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I 00853/2021



12/02/21
A-8/33089

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 775958

Certified that the document is admitted to registration in accordance with the provisions of the Registration Act, 1908 and the documents are in conformity with the provisions of the said Act.

Deputy Sub-Registrar
Adipur, South 24 Parganas

POWER OF ATTORNEY

(FOR DEVELOPMENT)

12 FEB 2021

KNOW ALL MEN THESE PRESENTS We, **1. SRI BIJOY GHOSH** (PAN NO. ADYPG4183B) (Aadhaar No. 407983521391), Son of Late Lal Mohan Ghosh, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at C/9, Raj Narayan Park, Boral, Kolkata-700 154, P.S Sonarpur, P.O- Boral, District - South 24 Parganas, **2. SRI SWAPAN KUMAR GHOSH** (PAN NO. ADOPG0788J)(Aadhaar No. 776407485445), son of Late Haridas Ghosh, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at A/17, Raj Narayan Park, (Rangkal), Boral, Kolkata-700 154, Police Station -Sonarpur, Post Office Boral, District- South 24 Parganas **3. SRI. SUBRATA MAJUMDER**, (PAN NO. AITPM8668D)(Aadhaar No.

560460511603), Son of Sri. Thakurdas Majumder, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 29, Southend Garden, Kolkata-700 084, Police Station - Patuli, Post Office Garia, District - South 24 Parganas, **4. SRI BABULAL PAUL** (PAN NO. AHWPP2321G) (Aadhaar No. 420666685313), son of Late Kanai Lal Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at P-21, Valley Park, Sreerampore Road, Garia, Kolkata- 700 084, Police Station - Patuli, Post Office - Garia, District - South 24 Parganas and **5. SRI SUMON MAJUMDER** (PAN NO. AIUPM9056C) (Aadhaar No. 877293630545), son of Sri. Thakurdas Majumder, by faith - Hindu, Nationality-Indian, by occupation- Business, Residing at 29, Southend Garden, Kolkata-700 084, Police Station - Patuli, Post Office - Garia, District - South 24 Parganas, **6. SRI. CHANCHAL PAUL**, (PAN NO. BANPP3446F) (Aadhaar No. 702655642006), Son of Late Niranjan Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 145, Sreerampore Road, Kolkata-700 084, Police Station - Patuli, Post Office - Garia, District - South 24 Parganas, **7. SMT. DOLLY PAUL**, (PAN NO. BDSPP0178A) (Aadhaar No. 742685587545), son of Chanchal Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 145, Sreerampore Road, Kolkata-700 084, Police Station - Patuli, Post Office - Garia, District - South 24 Parganas **8. SRI BHAJA RANJAN PAUL**, (PAN NO. AZXPP7850R) (Aadhaar No. 686096021668), Son of Late Sunil Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 1/18, B.P Township, Block-Q, Kolkata-700 094, Police Station patuli, District - South 24 pgs, **9. SRI TANMOY GHOSH**, (PAN NO. BAIPG8310E) (Aadhaar No. 372761894066), son of Sri Sadhan Ghosh, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at AB-7, Desh Bandhu Nagar, Baguihati, Kolkata-700 059, Police Station - Baguihati, Post Office - Baguihati, District - North 24 Parganas and **10. SRI DILIP KUMAR DUTTA**, (PAN NO. AIAPD0409Q) (Aadhaar No. 561412182829), son of Late. Arun Chandra Dutta, by faith - Hindu, Nationality - Indian, by

occupation- Business, Residing at 1, Southend Garden Extension, Garia, Kolkata-700 084, Police Station -Patuli, Post Office - Garia, District - South 24 Parganas, **11. SMT. NIVA DUTTA**, (PAN NO- AVCPD0709N) (Aadhaar No. 746716046130) wife of Dilip Kumar Dutta, , by faith - Hindu, Nationality-Indian, by occupation Business, Residing at 1, Southend Garden Extension, Garia, Kolkata-700 084, Police Station -Patuli, Post Office - Garia, District - South 24 Parganas, referred to as the **GRANTOR**.

WHEREAS:

- A. We are the joint Owners and well and sufficiently entitled to All That the property morefully described in the **SCHEDULE** hereunder written (hereinafter referred to as '**the said Premises**').
- B. We for the purpose of development of All That the said **Premises**') by constructing and/or raising a multi-storied Residential cum Commercial Buildings thereon (hereinafter after referred to as '**the New Buildings**') thereat upon obtaining sanction of the building plan to be sanctioned by the any other Competent Authority entered into a Development Agreement dated~~12.02.2021~~..... duly registered in the office of the District Sub-Registrar-.....~~III~~....., South 24 Parganas and recorded in Book No. -I, Volume No.~~1603-2021~~....., Page from~~x~~..... to~~x~~....., Being No. ~~160300801~~....., for the year~~2021~~..... with the Attorney named hereinbelow, therein referred to as the Developer (hereinafter referred to as '**the said Development Agreement**').
- C. That for the purpose of development of the said Premises and in compliance with the terms and conditions stated in the said Development Agreement and for the other works morefully and particularly hereunder written on our behalf it is necessary and expedient for us to appoint the Developer named in the said the said Development Agreement' as our Attorney.

Bishu Ganguly

NOW KNOW YE BY THESE PRESENTS, We, **1. SRI BIJOY GHOSH** (PAN NO. ADYPG4183B), Son of Late Lal Mohan Ghosh, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at C/9, Raj Narayan Park, Boral, Kolkata-700 154, P.S Sonarpur, P.O- Boral, District - South 24 Parganas, **2. SRI SWAPAN KUMAR GHOSH** (PAN NO. ADOPG0788)), son of Late Haridas Ghosh, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at A/17, Raj Narayan Park, (Rangkal), Boral, Kolkata-700 154, Police Station -Sonarpur, Post Office Boral, District- South 24 Parganas **3. SRI. SUBRATA MAJUMDER**, (PAN NO. AITPM8668D), Son of Sri. Thakurdas Majumder, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 29, Southend Garden, Kolkata-700 084, Police Station -Patuli, Post Office Garia, District - South 24 Parganas, **4. SRI BABULAL PAUL**, (PAN NO. AHWPP2321G), son of Late Kanai Lal Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at P-21, Valley Park, Sreerampore Road, Garia, Kolkata-700 084, Police Station - Patuli, Post Office - Garia, District - South 24 Parganas and **5. SRI SUMON MAJUMDER**, (PAN NO. AIUPM9056C), son of Sri. Thakurdas Majumder, by faith - Hindu, Nationality-Indian, by occupation- Business, Residing at 29, Southend Garden, Kolkata-700 084, Police Station -Patuli, Post Office - Garia, District - South 24 Parganas, **6. SRI. CHANCHAL PAUL**, (PAN NO. BANPP3446F), Son of Sri Niranjan Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 145, Sreerampore Road, Kolkata-700 084, Police Station -Patuli, Post Office -Garia, District - South 24 Parganas, **7. SMT. DOLLY PAUL**, (PAN NO. BDSPP0178A), son of Chanchal Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 145, Sreerampore Road, Kolkata-700 084, Police Station -Patuli, Post Office -Garia, District - South 24 Parganas **8. SRI BHAJA RANJAN PAUL**, (PAN NO. AZXPP7850R), Son of Late Sunil Paul, by faith - Hindu, Nationality-Indian, by occupation - Business, residing at 1/18, B.P Township, Block-Q, Kolkata-700 094, Police Station patuli **9. SRI TANMOY GHOSH**, (PAN NO. BAIPG8310E), son of Sri Sadhan Ghosh, by

faith – Hindu, Nationality-Indian, by occupation - Business, residing at AB-7, Desh Bandhu Nagar, Baguihati, Kolkata-700 059, Police Station – Baguihati, Post Office - Baguihati, District – North 24 Parganas and **10. SRI. DILIP KUMAR DUTTA**, (PAN NO. AIAPD0409Q), son of Late. Arun Chandra Dutta, by faith – Hindu, Nationality-Indian, by occupation- Business, Residing at 1, Southend Garden Extension, Garia, Kolkata-700 084, Police Station –Patuli, Post Office – Garia, District – South 24 Parganas, **11. SMT. NIVA DUTTA**, (PAN NO- AVCPD0709N) wife of Dilip Kumar Dutta, , by faith – Hindu, Nationality-Indian, by occupation Business, Residing at 1, Southend Garden Extension, Garia, Kolkata-700 084, Police Station –Patuli, Post Office – Garia, District – South 24 Parganas do hereby nominate, constitute and appoint **M/S. REALMARK KABYO NEER LLP**, (PAN NO.-AAZFR8514R), a Limited Liability Partnership, having its registered office at 209 AJC Bose Road, Karnani Estate, 5th floor, Room No. 192, Police Station Beniapur, Post Office Circus Avenue, Kolkata - 700 017, being represented by one of its Authorised Signatory namely, **Gagan Lohia** [PAN AAVPL2914M & Aadhaar No. 742689043172], son of Gopal Prasad Lohia, working at gain 209, A.J.C Bose Road, Karnani Estate, 5th Floor, Room No. 192, Kolkata-700017, Post Office Circus Avenue, Police Station Beniapur by virtue of a Board Resolution dated 27.01.2021, , (hereinafter called “*the Attorney*”) as our true and lawful constituted Attorney for us, in the name and on behalf of ourselves to do and/ or caused to be done in our name and on our behalf to do and/or cause to be done all acts, deeds, matters and things that may be required in regard to development of the said Premises and/or any portion thereof including those mentioned hereinafter.

1. To prepare, submit correspond , receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments like Kolkata Metropolitan Development Authority (“KMDA”), West Bengal State Electricity Board/CESC for

obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., in connection with the development of the said Premises.

2. To prepare and submit plans, documents and other things required for development of the said Premises with the Rajpur- Sonarpur Municipality or by any other Competent Authority for obtaining approval to the same and to submit proposals from time to time for the amendments of such Plans to the Rajpur- Sonarpur Municipality or by any other Competent Authority for the purpose of obtaining approval to such amendments. To make applications for water connection, electric connection and also for other requirements which are be required for the development of the said Premises;
3. To appear before the sub registrar, to register any Agreement(s) or documents relating to any development of the Premises.
4. To sign, execute and deliver all other instruments, statements, and assurances on behalf of the PRINCIPALS as may be required for fully and effectively registering the said Agreement(s) or documents.
5. To appear before the competent Block Land and Land Reforms Officer/Municipal Corporation/Block Development Officer and/or any authority whatsoever for any reason whatsoever inter alia, mutation, assessment and/or re-assessment of cesses and/or taxes payment of cesses and/or taxes, in connection with the said Premises on our behalf;
6. To apply for obtaining quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Buildings.
7. To enter into and defend possession of the said Premises and every part thereof and also to manage and administer the said Premises and to develop the said Premises;

8. To do, execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion our said Attorney ought to be done, executed and performed in relation to development of the said Premises as fully and effectually as could be done on personal presence so as to achieve the ends of these presents;
9. To obtain bank finance and/or banking facilities from any bank and/or financial institutions in the name of himself/ Attorney for the purpose of undertaking the Housing Project by creating the charge/ mortgage of the said Premises, by deposit of original title deeds, however without creating any financial obligation upon us and/or on the principals and without creating any charge or lien on the Allocation/realizations attributable to us. We hereby agree and undertake to retify and execute all deeds documents instruments and papers as whereby we the Owners shall incur no liability in any manner whatsoever and howsoever, as may be necessary and/or required to enable the Attorney to avail loan or financial accommodation for construction purposes however no liability shall be foisted on us in any manner whatsoever.
10. To sign, execute affirm and verify all such statements, papers, applications and other documents as may from time to time be necessary or required that shall be required for development of the said Premises;
11. To negotiate and to enter into any Agreement for Sale with any person or persons Organization for transfer of all the saleable spaces in the said New Building/s and at the said Premises or any portion thereof as our Attorney shall think fit in terms of the said Development Agreement.
12. To sign and execute all necessary deeds, agreements, conveyance or conveyances and documents regarding sale/transfer of the all the saleable spaces in the New Building/s and at the said Premises

and/or any portion thereof in terms of the said Development Agreement and to get the same registered from any competent authority;

13. To retain and appoint Advocates and Lawyers for completing the procedure of such sale and to sign, execute and deliver all documents and papers as my said Attorney shall think fit and proper relating thereto;
14. To appear before the appropriate registration authority and to present all deeds, conveyance or conveyances and other documents and papers concerning or relating to the sale of all the saleable spaces in the New Building and at the said Premises and/or any portion thereof in terms of the said Development Agreement and also to sign and execute all such Deed/s, Agreement/s, Conveyance or Conveyances and such other document/s before appropriate registration authority for completing such sale and/or transfer;
15. To present any such Deed or Deeds of sale, conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Deed or Deeds of Sale, conveyance or conveyances registered in accordance with the law.
16. To receive from the intending purchaser and/or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good and valid receipt thereof in terms of the said Development Agreement.
17. To enter into any compromise or amicable settlement, if required, to settle any dispute, if any, that may crop up in connection with the said Premises and/or any portion thereof;
18. To appoint and engage, transfer suspend and remove at pleasure any employee or agent, staff workers, for or from permanent, temporary or special service and to settle the terms and conditions

as the said Attorney shall think fit and to determine their powers and duties so as to effectuate the intention of these presents.

19. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitutes limited to any one or more purpose or purposes as they shall from time to time desire in that behalf.
20. To represent us and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, public and/or Private authority and/or authorities whomsoever in connection with the said Premises.
21. To make necessary applications to the West Bengal State Electricity Board and/ or C.E.S.C and/or other concerned authorities for obtaining electric power in the said Premises.
22. To accept notices and services of papers from any Court, Tribunal and/or Authorities and/or Person/s for ourselves in our name and on our behalf in connection with the said Premises.
23. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Premises and for construction of the New Building thereon and to pay their fees, consideration monies salaries and/ or wages.
24. To enter upon the said Premises either alone or along with others for the purpose of commencing construction work at the said Premises and for that purpose to demolish the existing structure standing on the said Premises and erecting new structures thereon.
25. To commence, procure, enforce, defend, answer and/or oppose all actions and other legal proceeding and demands touching any of the matters concerning the said Premises or any part thereof including relating to acquisition and/ or for requisition and /or in respect of the said estate in now or any hereinafter be interested or

- connected and if think fit to act or proceeding as aforesaid before any court civil or revenue including the rent controller.
26. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said Premises or any part thereof.
 27. To appear and represent us before all authorities including those under the Municipality for fixation and/ or finalization of the annual valuation of the said Premises and for that purpose to sign execute and submit acts, deeds and things as the said Attorney may deemed fit proper.
 28. To retain and appoint Advocates and Lawyers for the said sale and to sign and execute and deliver vakalatnama and other authority as my said Attorney shall think fit and proper;
 29. To receive, realize and recover the amount of consideration for and on account of transfer or sale or otherwise disposal of all the saleable spaces in the New Building/s and at the said Premises and/or any portion thereof in terms of the said Development Agreement and also to issue valid and effective receipts.
 30. To appear before the appropriate registration authority and to present and sign all transfer deeds and other documents and papers concerning or relating to the sale or transfer deeds or other documents and papers concerning or relating to the sale or transfer or otherwise disposal of all the saleable spaces in the New Building/s and at the said Premises and/or any portion thereof in terms of the said Development Agreement and also to admit execution thereof;
 31. To rectify any error in any of the aforesaid deeds or documents and for such purpose to execute and register deeds of rectification if necessary
 32. To collect, advance, part payment or full consideration from any intending Purchaser or Purchasers of any saleable spaces in the

New Building/s and at the said Premises and/or any portion thereof or of any of the constructed area at the said Premises as our attorney shall think fit and proper and to advertise in independent news papers and display boarding in different plans, engage agency or agencies for selling of all the saleable spaces in the New Building/s and at the said Premises and/or any portion thereof as the said Attorney shall think fit and proper.

33. Any advances or payments whatsoever to be obtained by our Attorney shall be at its own risks and responsibilities and we shall not at be liable or responsible for the same or for any part thereof.
34. To apply to the competent authorities Fire Force Department, BSNL, Airport & Telecommunication authorities, Police authorities and other statutory authorities without any limitation for permission to obtain electricity, water, drainage and other connections and to enter into contracts with various manufacturers and suppliers for the supply of the necessary materials, articles and equipment required for the development of the said Premises.
35. To enter upon the said land with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned.
36. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the schedule mentioned Premises.
37. To retain and appoint Advocates and Lawyers for the said sale and to sign and execute and deliver vakalatnama and other authority as my said Attorney shall think fit and proper;
38. To do all other acts, deeds and things as may be necessary and required for development of the said Premises and for completing the procedure of sale all the saleable spaces in the New Building/s and at the said Premises and/or any portion thereof in terms of the said Development Agreement and to do all such deed, acts and

things and to execute and sign all other deeds, instruments and assurances that are necessary/required and to enter into and /or agree to such covenants and/or conditions as may be required for all the saleable spaces in the New Building/s and at the said Premises and/or any portion thereof to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves, even if they are not covered by abovementioned clauses of this instant Power of Attorney;

AND GENERALLY the said Attorney shall have the power to do all such acts, deeds and things relating and/or in connection to the sale of all the saleable spaces in the New Building/s and at the said Premises and/or any portion thereof in terms of the said Development Agreement of the said Premises on our behalf in all manner whatsoever, as we ourselves could have lawfully done, if personally present;

AND we do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said Premises by virtue of the power hereby given.

SCHEDULE
'The Said Property'

All That specially demarcated piece and parcel of land classified as 'Danga', admeasuring an area of 138 decibal or 83 Cottah 9 Chittack 12 Sq. ft. be the same little more or less out of total land measuring 157 decibal having rayati rights therein, lying at Mouza - Manikpore, Pargana-Margura,, Touzi No. 25, J.L. No. 77, R.S. No. 226, being 52 decimals formerly in R.S and L.R Dag No 213 under R.S. Khatian No. 82, 24 Decimal out of 43 decimal R.S and L.R Dag No 353 under R.S. Khatian No. 387, 41 decimal in

R.S and L.R Dag No 354 under R.S. Khatian No. 387, and 21 decimal in R.S and L.R Dag No 355 under R.S. Khatian No. 138 at present lying within the local limits of Rajpur-Sonarpur Municipality under Ward No. 23, Presently being portion of Holding No. 484 & 487(Formerly municipal holding no 383), Ghosh Para, under Police Station and Sub- Registry Office at Sonarpur, District- South 24 Parganas which at present recorded in the name of the present owners under L.R Khatian 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627,1628,1629,1630 and butted and bounded as follows:-

North : Part portion of R.S. Dag -353, & Land of R. S Dag No- 214,209;

South : Municipal Road and Land of R.S.-382,356,357;

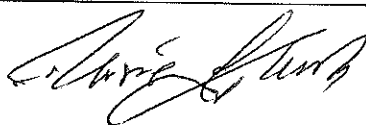
East : Land of R.S Dag No 212,359,358;


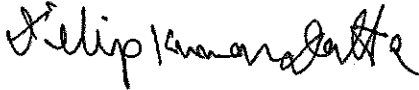
West : Municipal Road & Part portion of R.S. Dag No-353;

IN WITNESS WHEREOF we have executed these presents at Kolkata on this the _____ day of _____, 2021.


SIGNED, EXECUTED AND DELIVERED

by the aforesaid Executants at Kolkata in the presence of:


Witnesses -	Grantors -
1. Mukesh Ku Sharma S/O vijay Sharma 30/5 Nis Road Kishor Hooghly 712248.	1.  2. Swapan Kumar Ghose 3. Subrata Majumder 4. Babu Lal Paul 5. Sumon Majumder
2. Bshanguly D/o Tapas Kr. Anuguly Balpaha (c) (Kolkata) Nade. -791222	6. <input checked="" type="checkbox"/> Santal Paul 7. <input checked="" type="checkbox"/> Dolly Paul 8. Bhuga Rangam Paul












	9. 
	10. 
	11. Niva Datta

SIGNED, SEALED AND ACCEPTED by
the Attorney at Kolkata in the presence
of:

Witnesses -	Attorney -
1. Muxesh Krishna S/O Vijay Sharma 35/5 N.S Road Kishor Hooghly 912248	REALMARK KABYO NEER LLP  Designated Partners/Authorised Signatory
2. Esha Ganguly P/O Tapan K. Ganguly Palpara (c) Lankala Wadin - 741222	

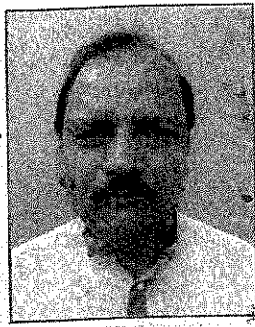










Drafted by


Esha Ganguly
 Advocate, High Court
 Regd. No. F-1559/2009

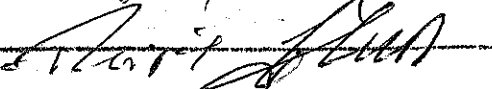
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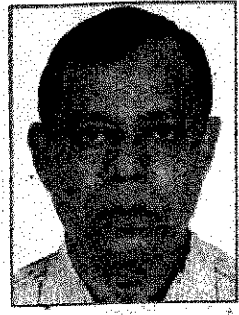










Name GAGAN LOHIA

Signature 

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	right hand					











Name BISOY GHOSH

Signature 





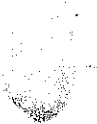




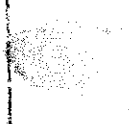
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Name SWAPAN KR GHOSH











Signature Swapn Kumar ghoe

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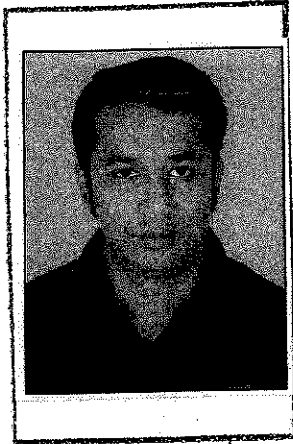
Name SUBRATA MAJUMDER
 Signature Subrata Majumder

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left hand					
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Name BABULAL PAUL
 Signature Babu Lal Paul

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left hand					
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Name SUMON MAJUMDER
 Signature Sumon Majumder



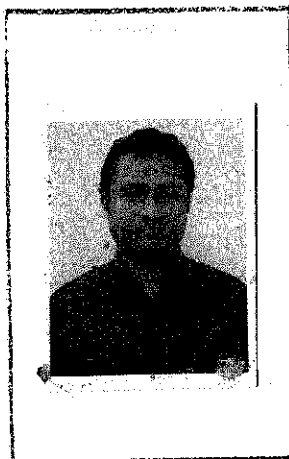
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Name CHANGHAL PAUL
 Signature Changhal Paul



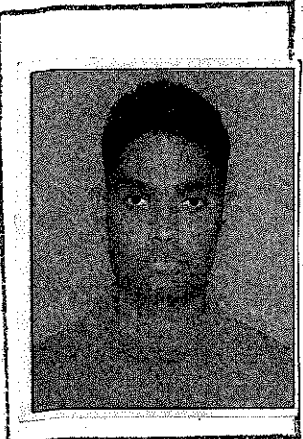










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Name DOLLY PAUL
 Signature Dolly Paul

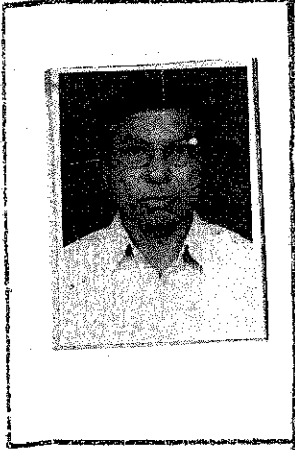
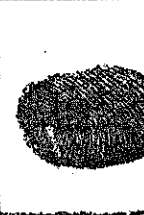











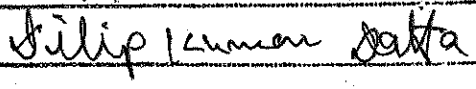
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Name BHAJA RANJAN PAUL
 Signature Bhaja Ranjan Paul


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Name TANMOY GHOSH
 Signature 

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	right hand					

Name DILIP KUMAR DUTTA
 Signature 

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	left hand					
	right hand					

Name NIVA DUTTA
 Signature 

Major Information of the Deed






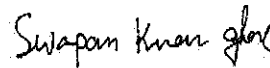


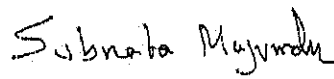
Deed No :	I-1603-00853/2021	Date of Registration	12/02/2021
Query No / Year	1603-8000330896/2021	Office where deed is registered	
Query Date	12/02/2021 12:07:43 PM	1603-8000330896/2021	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836969066, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 3,83,98,701/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300801/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



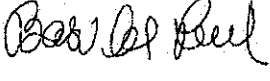


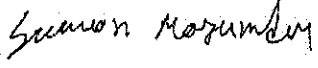
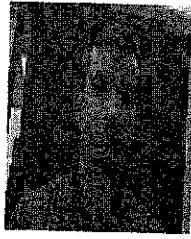




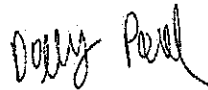
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHOSHAL PARA ROAD, Mouza: Manikpur, , Ward No: 023, Holding No:484 487 Pin Code : 700148



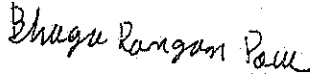
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-353	LR-387	Bastu	Danga	24 Dec		1,07,15,917/-	Property is on Road , Project Name :
L2	LR-354	LR-387	Bastu	Danga	41 Dec		1,83,06,357/-	Property is on Road , Project Name :
L3	LR-355	LR-138	Bastu	Danga	21 Dec		93,76,427/-	Property is on Road , Project Name :
		TOTAL :			86Dec	0 /-	383,98,701 /-	
	Grand Total :				86Dec	0 /-	383,98,701 /-	

Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIJOY GHOSH Son of Late Lal Mohan Ghosh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	 12/02/2021	 LTI 12/02/2021	 12/02/2021
	C/9, Raj Narayan Park, Boral,, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
2	Name Mr SWAPAN KUMAR GHOSH Son of Late Haridas Ghosh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	 12/02/2021	 LTI 12/02/2021	 12/02/2021
	A/17, Raj Narayan Park, Rangkal,, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
3	Name Mr SUBRATA MAJUMDER Son of Mr Thakurdas Majumder Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	 12/02/2021	 LTI 12/02/2021	 12/02/2021
	29, Southend Garden,, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr BABULAL PAUL Son of Late Kanailal Paul Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
	12/02/2021	LTI 12/02/2021	12/02/2021	
P-21, Valley Park, Sreerampore Road, Garia,, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr SUMON MAJUMDER Son of Mr Thakurdas Majumder Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
	12/02/2021	LTI 12/02/2021	12/02/2021	
29, Southend Garden,, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr CHANCHAL PAUL Son of Late Lal Mohan Ghosh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
	12/02/2021	LTI 12/02/2021	12/02/2021	
145, Sreerampore Road,, P.O:- GARIA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mrs DOLLY PAUL Wife of Mr CHANCHAL PAUL Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
	12/02/2021	LTI 12/02/2021	12/02/2021	



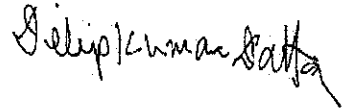
145, Sreerampore Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BHAJA RANJAN PAUL Son of Late Sunil Paul Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
12/02/2021	LTI	12/02/2021	12/02/2021



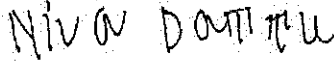
1/18, B.P Township, Block-Q,, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AZxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr TANMOY GHOSH Son of Mr Sadhan Ghosh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
12/02/2021	LTI	12/02/2021	12/02/2021

AB-7, Desh Bandhu Nagar, Baguihati,, P.O:- Baguihati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr DILIP KUMAR DATTA Son of Late Arun Chandra Dutta Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
12/02/2021	LTI	12/02/2021	12/02/2021










1, Southend Garden Extension, Garia, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office

11	Name	Photo	Finger Print	Signature
	Mrs NIVA DUTTA Wife of Mr DILIP KUMAR DUTTA Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
		12/02/2021	LTI 12/02/2021	12/02/2021
1, Southend Garden Extension, Garia, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				



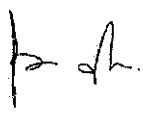
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REALMARK ARANNYA LLP 209 AJC Bose Road, Karnani Estate, 5th Floor, Room, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.:: AAxxxxxx4R,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> Mr GAGAN LOHIA (Presentant) Son of Mr GOPAL PRASAD LOHIA Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 12 2021 1:33PM</td> <td>LTI 12/02/2021</td> <td>12/02/2021</td> </tr> </tbody> </table> <p>209, A.J.C Bose Road, Karnani Estate, 5th Floor, Room No. 192, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : REALMARK ARANNYA LLP (as AUTHORISED SIGNATORY)</p>	Name	Photo	Finger Print	Signature	Mr GAGAN LOHIA (Presentant) Son of Mr GOPAL PRASAD LOHIA Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office					Feb 12 2021 1:33PM	LTI 12/02/2021	12/02/2021
Name	Photo	Finger Print	Signature										
Mr GAGAN LOHIA (Presentant) Son of Mr GOPAL PRASAD LOHIA Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office													
	Feb 12 2021 1:33PM	LTI 12/02/2021	12/02/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bapi Das Son of Late Sunil Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

	12/02/2021	12/02/2021	12/02/2021
Identifier Of Mr BIJOY GHOSH, Mr SWAPAN KUMAR GHOSH, Mr SUBRATA MAJUMDER, Mr BABULAL PAUL, Mr SUMON MAJUMDER, Mr CHANCHAL PAUL, Mrs DOLLY PAUL, Mr BHAJA RANJAN PAUL, Mr TANMOY GHOSH, Mr DILIP KUMAR DATTA, Mrs NIVA DUTTA, Mr GAGAN LOHIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY GHOSH	REALMARK ARANNYA LLP-2.18182 Dec
2	Mr SWAPAN KUMAR GHOSH	REALMARK ARANNYA LLP-2.18182 Dec
3	Mr SUBRATA MAJUMDER	REALMARK ARANNYA LLP-2.18182 Dec
4	Mr BABULAL PAUL	REALMARK ARANNYA LLP-2.18182 Dec
5	Mr SUMON MAJUMDER	REALMARK ARANNYA LLP-2.18182 Dec
6	Mr CHANCHAL PAUL	REALMARK ARANNYA LLP-2.18182 Dec
7	Mrs DOLLY PAUL	REALMARK ARANNYA LLP-2.18182 Dec
8	Mr BHAJA RANJAN PAUL	REALMARK ARANNYA LLP-2.18182 Dec
9	Mr TANMOY GHOSH	REALMARK ARANNYA LLP-2.18182 Dec
10	Mr DILIP KUMAR DATTA	REALMARK ARANNYA LLP-2.18182 Dec
11	Mrs NIVA DUTTA	REALMARK ARANNYA LLP-2.18182 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY GHOSH	REALMARK ARANNYA LLP-3.72727 Dec
2	Mr SWAPAN KUMAR GHOSH	REALMARK ARANNYA LLP-3.72727 Dec
3	Mr SUBRATA MAJUMDER	REALMARK ARANNYA LLP-3.72727 Dec
4	Mr BABULAL PAUL	REALMARK ARANNYA LLP-3.72727 Dec
5	Mr SUMON MAJUMDER	REALMARK ARANNYA LLP-3.72727 Dec
6	Mr CHANCHAL PAUL	REALMARK ARANNYA LLP-3.72727 Dec
7	Mrs DOLLY PAUL	REALMARK ARANNYA LLP-3.72727 Dec
8	Mr BHAJA RANJAN PAUL	REALMARK ARANNYA LLP-3.72727 Dec
9	Mr TANMOY GHOSH	REALMARK ARANNYA LLP-3.72727 Dec
10	Mr DILIP KUMAR DATTA	REALMARK ARANNYA LLP-3.72727 Dec
11	Mrs NIVA DUTTA	REALMARK ARANNYA LLP-3.72727 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY GHOSH	REALMARK ARANNYA LLP-1.90909 Dec
2	Mr SWAPAN KUMAR GHOSH	REALMARK ARANNYA LLP-1.90909 Dec
3	Mr SUBRATA MAJUMDER	REALMARK ARANNYA LLP-1.90909 Dec
4	Mr BABULAL PAUL	REALMARK ARANNYA LLP-1.90909 Dec
5	Mr SUMON MAJUMDER	REALMARK ARANNYA LLP-1.90909 Dec
6	Mr CHANCHAL PAUL	REALMARK ARANNYA LLP-1.90909 Dec
7	Mrs DOLLY PAUL	REALMARK ARANNYA LLP-1.90909 Dec
8	Mr BHAJA RANJAN PAUL	REALMARK ARANNYA LLP-1.90909 Dec
9	Mr TANMOY GHOSH	REALMARK ARANNYA LLP-1.90909 Dec
10	Mr DILIP KUMAR DATTA	REALMARK ARANNYA LLP-1.90909 Dec
11	Mrs NIVA DUTTA	REALMARK ARANNYA LLP-1.90909 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHOSHAL PARA ROAD, Mouza: Manikpur, , Ward No: 023, Holding No:484 487 Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 353, LR Khatian No:- 387		Owner Name not selected by applicant.
L2	LR Plot No:- 354, LR Khatian No:- 387		Owner Name not selected by applicant.
L3	LR Plot No:- 355, LR Khatian No:- 138		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160300853 / 2021

On 12-02-2021

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 13:06 hrs on 12-02-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr GAGAN LOHIA .,

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 3,83,98,701/-

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

Execution is admitted on 12/02/2021 by 1. Mr BIJOY GHOSH, Son of Late Lal Mohan Ghosh, C/9, Raj Narayan Park, Boral,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Others, 2. Mr SWAPAN KUMAR GHOSH, Son of Late Haridas Ghosh, A/17, Raj Narayan Park, Rangkal,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Others, 3. Mr SUBRATA MAJUMDER, Son of Mr Thakurdas Majumder, 29, Southend Garden,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 4. Mr BABULAL PAUL, Son of Late Kanailal Paul, P-21, Valley Park, Sreerampore Road, Garia,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 5. Mr SUMON MAJUMDER, Son of Mr Thakurdas Majumder, 29, Southend Garden,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 6. Mr CHANCHAL PAUL, Son of Late Lal Mohan Ghosh, 145, Sreerampore Road,, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 7. Mrs DOLLY PAUL, Wife of Mr CHANCHAL PAUL, 145, Sreerampore Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 8. Mr BHAJA RANJAN PAUL, Son of Late Sunil Paul, 1/18, B.P Township, Block-Q,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Others, 9. Mr TANMOY GHOSH, Son of Mr Sadhan Ghosh, AB-7, Desh Bandhu Nagar, Baguihati,, P.O: Baguhati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 10. Mr DILIP KUMAR DATTA, Son of Late Arun Chandra Dutta, 1, Southend Garden Extension, Garia, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 11. Mrs NIVA DUTTA, Wife of Mr DILIP KUMAR DUTTA, 1, Southend Garden Extension, Garia, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others
Identified by Mr Bapi Das, , , Son of Late Sunil Das, Alipore Police Court, 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 12-02-2021 by Mr GAGAN LOHIA, AUTHORISED SIGNATORY, REALMARK ARANNYA LLP, 209 AJC Bose Road, Kamani Estate, 5th Floor, Room, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Identified by Mr Bapi Das, , , Son of Late Sunil Das, Alipore Police Court, 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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AD5958, Amount: Rs.100/-, Date of Purchase: 29/09/2020, Vendor name: H Mukherjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 29374 to 29418
being No 160300853 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.02.22 12:48:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/02/22 12:48:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)