned and to execute the necessary documents and instruments in respect of the premises for installation of electrical equipments for supply to the entire building and to get installed separate meter for each apartment.
11. To apply for and obtain from Government Departments and Municipal Authorities 'No Objection Certificates', permissions and sanctions for carrying out the work of construction, if necessary, and for the completion thereof and to obtain Exemption Certificate, Completion Certificate and Occupation Certificate in respect of the building and the apartments which would be constructed.
12. To deal or negotiate with all intending purchasers for the purpose of sale of any portion under the Developer's Allocation in the proposed building in the proposed multi-storied building as per the terms of the said Development Agreement.
13. To enter into Agreements for Sale of the flats or apartments under the Developer's Allocation to be constructed in the proposed building with the intending purchasers and to receive advance payments as well as full considerations along with other payments in respect of the Developer's Allocation as per the terms of the said Development Agreement.
14. To sign and deliver all bills, money receipts, any acknowledgement of payments and undertakings on our behalf against payment of earnest money or full consideration in respect of booking or sale of any flat or unit under the Developer's Allocation in the proposed building as per the terms of the said Development Agreement.
15. To give possession and to execute deed of conveyance as and when necessary, as per the terms and conditions mentioned in the Development Agreement and in conformity with the law, and for this purpose to obtain the necessary permission, No Objection Certificate or Clearance from the authorities concerned and to get the documents, agreements, conveyances registered and to do all things in connection therewith.
16. To sign and execute all papers, 'No Objection Certificates' and Undertakings on our behalf for helping intending purchasers of the units under Developer's Allocation in getting Home Loans from financial institutions for purchasing units in the Developer's Allocation as per the terms of the said Development Agreement.
17. To ask, receive and realize from all occupiers or purchasers of flats or units pertaining only to the exclusive Developer's Allocation all considerations, charges, expenses, rates and other sums that might become due and payable by them and to take appropriate steps for realization thereof.
18. To do all such acts and dealing, as aforesaid, in relation to the units under the exclusive Developer's Allocation strictly following the terms of the said Development Agreement and any of the Partners of the Attorney if permitted by a validly adopted Resolution by all the Partners of the Developer Firm shall be entitled to represent the Developer in all documents of transfer in terms of the Development Agreement.
19. To appear for and represent us in all courts, civil, criminal or revenue, in original or appellate jurisdiction, and to sign, execute, verify and file plaints, written statements and petitions, and also, to present appeals and/or revisions and/or review petitions in any court, and to accept services of all summonses, notices and other processes of law.

20. To appear for and represent us in all Registration Offices and to sign, execute Agreement, Deeds and Documents on our behalf for registration of any unit under exclusive Developer's Allocation as per the terms of the said Development Agreement.
21. To appoint and engage on our behalf pleaders, advocates or solicitors in case any necessity arises for legal assistance in smooth running of the work of development on the said property, and to discharge and/or terminate his or their appointments.
22. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences in connection with the schedule-mentioned property.
23. To sign verify and file applications for execution of decrees or orders of any court in respect of the schedule-mentioned property.
24. To withdraw and receive documents or money from any court, office or person, either in execution of decrees or otherwise, and to do all the acts that may be necessary in connection with any cases relating to the schedule-mentioned property.
25. To insure the schedule-mentioned property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, short-circuits, flood, earthquake, etc., for the full value of the property and other assets and the lives therein as the said Attorney may think proper.
26. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

AND we do hereby agree to ratify and confirm all acts, deeds and things lawfully and bona fide done by our said Attorney which shall be constructed as acts, deeds and things done by us to all intents and purposes as if we were personally present.

AND that in case of death of any executants, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, howsoever the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and/or the present Power of Attorney shall be in full force and effect in the event the share of the property under development devolves upon any/all of the Grantors herein and if so required, the legal heirs and representatives shall and be bound to execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants.

AND our said Attorney shall do all acts, deeds and things concerning the authorities hereby granted in respect of the said Property which we ourselves could have done lawfully under our hands and seals if personally present. AND further we hereby declare that we shall not do anything inconsistent with the Power of Attorney AND THAT all such acts, deeds and things done or to be done by our said Attorney shall be deemed to have been done by us binding ourselves as our acts and actions.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the said premises aforesaid.

Be it mentioned here that all the terms and condition as stipulated in the relevant Development Agreement, dated 24/11/2021, registered at the office of the A.D.S.R. - Bidhannagar (Salt Lake City), being recorded as Deed No. 1 - 150403772 for the Year 2021, shall remain the same and unchanged.



Be it further mentioned that the physical possession of the said premises has not yet been delivered in the hand of the Developer.

Furthermore, it is also to be understood that this is a contract between the Owners and the Developer and it is not a partnership. Nothing herein contained shall construed as a demise or assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the act or things in terms hereof and to deal with the Developer's Allocation as the Developer may think fit and proper for the beneficial of the Developer and also for the project.

**"SCHEDULE ABOVE REFERRED TO"**

**(Description of the entire property)**

**PART - I**

**ALL THAT** piece and parcel of Bastu Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block - 'D', Kolkata - 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet (i.e. equivalent to 12524 Square Feet), be the same a little more or less, within which more or less 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet (i.e. equivalent to 4749 Square Feet) of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet (i.e. equivalent to 7775 Square Feet) of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with a Ground-plus-One (G+1) Storied Residential Building standing thereon, having total constructed area measuring about more or less 3000 Square Feet (having 1500 Square Feet area in each floor), along with all easements and other appertaining rights thereto and thereupon, which is butted and bounded by:-

ON THE NORTH	: By 40 feet wide Municipal Road;
ON THE EAST	: By Plot Nos. 4 and 52/2, BI-D, Bangur Avenue;
ON THE SOUTH	: By 20 feet wide Municipal Road;
ON THE WEST	: By Plot Nos. 1/3 and 52/1, BI-D, Bangur Avenue.

**PART - II**

**(Description of the share of the Principals under the Development Power of Attorney)**

**ALL THAT** undivided 2/3<sup>rd</sup> share in the piece and parcel of Bastu Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block - 'D', Kolkata - 700 055, comprising a share of area of 8349.33 Square Feet, be the same a little more or less, within which 3166 Square Feet Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 5183.33 Square Feet Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in

the District of North 24 Parganas (formerly under District of 24 Parganas), together with undivided 2/3<sup>rd</sup> proportionate share in the a Ground-plus-One (G+1) Storied Residential Building thereon, having a share of area of more or less 2000 Square Feet (having 1000 Square Feet share area in each floor), along with all easements and other appertaining rights thereto and thereupon.

### **PART – III**

#### **(Description of the Owners' Allocation of the Owners/Principals)**

**Allocation of the Owners/Principals No. 1, 2 & 3:** The Owners No. 1 to 3 shall get 16.66% of constructed area in the whole new building including any additional floor as may be constructed over the roof of the building in accordance with the plan of construction as to be sanctioned by South Dum Dum Municipality, together with proportionate undivided share in the land underneath, and together with proportionate undivided share in the common areas and common facilities therein.

Apart from the above the Developer herein has also agreed to pay to the Owners/Principals No. 1 to 3 herein a total sum of Rs.2,00,00,000/- (Rupees Two Crores) only in equal ratio as interest free refundable Security Deposit under these presents, which has to be refunded (without interest) to the Developer herein at the time of handing over of the possession of the Owners' Allocated Areas within the proposed new multi-storied building to the Owners No. 1, 2 and 3 herein as per the agreed terms thereof. However, out of the total sum of refundable Security Deposit, as aforesaid, the Developer has already paid Rs.1,00,00,000/- (Rupees One Crore) only on the date of execution and registration of the relevant Development Agreement to Dr. raj Kumar Ganguly (the predecessor of the Owners No. 1 to 3 herein). The balance sum of Rs.1,00,00,000/- (Rupees One Crore) only will be paid to the Owners No. 1 to 3 herein in equal ratio at the time of delivery of the vacant physical possession of the premises concerned in the hand of the Developer for the purpose of inception of the proposed construction work thereon.

**Allocation of the Owner/Principal No. 4:-** The Owner No. 4 shall get 16.66% of constructed area in the whole new building including any additional floor as may be constructed over the roof of the building in accordance with the plan of construction as to be sanctioned by South Dum Dum Municipality, together with proportionate undivided share in the land underneath, and together with proportionate undivided share in the common areas and common facilities therein.

Apart from the above the Developer has also agreed to pay to the Owner/Principal No. 4 herein a total sum of Rs.2,00,00,000/- (Rupees Two Crores) only as interest free refundable Security Deposit under these presents, which has to be refunded (without interest) to the Developer herein at the time of handing over of the possession of the Owner's Allocated Areas within the proposed new multi-storied building to the Owner No. 4 herein as per the agreed terms thereof. However, out of the total sum of refundable Security Deposit, as aforesaid, the Developer has already paid Rs.1,00,00,000/- (Rupees One Crore) only on the date of execution and registration of the relevant Development Agreement to the Owner No. 4 herein. The balance sum of Rs.1,00,00,000/- (Rupees One Crore) only will be paid to the Owner No. 4 herein at the time of delivery of the vacant physical possession of the premises concerned in the hand of the Developer for the purpose of inception of the proposed construction work thereon.

**PART - IV**  
**(Description of the Developer's Allocation)**

Save and except the shares and/or portions respectively allocated to the Owners of the said plot as per agreed terms, the Developer shall get all that remaining constructed areas, erections and extensions within the proposed new Multi-Storied Building to be constructed over the entire Plot of Land as particularly mentioned in the relevant Development Agreement.

IN WITNESS WHEREOF the parties herein have executed these presents on this 2<sup>nd</sup> day of May, 2023.

**WITNESSES:-**

1. Subhasish Ganguly  
4/38, Bangur Avenue,  
Block-D, Kolkata  
700055.
2. Ranjan Chatterjee  
112/4, Bangur Avenue  
Block - C, Kal - 55.

Chenab Ganguly.  
Rajashree Ganguly Bhadwaj  
Debashree Ganguly  
Sista Ganguly

PRINCIPALS/AUTHORS

SNS INFRA

Sini Majumdar  
Partner

CONSTITUTED ATTORNEY

Drafted by:

Biswadeep Chatterjee

**BISWADEEP CHATTERJEE**  
Advocate, High Court, Calcutta  
Enrolment No. WB/1537/2006





Adit District Sub-Registrar  
Bihannagar, (Salt Lake City)

- 2 MAY 2023

## SPECIMEN FORM FOR TEN FINGERPRINTS



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

*Chahai Ganguly*



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

*Rajshree Ganguly Bhaduri*



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

*Debashree Ganguly*



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

*Sisir Ganguly*

## SPECIMEN FORM FOR TEN FINGERPRINTS



*Richard A. Jones*

	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					



	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					



NC-211



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas




Signature / LTI Sheet of Query No/Year 15042000999201/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHHABI GANGULY SECTOR-I, SALT LAKE CITY, Block/Sector: BB, 1, City:- Bidhannagar, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700064	Principal			Chhabi Ganguly. 2.5.23
2	Dr RAJASHREE GANGULY BHADURI SECTOR-I, SALT LAKE CITY, Block/Sector: BD, 391, City:- Bidhannagar, P.O:- CC BLOCK, P.S:- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700064	Principal			Rajashree Ganguly Bhaduri 2/5/23



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
3	Dr DEBASHREE GANGULY SECTOR-I, SALT LAKE CITY, Block/Sector: BB, 1, City:- Bidhannagar, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Debashree Ganguly 02/05/2023
4	Mr SISIR GANGULY BANGUR AVENUE, Block/Sector: D, 4/38, City:- Not Specified, P.O:- BANGUR, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Principal			Sisir Ganguly 02/05/2023
5	Mr SIDDHARTH MANPURIA AVANI OXFORD, JESSORE ROAD, Flat No: 6E/F, 136, City:- Not Specified, P.O:- BANGUR, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Attorney [SNS INFRA ]			Siddharth Manpuria 02/05/2023



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RANJAN KUMAR CHATTERJEE Son of Late M.K CHATTERJEE BANGUR AVENUE, Block/Sector: C, 113/4, City:- Not Specified, P.O:- BANGUR, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Smt CHHABI GANGULY, Dr RAJASHREE GANGULY BHADURI, Dr DEBASHREE GANGULY, Mr SISIR GANGULY			<i>Ranjan Chatterjee</i> 2/5/2023

*Sukanya Talukdar*  
(Sukanya Talukdar)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BIDHAN NAGAR  
North 24-Parganas, West  
Bengal





### Major Information of the Deed

Deed No :	I-1504-01051/2023	Date of Registration	04/05/2023
Query No / Year	1504-2000999201/2023	Office where deed is registered	
Query Date	19/04/2023 9:35:29 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	SIDDHARTH MANPURIA 136, JESSORE ROAD, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9903139662, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 4,51,84,054/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: 4/38, , Ward No: 29 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1307 (RS :-)	LR-98	Bastu	Bastu	3166 Sq Ft		1,66,21,527/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -03772-2021
L2	LR-1308 (RS :-)	LR-88	Bastu	Bastu	5183.33 Sq Ft		2,72,12,527/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -03772-2021
		<b>TOTAL :</b>			<b>19.1339Dec</b>	<b>0 /-</b>	<b>438,34,054 /-</b>	
		<b>Grand Total :</b>			<b>19.1339Dec</b>	<b>0 /-</b>	<b>438,34,054 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	<b>Total :</b>	<b>2000 sq ft</b>	<b>0 /-</b>	<b>13,50,000 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt CHHABI GANGULY</b> Wife of Late RAJ KUMAR GANGULY SECTOR-I, SALT LAKE CITY, Block/Sector: BB, 1, City:- Bidhannagar, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx1G, Aadhaar No: 86xxxxxxx0563, Status :Individual, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence
2	<b>Dr RAJASHREE GANGULY BHADURI</b> Daughter of Late RAJ KUMAR GANGULY SECTOR-I, SALT LAKE CITY, Block/Sector: BD, 391, City:- Bidhannagar, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AFxxxxxx2Q, Aadhaar No: 38xxxxxxx3345, Status :Individual, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence
3	<b>Dr DEBASHREE GANGULY</b> Daughter of Late RAJ KUMAR GANGULY SECTOR-I, SALT LAKE CITY, Block/Sector: BB, 1, City:- Bidhannagar, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AFxxxxxx5F, Aadhaar No: 65xxxxxxx9917, Status :Individual, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence
4	<b>Mr SISIR GANGULY</b> Son of Late JAHAR LAL GANGULY BANGUR AVENUE, Block/Sector: D, 4/38, City:- Not Specified, P.O:- BANGUR, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx6N, Aadhaar No: 75xxxxxxx2047, Status :Individual, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/05/2023 , Admitted by: Self, Date of Admission: 02/05/2023 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SNS INFRA</b> TOPSIA ROAD(SOUTH), Flat No: 3AC, 86B/2, Unknown Rd/Mouza, City:- Not Specified, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.: AExxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SIDDHARTH MANPURIA (Presentant)</b> Son of Mr SOHAN LAL MANPURIA AVANI OXFORD, JESSORE ROAD, Flat No: 6E/F, 136, City:- Not Specified, P.O:- BANGUR, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx9K, Aadhaar No: 80xxxxxxx2471 Status : Representative, Representative of : SNS INFRA (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RANJAN KUMAR CHATTERJEE</b> Son of Late M K CHATTERJEE BANGUR AVENUE, Block/Sector: C, 113/4, City:- , P.O:- BANGUR, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			
Identifier Of Smt CHHABI GANGULY, Dr RAJASHREE GANGULY BHADURI, Dr DEBASHREE GANGULY, Mr SISIR GANGULY, Mr SIDDHARTH MANPURIA			

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: 4/38, , Ward No: 29 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1307, LR Khatian No:- 98		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1308, LR Khatian No:- 88		Seller is not the recorded Owner as per Applicant.



On 02-05-2023

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

Presented for registration at 12:24 hrs on 02-05-2023, at the Private residence by Mr SIDDHARTH MANPURIA ,

**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 4,51,84,054/-

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

Execution is admitted on 02/05/2023 by 1. Smt CHHABI GANGULY, Wife of Late RAJ KUMAR GANGULY, SECTOR-I, SALT LAKE CITY, Sector: BB, 1, P.O: CC BLOCK, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 2. Dr RAJASHREE GANGULY BHADURI, Daughter of Late RAJ KUMAR GANGULY, SECTOR-I, SALT LAKE CITY, Sector: BD, 391, P.O: CC BLOCK, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals, 3. Dr DEBASHREE GANGULY, Daughter of Late RAJ KUMAR GANGULY, SECTOR-I, SALT LAKE CITY, Sector: BB, 1, P.O: CC BLOCK, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals, 4. Mr SISIR GANGULY, Son of Late JAHAR LAL GANGULY, BANGUR AVENUE, Sector: D, 4/38, P.O: BANGUR, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr RANJAN KUMAR CHATTERJEE, . . Son of Late M K CHATTERJEE, BANGUR AVENUE, Sector: C, 113/4, P.O: BANGUR, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

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

Execution is admitted on 02-05-2023 by Mr SIDDHARTH MANPURIA, PARTNER, SNS INFRA (Partnership Firm), TOPSIA ROAD(SOUTH), Flat No: 3AC, 86B/2, Unknown Rd/Mouza, City:- Not Specified, P.O:- TOPSIA, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr RANJAN KUMAR CHATTERJEE, . . Son of Late M K CHATTERJEE, BANGUR AVENUE, Sector: C, 113/4, P.O: BANGUR, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 04-05-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2023 11:47AM with Govt. Ref. No: 192023240036621188 on 02-05-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 6506377914719 on 02-05-2023, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29288, Amount: Rs.100.00/-, Date of Purchase: 24/11/2022, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/05/2023 11:47AM with Govt. Ref. No: 192023240036621188 on 02-05-2023, Amount Rs: 74,920/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 6506377914719 on 02-05-2023, Head of Account 0030-02-103-003-02



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 42810 to 42834

being No 150401051 for the year 2023.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2023.05.16 12:10:14 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/05/16 12:10:14 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)