

7666

I-07300/2018




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 272779

Q-1-324935/18

The signature sheet / sheets to be
 attached with this document
 are the part of this document


 Additional District Registrar
 Sodepur, North 24-Parganas
 17 DEC 2018

DEVELOPMENT POWER OF ATTORNEY



1223. 100/16/11/2018
Debanjan Goswami,
Advocate Sealdah Div.

HM

12/22/20
A.P.P.



Additional District Sub-Regional
Sodepur, North 24 Parganas

9 DEC 2018

Sudipta Paul
Ruiya B.K.P

1) **SRI BHASKAR GHOSH,**

PAN : ARXPG5663K,

2) **SRI SUBHANKAR GHOSH,**

PAN : BEXPG3310R,

Both are sons of Sri Dulal Ghosh @ Dulal Chandra Ghosh ,

Both are by faith - Hindu, by Nationality - Indian,

By occupation – Service and Student respectively,

*Residing at – 268/153/2, New Colony Road, Paschimpara, P.O. Rahara,
P.S. Khardah, District - North 24 Parganas, Kolkata – 700118,*

SEND GREETINGS: -

WHEREAS originally one Dulal Chandra Ghosh @ Dulal Ghosh , was the owner of a Plot of Bastu land measuring 5 (Five) Cottahs 11 (Eleven) Chittaks 29 (Twenty Nine) Sq.ft. which is lying and situated at Mouza : Rahara, J.L. No. 3, Re.Su. No. 61, Touzi No. 184-190, comprised in R.S. Khatian No. 218 under R.S. Dag No. 603/1580, in Corresponding to **L.R.Dag No. 1542 under L.R. Khatian No. 1200**, under P.S. Khardah, A.D.S.R.O. Sodepur and previously Barrackpore, within District North 24 Parganas under Khardah Municipality.

AND WHEREAS the aforesaid owner Dulal Chandra Ghosh @ Dulal Ghosh get the aforesaid piece of land from his father, Abinash Ghosh @ Abinash Chandra Ghosh, Since Deceased, by way of Legal Heirship from his father.

AND WHEREAS said Dulal Chandra Ghosh @ Dulal Ghosh, made a Bengali Danpatra Dalil (Deed Of Gift) in favour of his two sons Sri Bhaskar Ghosh and Sri Subhankar Ghosh, the present Owner No. 1 and 2 herein. This Deed was duly Registered at the office of A.D.S.R. Sodepur, on 04/01/2017 and the same was recorded in Book No. 1, Volume No. 1524-2017, Pages 3046 to 3065, being No. I- 152400034 for the year 2017.

AND WHEREAS After the above activities made by the said Dulal Chandra Ghosh @ Dulal Ghosh, his both sons Sri Bhaskar Ghosh and Sri Subhankar Ghosh, jointly got his full title, interest and control over 5 kattah 11 Chittak 29 Sq. Ft. Land with RTS structure of 375 Sq.Ft. (more or less) thereon. The said Sri Bhaskar Ghosh and Sri Subhankar Ghosh, after became the absolute owner, mutated their name in the office of Khardah Municipality and BL & LRO and recorded under R.S. Khatian No. 218, R.S. Dag No. 603/1580 in Corresponding to **L.R.Dag No. 1542**



under L.R. Khatian No. 5101 and 5102 of Mouza- Rahara. The aforesaid Property is recorded as, Municipal Holding no. 268/153/2, New Colony Road, Paschimpara, under jurisdiction of Khardah Municipality, Ward No. 11.

AND WHERE AS, the present land owners being the absolute owner comprising of land admeasuring about 5 Cottahs 11 Chittaks 29 Sq.Ft. (10 Satak by measurement & records of B.L. & L.R.O.) be the same or little more or less with more or less 375 Sq.Ft. RTS construction thereon; as per L.R. records of BL & LRO, which is lying and situate at Mouza : Rahara, J.L. No. 3, Re.Su. No. 61, Touzi No. 184-190, comprised in R.S. Khatian No. 218 corresponding to R.S. Dag No. 603/1580 & L.R. Dag No.1542 under corresponding L.R. Khatian No- 5101 and 5102, P.S. Khardah , ADSRO - Sodepur (formerly Barrackpore) under Khardah Municipality , ward no -11, Holding no- 268/153/2, New Colony Road, Paschimpara,, Dist- North 24 Parganas and thus seized and possessed otherwise well sufficiently as owners by mutated their name in the office of Khardah Municipality and BL & LRO and pay the Rent & taxes regularly, which is hereinafter called and referred as the SAID PROPERTY.

AND WHEREAS we the Executants herein have entered into a registered Development Agreement, which was duly executed on 19/12/2018 and registered at A.D.S.R.O. Sodepur, being Deed No. I- 152407297/2018 , with the Developer "PIONEER ASSOCIATES" , a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, Consisting the following Partners, namely,

- (1) SRI KANTI RANJAN DAS, son of Late Nalini Kanta Das ,residing at - 1 No. Surya Sen Nagar , P.O. Khardah, Kolkata - 117,
 - (2) SRI GOPAL DAS, son of Late Narayan Chandra Das , residing at - "Kironalay" , Sasadhar Tarafder Road , P.O. Sukchar , P.S. Khardah, Kolkata - 115 ,
- for construction of a Multi-Storied Building over the aforesaid and below Schedule property having a number of flats for residential purpose and garages or other unit for semi-commercial purposes and to carry on the said Constructional Work and to sale out the same,

We , do hereby nominate, appoint and constitute said Developer : M/S. PIONEER ASSOCIATES , a Partnership Firm under Indian



Shashank Ghosh

Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, represented by its Partners, namely, (1) SRI KANTI RANJAN DAS, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117, (2) SRI GOPAL DAS, son of Late Narayan Chandra Das, residing at - "Kironalay", Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata - 115, as our true and lawful Attorneys or Agents in our name and on our behalf to do inter alia following acts deeds and things viz.

1. To enter into hold and defend and to manage, maintain and administer the below schedule property every part thereof.
2. To appoint Architects, Engineers, Labour etc. and to supervise, carry out the development work through contractors, Architects and surveyors as may be required by our Attorneys on behalf of ourselves for construction a multi-storied building over the below mentioned Schedule property.
3. To sign, execute and submits documents, undertaking, declaration in our name and on our behalf.
4. To prepare plans for the development of the said property described in the Schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and Sanctioned plan of the same on our behalf in respect of our property mentioned in the schedule below.
5. To carry on correspondence with and represent me/us before all concerned authorities in connection with the development of the said property.
6. To pay various deposits to the Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and constructions of the structure thereon and to claim refund of such deposits paid by our said Attorneys and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
7. To approach different authorities and offices for the purpose of obtaining various permission and other service connections including water and electricity for carrying out the completing the

development of the said property and construction of building thereon.

8. To appear before the Govt. Department as also the **Khardah Municipality** or any concerned authorities for the purpose of obtaining necessary "No-objection Certificate" and or permission and or sanction in regard to the carrying out construction of the said building and completion thereof.
9. To file application, sign all documents, paid security deposit and obtain necessary fire permission from the West Bengal Fire Services and also obtain No-objection Certificate from Pollution Control Board on my/our behalf as may be required.
10. That my/our attorney shall negotiate on the terms and conditions and entered in to agreement for sale or otherwise deals with the dispose of the several flats or unites to be constructed and to received consideration from the intending purchaser or purchasers thereof and to give proper lawful discharge save and except the owner's allocated portions.
11. That to appear before ADSR, DSR, or Registrar of Assurances or any other registration office for execution & registration of the agreement for Sale or Deed of Conveyance in respect of the Developers' allocation or part thereof and also to sign the back of the IGR on my/our behalf.
12. To appear for and on behalf of myself / Ourselves in the office of Collectorate, Municipality, Electricity office i.e. CESC or WBSEB to the file application or file documents , paid security deposit and obtain necessary permission or NOC from any authority and in all courts having civil, criminal, original or appellate, revisional, jurisdiction of any High Court, or Debt Recovery Tribunal, or before any Magistrate and any other authorities, Government or semi-Government Department.
13. To institute suite, defend and prosecute, enforce, or resist any suit or other action and preceding appeals, in any court anywhere within civil, criminal, revenue, revision, or before tribunal, arbitrator whether by ad on behalf of myself/ourselves to execute vakaltnama, to act and pled; to sign and verify plaints, petition, written statement, petition, and other pleadings, to accept service of

[Handwritten Signature]
BeU.

summons, notice and other legal process, enforce judgments, to appoint and engage pleaders, counsel, or any other legal agents as my/our attorney may think fit and proper.

14. To issue letters and writings and or undertaking as may be required from time to time by the local Municipal authority and or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction of building thereon.

15. To settle, compromise or compound, any debt or claim whether in favour or against myself/ ourselves with their own resources in completeness.

16. To appear for us and on our behalf file all application or any other documents expedient if necessary in the opinion of the said Attorneys or be made signed executed verified presented or filed and to receive back such documents.

17. To appoint pleaders, solicitors, Advocates to appear and in any Govt. Department or local Municipality and to revoke such appointments and to substitute any others in their place and stead.

18. To swear affidavit or affidavits before the Magistrate on our behalf if required for the purpose of the construction of the proposed building.

19. And generally to do all acts, deeds and things as may necessary on behalf of us to all intent and purpose.

20. And I/we the undersigned do hereby and at all times hereafter shall ratify and confirm all and whatsoever other act or acts said attorney shall lawful and bonafide do or cause to be done by virtue of these presents.

AND we do hereby agree to ratify and confirm all and whatever other Lawful act or acts our said Attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection of our said property properly, which is more fully described in the Schedule below under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power on that behalf is hereunder provided.



SCHEDULE ABOVE REFERRED TO
(Description of the Entire property)

ALL THAT land measuring about 5 Cottahs 11 Chittaks 29 Sq.Ft. (10 Satak by measurement & records of B.L. & L.R.O.) be the same or little more or less with more or less 375 Sq.Ft. RTS construction thereon; as per L.R. records of BL & LRO, which is lying and situate at Mouza : Rahara, J.L. No. 3, Re.Su. No. 61, Touzi No. 184-190, comprised in L.R. Dag No.1542 under corresponding L.R. Khatian No- 5101 and 5102,, P.S. Khardah , ADSRO - Sodepur (formerly Barrackpore) under khardah Municipality, ward no -11, Holding no- 268/153/2, New Colony Road, Paschimpara, Dist- 24 Parganas . The said premises is free from all encumbrances, attachment and liens whatsoever,

The land is bounded by-

On the North-Property of Dipankar Ghosh;

On the South-Municipal Pump House;

On the East -12 Feet Municipal Road;

On the West - House of Haripada Ganguly Neogi, Santipada Neogi, Sailo Ghosh;



IN WITNESS WHEREOF, We the Executants and our Attorneys herein have signed on this Power of Attorney the 19th day of DECEMBER, 2018; in presence of following

Witnesses :-

1. Uttal Ghosh
Panchajanya Bahara

1) Bhaskar Ghosh
2) Subhankar Ghosh

Signature of the Executants.

2. Sudipta Parui
RUYA. B.K.P

PIONEER ASSOCIATES

Kaushik Ranjan Das

Partner

Signature of the Attorneys

Drafted & Prepared by :-

Debanjan Goswami
(Debanjan Goswami)
Advocate

Enrolment No. F/832/503/98

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

Name BHASKAR GHOSH



Status : Presentant

Bhaskar Ghosh

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Bhaskar Ghosh

Signature of the Presentant

2.

Name SUBHANKAR GHOSH



Status : Presentant / Executant / Claimant Attorney /
 Principal / Guardian / Testator

Subhankar Ghosh

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Subhankar Ghosh

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

Name KANTI RANJAN GHOSH



Status : Presentant

Kanti Ranjan Das

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Kanti Ranjan Das
 Signature of the Presentant

2.

Name GOPAL DAS



Status : Presentant / Executant / Claimant Attorney /
 Principal / Guardian / Testator

Gopal Das

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Gopal Das
 Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

आयकर विभाग
 INCOME TAX DEPARTMENT
 BHASKAR GHOSH
 DULAL GHOSH
 07/08/1986
 Permanent Account Number
 ARXPG5653K
 B Ghosh
 Signature

भारत सरकार
 GOVT. OF INDIA





Bhaskar Ghosh

यह कार्ड के साथ / साथ ही कृपया अपना एक / अधिक
 प्रमाण पत्र साथ रखें, जो एक ही एक
 प्राप्त करके, प्रमाण पत्र है।
 इसके अतिरिक्त, कृपया अपने अधिकार
 प्रमाण पत्र - Art 144

This card is valid / together with your card is valid
 please carry along with you
 Income Tax PAN Service Unit, NSD,
 3rd Floor, Supreme Chambers,
 Near Bazar, Telephone Exchange,
 Benar, Pincode - 110047

Tel: 011-26111001, Fax: 011-26111031
 E-mail: info@pan.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

BEXPG3310R

नाम / Name
SUBHANKAR GHOSH

पिता / पिताजी / Father's Name
DULAL GHOSH

जन्म की तारीख / Date of Birth
16/08/1993

हस्ताक्षर / Signature

11/08/2017

Subhankar Ghosh

इस कार्ड में त्रुटि / कोई एक त्रुटि मिली है / त्रुटियाँ:
 आयकर पैन सेवा इकाई, एनएसडी
 5 वीं मंजिल, मन्दी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, नज़्द डीप बंगला चौक के पास,
 पुणे - 411 016.

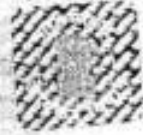
*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDL,
 5th floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: yourpan@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER ASSOCIATES



भारत सरकार
GOVT. OF INDIA



20/02/2010

Permanent Account Number

AAMFP7725R

20/02/2010

Kamli Ranjan Das

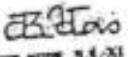
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
 ADSPD7299P

नाम / NAME
 KANTI RANJAN DAS

पिता का नाम / FATHER'S NAME
 NALINI KANTA DAS

जन्म तिथि / DATE OF BIRTH
 12-02-1954

हस्ताक्षर / SIGNATURE
Kanti Ranjan Das


 अधिकार प्रमाण, प.सं. - XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

Kanti Ranjan Das

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने
 वाले अधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
 पी-7,
 चौरंग्ही स्क्वायर,
 कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

GOPAL DAS

NARAYAN DAS

24/03/1973

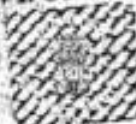
Permanent Account Number

AGAPD0725H

Gopal Das

Signature

भारत सरकार
GOVT. OF INDIA



Gopal Das

Major Information of the Deed

Deed No :	I-1524-07300/2018	Date of Registration	19/12/2018
Query No / Year	1524-1000324975/2018	Office where deed is registered	
Query Date	19/12/2018 11:48:37 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, 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. 10,00,000/-	Rs. 80,02,509/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152407297/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality), Mouza: Rahara, Ward No: 11 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1542	LR-5101	Bastu	Bastu	5 Katha 11 Chatak 29 Sq Ft	9,00,000/-	78,90,009/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					9.4508Dec	9,00,000 /-	78,90,009 /-	



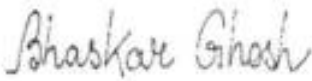


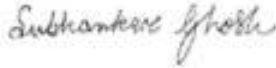
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total :		375 sq ft	1,00,000 /-	1,12,500 /-	



Major Information of the Deed :- I-1524-07300/2018-19/12/2018

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Bhaskar Ghosh (Presentant) Son of Mr Dulal Ghosh Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office			
	19/12/2018	LTI 19/12/2018		19/12/2018
268/153/2 New Colony Road Paschimpara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARXPG5663K, Status :Individual, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr Subhankar Ghosh Son of Mr Dulal Ghosh Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office			
	19/12/2018	LTI 19/12/2018		19/12/2018
268/153/2 New Colony Road Paschimpara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BEXPG3310R, Status :Individual, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office				





Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Pioneer Associates 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAMFP7725R, Status :Organization, Executed by: Representative			



Major Information of the Deed :- I-1524-07300/2018-19/12/2018

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature	Signature		
1	Name	Photo	Finger Print	Signature
1	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 19/12/2018, , Admitted by: Self, Date of Admission: 19/12/2018, Place of Admission of Execution: Office			<i>Kanti Ranjan Das</i>
	1 No Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)	Dec 19 2018 12:46PM	LTI 19/12/2018	19/12/2018
2	Name	Photo	Finger Print	Signature
2	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 19/12/2018, , Admitted by: Self, Date of Admission: 19/12/2018, Place of Admission of Execution: Office			<i>Gopal Das</i>
	Kiranalay Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PA No.: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partner)	Dec 19 2018 12:46PM	LTI 19/12/2018	19/12/2018

Identifier Details :

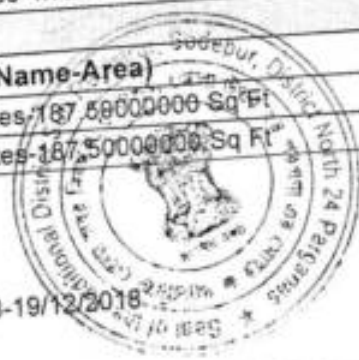
Name & address	Signature
Sudipta Parui Wife of Late Samir Parui Ruiya, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Female, B Caste: Hindu, Occupation: House wife, Citizen of: India, . Identifier Of Mr Bhaskar Ghosh, Mr Subhankar Ghosh, Mr K Ranjan Das, Mr Gopal Das	<i>Sudipta Parui</i>
	19/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Ghosh	Pioneer Associates-4.72542 Dec
2	Mr Subhankar Ghosh	Pioneer Associates-4.72542 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Ghosh	Pioneer Associates-187,58000000 Sq Ft
2	Mr Subhankar Ghosh	Pioneer Associates-187,50000000 Sq Ft



Major Information of the Deed :- I-1524-07300/2018-19/12/2018

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality),
Mouza: Rahara, Ward No: 11 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1542(Corresponding RS Plot No:- 603/1580), LR Khatian No:- 5101	Owner:ভাস্কর ঘোষ, Gurdian:দুলাল চন্দ্র ঘো, Address:নিজ, Classification:বাড়, Area:0.05000000 Acre,	Mr Bhaskar Ghosh

Endorsement For Deed Number : I - 152407300 / 2018

On 19-12-2018

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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:38 hrs on 19-12-2018, at the Office of the A.D.S.R. SODEPUR by Mr Bhaskar Ghosh, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,02,509/-

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

Execution is admitted on 19/12/2018 by 1. Mr Bhaskar Ghosh, Son of Mr Dulal Ghosh, 268/153/2 New Colony Road Paschimpara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 2. Mr Subhankar Ghosh, Son of Mr Dulal Ghosh, 268/153/2 New Colony Road Paschimpara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Student

Indetified by Sudipta Parui, , , Wife of Late Samir Parui, Rulya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

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

Execution is admitted on 19-12-2018 by Mr Kanti Ranjan Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Sudipta Parui, , , Wife of Late Samir Parui, Rulya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

Execution is admitted on 19-12-2018 by Mr Gopal Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Sudipta Parui, , , Wife of Late Samir Parui, Rulya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

Payment of Fees

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

Major Information of the Deed :- I-1524-07300/2018-19



04/01/2019 Query No:-15241000324975 / 2018 Deed No : I - 152407300 / 2018, Document is digitally signed.

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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1223, Amount: Rs.100/-, Date of Purchase: 16/11/2018, Vendor name: S Bhowmik



Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-07300/2018-19/12/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2019, Page from 3448 to 3471
being No 152407300 for the year 2018.



Digitally signed by INDRADIP GHOSH
Date: 2019.01.04 15:52:22 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 04-01-2019 15:50:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)