

00722/23

I-758/1023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 027115

Certified that the document is admitted  
 Registered with the Registrar and the  
 endorserment is valid for the  
 Government of West Bengal.

*[Signature]*  
 District Sub-Register-8  
 Alipore, South 24-Parganas

19 JAN 2023

**POWER OF ATTORNEY (DEVELOPMENT)**

**TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1. NIRMAL KANTI GHOSH, (PAN: BAWPG8239C), (Aadhaar No. 8623 3845 8856), son of Late Nalini Kanta Ghosh, by religion- Hindu, by occupation- Retired, by Nationality- Indian, of 54/10, -Raja Ram Mohan Roy Road, P.O.- Barisha, Police Station previously Thakurpukur now Haridevpur, Kolkata 700008, 2. BAISHAKHI DUTTA, (PAN: AXSPD5426E), (Aadhaar No.**

*[Handwritten signature]*  
 19/1/23  
 8-87/165621  
*[Handwritten signature]*  
 Nalini Kanta Ghosh



101805

SOLD TO \_\_\_\_\_  
OF \_\_\_\_\_  
RS. \_\_\_\_\_  
PANCHU GOPAL SHAW  
(Advocate)  
C. M. M. Court, Kol-1  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO 351RS2016

- 3 JAN 2023

3 JAN 2023

Identified by me:  
Sibakshi Munshi  
Advocate  
Alipore Judges Court  
Kolkata- 700027.



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE  
19 JAN 2023



**3675 0372 2315**), Wife of Debasish Dutta, by religion- Hindu, by occupation- Private Tutor, by Nationality- Indian, of 65, BhubanMohan Roy Road, P.O:- Barisha, P.S:- Haridevpur, Kolkata- 700 008 District: South 24 Parganas, **3. PROSUN GHOSH,(PAN: ACEPG2967N), (Aadhaar No. 3613 7154 3973)**, son of Sri Nirmal KantiGhosh,by religion- Hindu, by occupation- Service, by Nationality- Indian, **4. MUKUL GHOSH, (PAN: CNFPG2784P), (Aadhaar No. 405218184527)**, wife of Late Bimal Kanti Ghosh, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, **5. SANJIB KANTI GHOSH,(PAN: AILPG0154G), (Aadhaar No. 9659 3702 8856)**, son of Late Bimal Kanti Ghosh, by religion- Hindu, by occupation- Business, by Nationality- Indian, owners Nos. 3 to 5 of 54/10,-Raja Ram Mohan Roy Road, P.O.- Barisha, Police Station previously Thakurpukur now Haridevpur, Kolkata 700008, **6. ANITA DAS, (PAN: EUQPD5713R), (Aadhaar No. 4140 1103 1223)**, wife of Sri Avijit Das, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at 80, Shil Para Road, Vidyasagar Sarani, P.O.- Barisha, Police Station previously Thakurpukur now Haridevpur, Kolkata 700008, District South 24-Parganas, **7. SANKAR KUMAR GHOSH,(PAN: ADZPG3031H), (Aadhaar No. 418618906258)**, son of Late Dharendra Nath Ghosh, by religion- Hindu, by occupation- Retired, by Nationality- Indian, **8. NABAKUMAR GHOSH, (PAN: BOEPG2091G), (Aadhaar No. 695443951950)**, son of Late Dharendra Nath Ghosh, by religion- Hindu, by occupation- Business, by Nationality- Indian, owners Nos. 6 & 7 residing at Village - Prafulla Nagar, (Poto Para), P.O. & Police Station- Bongaon, District- North 24 Parganas, Pin- 743235, **9. SHAKUNTALA BISWAS, (PAN: AEAPB7252F), (Aadhaar No. 267140407593)**, wife of Sri Prabir Kumar Biswas, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at Jessore Road, Gandhi Pally, P.O. - Bongaon, Police Station- Bongaon, District- North 24 Parganas, Pin- 743236, **10. ANINDITA PAUL, (PAN: AFHPP9749K), (Aadhaar No. 7745 3945 0679)**, wife of Sri Santosh Kumar Paul, by religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at Amlapara, P.O. - Bongaon, Police Station- Bongaon, District- North 24 Parganas, Pin- 743235,hereinafter called and referred to as the OWNERS/PRINCIPALS, SEND GREETINGS.

**WHEREAS** the Principals are the joint Owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece



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DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE  
19 JAN 2023

and parcel of land measuring an area of 13 Cottahas 5 Chittaks 43 Sq. Ft. more or less together with pucca structure measuring more or less 600 Sq.ft. and Asbestos Shed structure measuring more or less 500 Sq.ft. and also Tiles Shed structure measuring more or less 300 Sq.ft. lying and situate and forming part of C. S. Dag No. 286 (L.R. Dag No. 405) under C. S. Khatian No. 122 (L.R. Khatian Nos. 6464; 6463; 6462; 6453; 6452; 6451; 6450; 2456; 2455; 2454; 2459) of Mouza Muradpur J. L. No. 13, R. S. No. 192, Touzi Nos. 74-77 & 82, Pargana Magura, previously under the jurisdiction of South Suburban Municipality, Behala, now under the Kolkata Municipal Corporation Ward No, 123, being Municipal Premise No. 183, Raja Ram Mohan Roy Road, Kolkata- 700 008, Police Station previously Behala then Thakurpukur now Haridevpur, A.D.S.R. Office at Behala, District South 24-Parganas, together with all rights of easement common facilities and amenities annexed thereto, (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "**said premises**".)

**AND WHEREAS** the Principals being desirous of developing the said property have entered into a Development Agreement on 19<sup>th</sup> January, 2023 ("Development Agreement") with **M/s. UST Constructions**, (PAN No. AAUFU0695H) a registered partnership Firm incorporated under the Indian Partnership Act, 1932, having its registered office at 67/1, S.N. Roy Road, Police Station New Alipore, Post Office, Sahapur, Kolkata 700038 represented by its Managing Partner namely **SRI SOURAV ROY** son of Sri Subrata Roy (PAN No. ALHPR0226K) (Aadhar no. 428464006708) by faith Hindu, by occupation Business, by nationality Indian resident of 67/1, S.N. Roy Road, Police Station New Alipore, Post Office, Sahapur, Kolkata 700038 where it was inter-alia, agreed that the said developer at its own costs and to its own account would construct a multi storied building consisting of several flats at the said Premises and in lieu thereof the owners would provide and allot the Developers with the specific "Developer's allocation" as morefully and particularly described therein together with the undivided proportionate share of right and interest in the land and the common portions and facilities. The said Development Agreement was registered at the Office of the District Sub Registrar-II at Alipore and entered in Book No. I, Being No. 00743 for the year 2023.

*Nalini Kumar Ghoshy -  
Jainam*



3. To develop the said premises thereby demolishing the existing structure and constructing a multi storied building in terms of the Development agreement in respect of the said premises and for the said purpose to sign and execute any paper(s), document(s) and application(s) in our name which will be required for the purpose of construction of the building.
4. To construct, build and erect a building upon the said premises and for that purpose to sign and execute all papers, documents and applications including Building Plan and further revised plan as required in our name which would be required for the purpose of construction of a building.
5. To plan, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixture and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose
6. To sign letters, correspondence and documents and to receive all papers, documents from any Government or non-Government authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.
7. To represent and sign on our behalf before the Kolkata Municipal Corporation for the purpose of mutation, to receive revenue, tax clearance etc. from the concerned department, to appear before the Hearing Officer, to collect the mutation certificate and all other relevant documents in connection of mutation of the said premises and for that purpose to sign and grant proper effectual receipts and discharge thereof and in all other respects regarding the said premises including water and sewerage connection.
8. To appear and Sign for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C Ltd. and any local and/or

statutory authorities and all Govt./Semi Govt./Quasi Govt. offices and police stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction , permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

9. To appear for and represent us before the B.L. & L.R.O., D.L. & L.R.O., Collectorate, Sub - Divisional Officer, Kolkata Municipal Corporation, Housing Board, all courts, any Magistrate, Judge, Munsif, C.E.S.C., Pollution Control Board, West Bengal Fire Service, Airport Authority of India, before any police station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, represent us before all concerned authorities for all purpose as the Owners of the said premises and in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in our names and on our behalf
10. For the aforesaid purpose to sign and to make and execute all applications to the appropriate government department and other authorities competent for granting necessary permission for construction of building, electric connection in the said premises or any part thereof and to apply for and obtain necessary permission, if required for cement, steel and other building materials but in all cases the said Attorney shall be liable to bear all costs and expenses whatever required for the same on our behalf without any pre-condition and without any demand in future.
11. To appoint any Architect, Engineer, L. B. S. or other person or persons and to employ any person(s) for such construction work in respect of the proposed building on the said premises in terms of the said Development agreement.
12. To enter into agreement and sign and execute agreement with the intending purchaser or purchasers of any flats, covered spaces, shop rooms etc. of the newly proposed building to be constructed upon the said premises and to receive, realize and collect all purchase money either in full or in part or in



advance by way of earnest money and payment from the intending purchaser or purchasers and to give, sign and grant effective receipts and discharge for the same in respect of the Developers' Allocation in terms of the said Development agreement at their own risk and responsibility without making the owners/Appointers herein liable for such monetary transactions whatsoever in any manner or nature.

13. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
14. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property
15. To issue No-Objection Certificate to any Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
16. To sign, execute, admit, execution of and present for registration and register Sale Deed, Deed of Conveyance, Release Deed, Exchange Deed, Mortgage Deed, Deed of gift for amalgamation and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats, within the Developer's allocation of the building to be constructed on the said premises as mentioned in the Third Schedule below in favour of the intending purchaser/ purchasers before competent Registering Authority and have them registered according to law which we could do the same be ourselves
17. To present such conveyance or conveyances for registration, to admit execution thereof and receipt of consideration before the Sub-Registrar or District Registrar having authority or Registrar of Assurances, Kolkata for and to have the said conveyance registered and to do all acts, deeds and things, which our said Attorneys shall consider necessary for conveying the said



Developers' allocation (spaces allotted to the developer) to the intending purchaser or purchasers, as full and effectual in all respect as we could do the same ourselves if we were personally present and the said Deeds will be executed on our behalf.

18. To deliver physical/actual possession of the saleable space to the intending purchaser(s) for and on our behalf.
19. To make affidavits and declaration, Indemnity bonds and other writings before the Kolkata Municipal Corporation or before any other authority or authorities and the Attorneys are competent to sign and execute all sorts of papers and documents on our behalf and we hereby undertake to ratify the same, as if, those acts are done by us as our lawful duty in terms of our agreement already executed by us.
20. To sign and give notice or notices to any tenant or tenants and other occupiers, if any, in the said building belonging to our estate, either in individual name and/or in joint name, as the case may be, to quit and vacate or to abate any nuisance or to remedy of a breach of covenant or contract or to shift them elsewhere or for any other purposes whatsoever and to avail of and enforce all remedies in respect thereof on exercising any right vested to us.
21. That by virtue of this Power of Attorney our said appointed Attorneys shall have the absolute right and liberty to issue no objection certificate and sign or execute all other documents on our behalf to any intending Purchaser/s or for mortgaged of our undivided share in the aforesaid property or any part and portion thereof before any Nationalized Bank, or Private Bank or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as our said ATTORNEY think fit and better
22. To represent us before the Judges, Munsifs, Magistrates, Collector, Board of Revenue, WBSEB, Kolkata Telephone and other Government and semi-Government authority or authorities.

23. To represent us in all Learned Civil and Criminal Courts and other courts including Revenue, Tribunal or Appellate jurisdiction to file plaints, Written statements, Objections, Memo of Appeals and to receive summons, Notices and other process of law.
24. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any officer, Authority, Court, Tribunal, Magistrate or any other person for and on our behalf in respect of the said property.
25. To engage on our behalf Pleaders, Advocates, Solicitors and Legal Practitioners to appear and act in all matters connected with and in relation to the said property and to discharge their services.
26. To compromise or compound any case(s) or refer to Arbitration.
27. To commence, prosecute, defend all suits, action, application reference or other proceedings in any court of law or before any proper authorities and/or any other lawyers and to sign Vakalatnama and/or any other authority and also to sign, verify petitions, accounts, inventories, applications or other documents and papers that may be necessary in this regard related to the said premises.
28. To sell or transfer, assign the flats and other spaces by signing and/or executing documents, deeds, conveyances and other assurance of property in favour of the buyer and / or purchasers of the flats and other spaces and to present such documents, its conveyances and other assurance of the property thereof before the appropriate Registering authorities and/or officers and their registration in due form of law upon receipt by them the entire consideration and/or purchase money from the prospective buyers and/or purchasers of such flats as the case may be in respect of Developer's allocation as per agreement.



29. To make signatures and verify all applications or objections to appropriate authorities for all and any permission or consent required by law in connection with the property.
30. To apply for drainage, sewerage, electric, telephone, water and all other connection, for assessing and/or re-assessing and/or reviewing the assessment of taxes or impositions and for that purpose to sign all papers and documents and/or representation as may be thought necessary by the said Attorneys before the appropriate authority or authorities.
31. To sign, execute, admit and present any Deed of Conveyance or Conveyances for registration in respect of the Developer's allocation or any portion thereof before the District Registrar or Sub-Registrar or Registrar of Assurances having authority for the same and to have the said Conveyance or Conveyances registered as fully and effectually as we could do ourselves if personally present.
32. To delegate all or any of the powers authorities and liberties hereunder vested and to appoint any substitute/s limited to any one or more purposes, as he shall from time to time deem necessary on that behalf.
33. And to do or execute all such acts, deeds and things in the same manner and to the same extent as we could do or execute such documents and we do hereby confirm and ratify and agree to confirm and ratify whatever have been or to be done by the Attorneys or their men and agents during the continuance of the construction work, provided however, our said Attorneys shall not be bound in any way to account for any amount or amounts received by them from the Purchaser or Purchasers of the flats and other constructional areas and appropriates the same for the purpose of construction of building at the aforesaid premises.
34. Be it expressly stated that this power of attorney shall not be revoked and or shall remain valid till the entire developer's allocation is disposed of and until completion of the development provided the Developer shall comply the terms and conditions of registered agreement executed on even date.

35. All other power/s as may be necessary to perform any obligation under registered agreement executed on even date.
36. We do hereby agree to ratify and confirm all whatsoever other act or acts our said **ATTORNEYS** shall do, execute and perform in connection with the said property as mentioned in the **SCHEDULE** written hereunder.

**SCHEDULE ABOVE REFERRED TO**

**[property]**

**[Part-I]**

**ALL THAT** piece and parcel of land measuring an area of 13 Cottahas 5 Chittaks 43 Sq. Ft. more or less together with pucca structure measuring more or less 600 Sq.ft. and Asbestos Shed structure measuring more or less 500 Sq.ft. and also Tiles Shed structure measuring more or less 300 Sq.ft. lying and situate and forming part of C. S. Dag No. 286 corresponding to L.R. Dag No. 405 under C. S. Khatian No. 122 (L.R. Khatian Nos. 6464; 6463; 6462; 6453; 6452; 6451; 6450; 2456; 2455; 2454; 2459) of Mouza Muradpur J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, Pargana Magura, previously under the jurisdiction of South Suburban Municipality, Behala, now under the Kolkata Municipal Corporation Ward No, 123, being Municipal Premises No. 183, Raja Ram Mohan Roy Road, Kolkata- 700 008, Police Station previously Behala then Thakurpukur now Haridevpur, A.D.S.R. Office at Behala, District South 24-Parganas and the said property is butted and bounded by:

- ON THE NORTH :** 40 Ft. wide Biren Roy Road (East).
- ON THE SOUTH:** Land of Babu Mukherjee & Bishnu Bhattacharjee.
- ON THE EAST:** Land of Santimoyee Ghosh & Nagesh Chandra Bhattacharjee, N. C. Bhattacharjee.
- ON THE WEST :** Land of Bimal Kanti & Nirmal Kanti Ghosh, land of Satyaprasad Roy Chowdhury.



**IN WITNESSES WHEREOF**, we the Principals and the Attorneys have hereto and hereunto sets and subscribed our hands on this 19<sup>th</sup> day of January in the year 2023.

**SIGNED AND DELIVERED** by  
The Principals  
In presence of :

1. Sribalini Munda  
Alipore Judges Court  
Kolkata - 700022
2. Jaydeep Bhattacharya  
47/2, Dakshin Behala  
Road, 1st - 700061

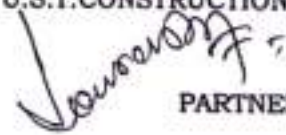
1. Prosun Ghosh
2. Soujib Rauti Ghosh
3. Bareshakhe Dutta
4. Nabakumar Ghosh
5. Santkar Kumar Ghosh
6. Sakshata Binoos
7. Anindita Paul
8. Meghna
9. Mukul Ghosh
10. Anita Das

**PRINCIPALS**


**ACCEPTED, SIGNED AND DELIVERED**  
By the Attorneys  
In presence of :

1. Sribalini Munda
2. Jaydeep Bhattacharya

The powers conferred upon as aforesaid are hereby accepted by us

U.S.T. CONSTRUCTIONS  
  
PARTNER

**ATTORNEY**

Drafted by me  
  
**SAYANI BOSE**  
(ADVOCATE)  
HIGH COURT, AT CALCUTTA  
ENROLLMENT NO. F/1655/2018  
MOBILE NO. 9874587944

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ... SOURAV ROY  
Signature ... *Sourav Roy*

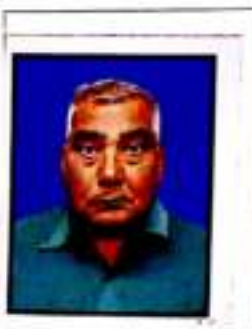
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Name NABA KUMAR GHOSH  
Signature .. *NABA KUMAR GHOSH*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SANKAR KUMAR GHOSH  
Signature *Sankar Kumar Ghosh*



Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

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	right hand					

Name ANINDITA PAUL

Signature Anindita Paul

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Name SHAKUNTALA BISWAS

Signature Shakuntala Biswas

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	right hand					

Name Anil Kanti Ghosh

Signature (NIRMAL KANTI GHOSH)

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	right hand					

Name BAISHAKHI DUTTA  
Signature Baishakhi DUTTA.

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	right hand					

Name MUKUL GHOSH.  
Signature Mukul Ghosh

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

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Name PROSON GHOSH.  
Signature Proson



Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

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	right hand					

Name ANITA DAS

Signature Anita Das

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

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	right hand					

Name SANJIB KANTI GHOSH

Signature Sanjib Kanti Ghosh

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

## Major Information of the Deed

Deed No :	I-1602-00758/2023	Date of Registration	19/01/2023
Query No / Year	1602-8000165621/2023	Office where deed is registered	
Query Date	19/01/2023 2:12:46 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bikram Sarkar Allpore Police Court,Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9564427789, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 3,07,53,757/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160200743/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (D.H.Road -- J.L.Sarani (Premises located on Raja Ram Mohan Roy Road Ward No. 121,123)) , , Premises No: 183, , Ward No: 123 Pin Code : 700008

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	13 Katha 5 Chatak 43 Sq Ft	1/-	3,01,32,757/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>22.0642Dec</b>	<b>1 /-</b>	<b>301,32,757 /-</b>	









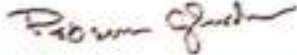
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1400 sq ft</b>	<b>3 /-</b>	<b>6,21,000 /-</b>	





## Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri NIRMAL KANTI GHOSH</b> Son of Late NALINI KANTA GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023
54/10, Raja Ram Mohan Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BAxxxxxx9C, Aadhaar No: 86xxxxxxxx8856, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
2	<b>Name</b> <b>Smt BAISHAKHI DUTTA</b> Wife of Shri DEBASISH DUTTA Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023
65, Bhuban Mohan Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx6E, Aadhaar No: 36xxxxxxxx2315, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
3	<b>Name</b> <b>Shri PROSUN GHOSH</b> Son of Shri NIRMAL KANTI GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023



54/10, Raja Ram Mohan Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxxx7N, Aadhaar No: 36xxxxxxxx3973, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Smt MUKUL GHOSH</b> Wife of Late BIMAL KANTI GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
		19/01/2023	LTI 19/01/2023	19/01/2023

54/10, Raja Ram Mohan Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxxx4P, Aadhaar No: 40xxxxxxxx4527, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office



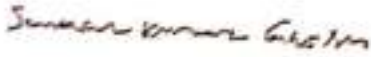






5	Name	Photo	Finger Print	Signature
	<b>Shri SANJIB KANTI GHOSH</b> Son of Late BIMAL KANTI GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
		19/01/2023	LTI 19/01/2023	19/01/2023

54/10, Raja Ram Mohan Roy Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxxx4G, Aadhaar No: 96xxxxxxxx8856, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

6	Name	Photo	Finger Print	Signature
	<b>Smt ANITA DAS</b> Daughter of Shri AVIJIT DAS Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
		19/01/2023	LTI 19/01/2023	19/01/2023

Block/Sector: SHIL PARA ROAD, 80, Vidyasagar Sarani, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EUxxxxxxx3R, Aadhaar No: 41xxxxxxxx1223, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office



	Name	Photo	Finger Print	Signature
	<b>Shri SANKAR KUMAR GHOSH</b> Son of Late DHIRENDRA NATH GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI	19/01/2023	
	POTO PARA, Block/Sector: PRAFULLA NAGAR, City:- , P.O:- BANGAON, P.S:-Bangaon, District:- North 24-Parganas, West Bengal, India, PIN:- 743235 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1H, Aadhaar No: 41xxxxxxxx6258, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	<b>Mr NABAKUMAR GHOSH</b> Son of Late DHIRENDRA NATH GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI	19/01/2023	
	POTO PARA, Block/Sector: PRAFULLA NAGAR, City:- , P.O:- BANGAON, P.S:-Bangaon, District:- North 24-Parganas, West Bengal, India, PIN:- 743235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx1G, Aadhaar No: 69xxxxxxxx1950, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
9	Name	Photo	Finger Print	Signature
	<b>Smt SHAKUNTALA BISWAS</b> Wife of Shri PRABIR KIMAR BISWAS Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI	19/01/2023	
	GANDHI PALLY, Block/Sector: JESSORE ROAD, City:- , P.O:- BANGAON, P.S:-Bangaon, District:- North 24-Parganas, West Bengal, India, PIN:- 743236 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx2F, Aadhaar No: 26xxxxxxxx7593, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			



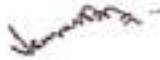


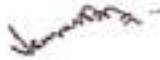


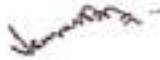


Name	Photo	Finger Print	Signature
<b>Smt ANINDITA PAUL</b> Wife of Shri SANTOSH KUMAR PAUL Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	19/01/2023	LTI 19/01/2023	19/01/2023
Block/Sector: AMLAPARA, City:- , P.O:- BANGAON, P.S:-Bangaon, District:-North 24-Parganas, West Bengal, India, PIN:- 743235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFxxxxxx9K, Aadhaar No: 77xxxxxxxx0679, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UST CONSTRUCTIONS</b> 67/1, S. N. Roy Road, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri SOURAV ROY (Presentant)</b>            Son of Shri SUBRATA ROY            Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 19 2023 3:05PM</td> <td>LTI 19/01/2023</td> <td>19/01/2023</td> <td></td> </tr> </tbody> </table> <p>67/1, S. N. Roy Road, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx6K, Aadhaar No: 42xxxxxxxx6708 Status : Representative, Representative of : UST CONSTRUCTIONS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Shri SOURAV ROY (Presentant)</b> Son of Shri SUBRATA ROY Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office				Jan 19 2023 3:05PM	LTI 19/01/2023	19/01/2023	
Name	Photo	Finger Print	Signature										
<b>Shri SOURAV ROY (Presentant)</b> Son of Shri SUBRATA ROY Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office													
Jan 19 2023 3:05PM	LTI 19/01/2023	19/01/2023											

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Sribatsa Munda</b> Son of Late S Munda Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
19/01/2023	19/01/2023	19/01/2023	19/01/2023



Officer of Shri NIRMAL KANTI GHOSH, Smt BAISHAKHI DUTTA, Shri PROSUN GHOSH, Smt MUKUL GHOSH, Shri SANJIB KANTI GHOSH, Smt ANITA DAS, Shri SANKAR KUMAR GHOSH, Mr NABAKUMAR GHOSH, Smt SHAKUNTALA BISWAS, Smt ANINDITA PAUL, Shri SOURAV ROY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL KANTI GHOSH	UST CONSTRUCTIONS-2.20642 Dec
2	Smt BAISHAKHI DUTTA	UST CONSTRUCTIONS-2.20642 Dec
3	Shri PROSUN GHOSH	UST CONSTRUCTIONS-2.20642 Dec
4	Smt MUKUL GHOSH	UST CONSTRUCTIONS-2.20642 Dec
5	Shri SANJIB KANTI GHOSH	UST CONSTRUCTIONS-2.20642 Dec
6	Smt ANITA DAS	UST CONSTRUCTIONS-2.20642 Dec
7	Shri SANKAR KUMAR GHOSH	UST CONSTRUCTIONS-2.20642 Dec
8	Mr NABAKUMAR GHOSH	UST CONSTRUCTIONS-2.20642 Dec
9	Smt SHAKUNTALA BISWAS	UST CONSTRUCTIONS-2.20642 Dec
10	Smt ANINDITA PAUL	UST CONSTRUCTIONS-2.20642 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL KANTI GHOSH	UST CONSTRUCTIONS-60.00000000 Sq Ft
2	Smt BAISHAKHI DUTTA	UST CONSTRUCTIONS-60.00000000 Sq Ft
3	Shri PROSUN GHOSH	UST CONSTRUCTIONS-60.00000000 Sq Ft
4	Smt MUKUL GHOSH	UST CONSTRUCTIONS-60.00000000 Sq Ft
5	Shri SANJIB KANTI GHOSH	UST CONSTRUCTIONS-60.00000000 Sq Ft
6	Smt ANITA DAS	UST CONSTRUCTIONS-60.00000000 Sq Ft
7	Shri SANKAR KUMAR GHOSH	UST CONSTRUCTIONS-60.00000000 Sq Ft
8	Mr NABAKUMAR GHOSH	UST CONSTRUCTIONS-60.00000000 Sq Ft
9	Smt SHAKUNTALA BISWAS	UST CONSTRUCTIONS-60.00000000 Sq Ft
10	Smt ANINDITA PAUL	UST CONSTRUCTIONS-60.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL KANTI GHOSH	UST CONSTRUCTIONS-50.00000000 Sq Ft
2	Smt BAISHAKHI DUTTA	UST CONSTRUCTIONS-50.00000000 Sq Ft
3	Shri PROSUN GHOSH	UST CONSTRUCTIONS-50.00000000 Sq Ft
4	Smt MUKUL GHOSH	UST CONSTRUCTIONS-50.00000000 Sq Ft
5	Shri SANJIB KANTI GHOSH	UST CONSTRUCTIONS-50.00000000 Sq Ft
6	Smt ANITA DAS	UST CONSTRUCTIONS-50.00000000 Sq Ft
7	Shri SANKAR KUMAR GHOSH	UST CONSTRUCTIONS-50.00000000 Sq Ft

	Mr NABAKUMAR GHOSH	UST CONSTRUCTIONS-50.00000000 Sq Ft
9	Smt SHAKUNTALA BISWAS	UST CONSTRUCTIONS-50.00000000 Sq Ft
10	Smt ANINDITA PAUL	UST CONSTRUCTIONS-50.00000000 Sq Ft

**Transfer of property for S3**

Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL KANTI GHOSH	UST CONSTRUCTIONS-30.00000000 Sq Ft
2	Smt BAISHAKHI DUTTA	UST CONSTRUCTIONS-30.00000000 Sq Ft
3	Shri PROSUN GHOSH	UST CONSTRUCTIONS-30.00000000 Sq Ft
4	Smt MUKUL GHOSH	UST CONSTRUCTIONS-30.00000000 Sq Ft
5	Shri SANJIB KANTI GHOSH	UST CONSTRUCTIONS-30.00000000 Sq Ft
6	Smt ANITA DAS	UST CONSTRUCTIONS-30.00000000 Sq Ft
7	Shri SANKAR KUMAR GHOSH	UST CONSTRUCTIONS-30.00000000 Sq Ft
8	Mr NABAKUMAR GHOSH	UST CONSTRUCTIONS-30.00000000 Sq Ft
9	Smt SHAKUNTALA BISWAS	UST CONSTRUCTIONS-30.00000000 Sq Ft
10	Smt ANINDITA PAUL	UST CONSTRUCTIONS-30.00000000 Sq Ft



On 19-01-2023

**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.

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

Presented for registration at 14:39 hrs on 19-01-2023, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Shri SOURAV ROY ,.

**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 3,07,53,757/-

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

Execution is admitted on 19/01/2023 by 1. Shri NIRMAL KANTI GHOSH, Son of Late NALINI KANTA GHOSH, 54/10, Road: Raja Ram Mohan Roy Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. Smt BAISHAKHI DUTTA, Wife of Shri DEBASISH DUTTA, 65, Road: Bhuban Mohan Roy Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 3. Shri PROSUN GHOSH, Son of Shri NIRMAL KANTI GHOSH, 54/10, Road: Raja Ram Mohan Roy Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 4. Smt MUKUL GHOSH, Wife of Late BIMAL KANTI GHOSH, 54/10, Road: Raja Ram Mohan Roy Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 5. Shri SANJIB KANTI GHOSH, Son of Late BIMAL KANTI GHOSH, 54/10, Road: Raja Ram Mohan Roy Road, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 6. Smt ANITA DAS, Daughter of Shri AVIJIT DAS, Sector: SHIL PARA ROAD, 80, Road: Vidyasagar Sarani, , P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 7. Shri SANKAR KUMAR GHOSH, Son of Late DHIRENDRA NATH GHOSH, POTO PARA, Sector: PRAFULLA NAGAR, P.O: BANGAON, Thana: Bangaon, , North 24-Parganas, WEST BENGAL, India, PIN - 743235, by caste Hindu, by Profession Retired Person, 8. Mr NABAKUMAR GHOSH, Son of Late DHIRENDRA NATH GHOSH, POTO PARA, Sector: PRAFULLA NAGAR, P.O: BANGAON, Thana: Bangaon, , North 24-Parganas, WEST BENGAL, India, PIN - 743235, by caste Hindu, by Profession Business, 9. Smt SHAKUNTALA BISWAS, Wife of Shri PRABIR KIMAR BISWAS, GANDHI PALLY, Sector: JESSORE ROAD, P.O: BANGAON, Thana: Bangaon, , North 24-Parganas, WEST BENGAL, India, PIN - 743236, by caste Hindu, by Profession House wife, 10. Smt ANINDITA PAUL, Wife of Shri SANTOSH KUMAR PAUL, Sector: AMLAPARA, P.O: BANGAON, Thana: Bangaon, , North 24-Parganas, WEST BENGAL, India, PIN - 743235, by caste Hindu, by Profession House wife  
Indetified by Mr Sribatsa Munda, , Son of Late S Munda, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-01-2023 by Shri SOURAV ROY, PARTNER, UST CONSTRUCTIONS, 67/1, S. N. Roy Road, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr Sribatsa Munda, , Son of Late S Munda, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**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 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 027115, Amount: Rs.100.00/-, Date of Purchase: 03/01/2023, Vendor name: Jaydeep Chatterjee



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 35775 to 35803

being No 160200758 for the year 2023.



Digitally signed by SUMAN BASU  
Date: 2023.01.19 18:36:43 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2023/01/19 06:36:43 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)