

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

24/898/19

AC 717858

Where the document is admitted to registration, the number of sheets of the document and the number of sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

20 NOV 2019

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT.

KNOW ALL MEN BY THESE PRESENTS THAT We:

(1) SRI ADITYA JYOTI ROY (PAN NO. AAIPR9872K) (Adhar No. 7439 7483 2425) (Mobile No. 9903371758) son of Late Shyama Prasanna Roy, by religion- Hindu, by occupation - Retired, residing at ROY BARI, H-B/5, Hatiara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas; and

(2) SRI DEBJYOTI ROY (PAN NO. AFDPR4812B) (Adhar No. 494617749811) (Mobile No. 9315941789) son of Sri Aditya Jyoti Roy, by religion Hindu, by occupation Business, residing at A-35, Second floor, Mandakini Enclave, Alaknanda, P.O. Kalkaji, P.S. Chittaranjan Park, New Delhi 110019 hereinafter jointly and collectively referred to as the PRINCIPALS send greetings:

WHEREAS the land owner Aditya Jyoti Roy has purchased of ALL THAT piece of parcel of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft of land be the same little more or less lying and situated at MOUJA JYANGRA, I.L. No. 16Re 5a No. 114 Touzi No. 3027 comprised in C.S Khatian No 354, ZamindariKhatian No 141, R.S. Khatian No. 461/381, C.S Dag No 182 and 183, appertaining to H.S. Dag No. 228, L. R Khatian No 3358, L.R Dag No 3543 land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft.. be the same little more or less under Police Station Baguiati, in the District of North 24 Parganas and registered before ADSRO Cossipore Dum Dum and recorded in Book no 1, Volume No 63, Pages from 01 to 07 being No 2828 for the year of 1976

AND WHEREAS the said Aditya Jyoti Roy transferred, conveyed a portion of the said property measuring an area of 1 Cottha 5 Chittacks 20 sq.ft be the same little more or less unto and in favour of his wife SMT. SUKLA ROY, and registered before ADSRO, Bidhannagar Salt Lake City and recorded in Book No. 1 Being No. 5055 for the year 2008 dated 16th day of March by virtue of Deed of Gift.

AND WHEREAS the said Aditya Jyoti Roy has constructed 2 storied building over the said plot of land and measuring an area of 814 sq.ft. on the Ground Floor and 814 sq.ft. on the First Floor and enjoying the same free from all encumbrances.

AND WHEREAS the said Smt. Sukla Roy died intestate as on 14th day of November, 2010 leaving behind her husband SRI ADITYA JYOTI ROY, only son SRI DEBJYOTI ROY and only daughter SMT. SWATI CHAKRABARTI and the said Sri Aditya Jyoti Roy, Sri Debjyoti Roy and Smt. Swati Chakraborty became the

absolute owner of the property in equal proportion left by the said Smt. Sukla Roy since deceased.

AND WHEREAS one of the co-sharer Smt. Swati Chakrabarti transferred her share of land by virtue of Deed of Gift unto and in favour of her only brother SRI DEBJYOTI ROY, and the said Deed of Gift has been registered before DSRO, Barasat and recorded in Book No. I CD Volume No. 1502-2019 pages from 56205 to 56223 Being No. 150201896 for the year 2019 and the land owner Debjyoti Roy is the owner of a plot of land measuring an area of 7 Chittacks 7 sq.ft be the same little more or less lying and situated at MOUJA -JYANGRA, J.L. No. 16, Re.Sa. No. 114 Touzi No. 3027 comprised in C.S Khatian No 354, R.S. Khatian No. 461/381, ZamindariKhatian No 341, C.S Dag No 182 and 183, appertaining to R.S. Dag No. 228, L. R Khatian No 3358, L.R Dag No 3543 under Police Station- Baguiati, in the District of North 24 Parganas.

AND WHEREAS the land owner Debjyoti Roy is the owner of a plot of land measuring an area of 7 Chittacks 7 sq.ft(received from his mother) be the same little more or less lying and situated at MOUJA -JYANGRA, J.L. No. 16 Re.Sa. No. 114 Touzi No. 3027 comprised in C.S Khatian No 354, R.S. Khatian No. 461/381, ZamindariKhatian No. 341, C.S Dag No 182 and 183, appertaining to R.S. Dag No. 228 L.R.Khatian No3358, L.R Dag No 3543under Police Station- Baguiati, in the District of North 24 Parganas.

Now Sri Aditya Jyoti Roy becomes the owner of a plot of land measuring an area of 3 Cottahs 10 Chittaks 18 sq.ft and Sri Debjyoti Roy becomes the owner of a land measuring 14 chittacks 14 sq.ft, be the same little more or less by virtue of Deed of Gift and inheritance.

AND WHEREAS while thus seized and otherwise well and sufficiently entitled to the said property, the said Land PRICIPALS Sri Aditya Jyoti Roy AND Debjyoti Roy declare to develop their landed property (Totalling to 4 Cottah 8 Chittak 32 sq. ft)

by raising multi storied building thereon the land and the DEVELOPER approached to develop the said land under some terms and conditions more fully described in the Agreement hereunder.

Amended
AND WHEREAS while this seized and otherwise well and sufficiently entitled to the said property, the said PRICIPALS declare to develop of their landed property by raising multi storied building thereon the land and the DEVELOPER approached to develop the said land under some terms and conditions more fully described in the Development Agreement and registered before ALRO, Rajshahi and recorded in Book No. I Being No. 13697 for the year 2019.

AND WHEREAS the land owner have agreed to authorize the DEVELOPER to develop the said land described in the first Schedule written hereunder and construct new building thereon at the cost and expenses of the DEVELOPER as PRICIPALS ship basis and the PRICIPALS / DEVELOPER are agreeable to directly convey the said land with the new building thereon by demarcating several flats/units/apartment to the purchaser/purchasers except owner's allocation more fully described hereunder Third Schedule hereunder written.

AND WHEREAS we being the Principals, would like to appoint (1) SRI TAPAS GHOSH (PAN NO. AHNPG7091B) (Adhar No.2821 2383 3548) (Mobile No. 9830564273), son of Late Tarapada Ghosh , by religion- Hindu, by occupation- Business, residing at Nikhil Abasan , H/A-7, Hatlara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas, (2) SRI DEBASISH GHOSH, (PAN NO. AHYPG4748A) (Mobile No. 9836429930) (Adhar No.974033591794) , son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at H/C-8, Ram Krishna Saram, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (3) SRI PRABIR DASGUPTA (PAN NO. ALEPD8931E) (Adhar No.8576 5567 3929) (Mobile No.9831270842) , son of Sri Jhantu Dasgupta, by religion- Hindu, by occupation- Business, residing at DE-101/A, Purbaharayanatala, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (4) SMT. SUPARNA GANGULY, (PAN NO. ALGPG2777B)

(Adhar No.4273 6062 4354) (Mobile No.9674343637) wife of Sri Satyabrata Ganguly, by religion- Hindu, by occupation- Academician, residing at HJ-21, Manisha Apartment, S.L Sarani, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas AND (5) **SRI KRISHNA YADAV** (PAN NO. ABRPY8893P) (Adhar No. 8851 2785 3077) (Mobile No.7685936790) son of Late Nand Lal Yadav, by religion- Hindu, by occupation- Business, residing at HD-19/3, Ram Krishna Sarani, Baguipara, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas all are by Nationality- Indian, as our true and lawful constituted Attorney to carry out things and take appropriate measures and action for maintain, manage, look after, control the said landed property as well as for the purpose of transfer/lease out / let out the schedule property either in part or full of DEVELOPER's allocated portion.

NOW KNOW ye all and these presents we, (1) **SRI ADITYA JYOTI ROY** (PAN NO.AAIPR9872K) (Adhar No. 7439 7483 2425) (Mobile No. 9903371758) son of Late Shyama Prasanna Roy , by religion- Hindu, by occupation - Retired, residing at ROY BARI, H-B/5, Hatiara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas; and (2) **SRI DEBJYOTI ROY** (PAN NO. AFDPR4832B) (Adhar No. 494632749811) (Mobile No. 9315941789) son of Sri Aditya Jyoti Roy, by religion- Hindu, by occupation - Business , residing at A-35, Second floor, Mandakini Enclave, Alaknanda , P.O. Kalkaji, P.S. Chittaranjan Park, New Delhi-110019 do hereby appoint, nominate and constitute attorney **GANAPATI DEVELOPERS** (PAN NO. AAUFG5829K) a Partnership firm having its business place at HD-19/3, Ram Krishna Sarani, Baguipara, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas represented by their Partners namely (1) **SRI TAPAS GHOSH** (PAN NO. AHNPG7091B) (Adhar No.2821 2383 3548) (Mobile No. 9830564273), son of Late Tarapada Ghosh , by religion- Hindu, by occupation- Business, residing at Nikhil Abasan , H/A-7, Hatiara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas, (2) **SRI DEBASISH GHOSH**, (PAN NO.AHYPG4748A) (Mobile No. 9836429930) (Adhar No.974033591794) by religion- Hindu, by occupation- Business, residing at H/C-8, Ram Krishna Sarani, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (3) **SRI PRABIR DASGUPTA** (PAN NO.ALEPD8931E) (Adhar No.8576 5567 3929) (Mobile No.9831270842) , by religion- Hindu, by occupation- Business, residing at de-101/A, PurbaNarayantala, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (4) **SMT. SUPARNA GANGULY**, (PAN NO.ALGPG2777B)(Adhar No.4273 6062 4354) (Mobile No.9674343637) by religion-

Hindu, by occupation- Academician, residing at HJ-21, Manisha Apartment, S.L Sarani, P.O. Aswinnagar, P.S. Baguati, Kolkata- 700 159 in the District of North 24 Parganas AND (5) SRI KRISHNA YADAV(PAN NO. ABRPY8893P) (Adhar No. 8851 2785 3077) (Mobile No.7685936790) by religion- Hindu, by occupation- Business, residing at HD-19/3, Ram Krishna Sarani, Baguipara, P.O. Aswinnagar, P.S. Baguati, Kolkata- 700 159 in the District of North 24 Parganas all are by Nationality- Indian, as our true and lawful Attorney in my/our name and on my/our behalf to do execute and cause to be done and executed the following acts, deeds, things in connection with our landed property fully described in the Schedule written hereunder.

1. To look after, manage and control the Schedule property on our behalf;
2. To take any other necessary steps and measures for the protection of the Schedule property from damage, waste and alienate in any manner whatsoever on our behalf;
3. To pay rates and taxes to the Government of West Bengal and/or to the Bidhannagar Municipal Corporation and/or any other authority or authorities;
4. To Construct the multi-storied building after getting sanctioned Building Plan or Plans from the Appropriate authority concerned and transfer the property of DEVELOPER's allocated portion together with proportionate undivided impartible share of land and common parts and amenities of the said proposed building to intending Lessee or Lessees/ purchasers.
5. To make necessary application and obtain water connection, sewerage connection, electric supply and other incidental requirements which is / are required for development purpose of the said land;
6. To engage Engineers, Architects; Contractors; Rajmistris, Helpers etc. for the construction of building and take necessary permission from the appropriate authority or authorities concerned as and when required by the said DEVELOPER at his own cost;

7. To sign any document or documents or paper or papers required by law for the management and maintenance of the Schedule property on our behalf;
8. To appoint, engage Advocates, Pleaders, Solicitors, whenever our Attorney shall think fit and proper in relation to the said property to discharge and/or terminate his / her / their appointments;
9. To compromise, compound or withdraw cases or be non-suited to refer to arbitration of all related disputes and differences;
10. To sign verify and apply for execution of decrees or orders of the Court for and on our behalf for matters related to the said property;
11. To withdraw and receive documents or money from any Court, office or opposite party/parties, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any of such cases;
12. To prepare, sign, apply and execute all papers and documents in connection with the sanction of the building plan / plans by the Bidhannagar Municipal Corporation and/or any other authority or appropriate authorities concerned in respect of the said Schedule property and collect NO OBJECTION CERTIFICATE from the Department as and when it be required by the DEVELOPER;
13. To do all other acts, deeds matters and things in respect of the said property described in the Schedule hereunder in written including representation before and corresponding with the Rajarhat Gopalpur Municipality and/or any other appropriate authority or authority concerned related to mutation and/or and any other matters of the said landed property;
14. To appear before any Authority or Authorities either Public or Private or Statutory or Government Authority or Authorities including Police Authority, Fire Brigade Authority, Income Tax / Sales Tax / Wealth Tax Authority and also to

appear before any officer or officers of the Bidhannagar Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust for matters related to the said property ;

15. To make necessary representation including filing of complaints and appeals before the Municipality at its jurisdiction , Assessor and collectors of North 24 Paraganas and other concerned authorities in respect to fixation of ratable value of the said property;

16. To sign the plaint, written statements either supported by verification or affidavit and to file the same in any Court of Law and to file suit or proceedings and also to defend any suit or proceedings of the said property;

17. To sign in the Memorandum of appeal and to file the same in any Court of Law and also to defend any related appeal or appeals;

18. To enter into any Agreement for Sale / Transfer / Lease / Tenancy in respect of the Schedule mentioned property and/or any part thereof with any prospective / Intending Lessee/ Lessees / Transferee / Tenant / Tenants / Lessees and to receive the entire earnest money / advance / consideration money in part or full in connection with the DEVELOPER'S ALLOCATED portion more fully described in the Third schedule written hereunder;

19. To negotiate on terms for and to agree to transfer / Lease out / Let Out to the said property of the DEVELOPER'S ALLOCATION ONLY to any Intending purchaser / purchasers, Lessees / transferees / tenants at such price or prices which the said attorney shall decide in his absolute discretion thinks fit and proper and to agree upon and to enter into agreement or agreements fit and proper;

20. To sign and execute any Deed of Conveyance, Assignment / Lease in respect of the said property and any part thereof in favor of any Intending Purchaser /

Purchasers / Lessee / Lessees / transferee and collect consideration money from them and also discharge valid receipt thereof and also present for registration before the Registration Authority at its jurisdiction i.e Sub Registrar, Rajarhat, District Registration Authority, Barasat, Registrar of Assurances, Kolkata for and to have registration Deed in respect of the said property to the intending Purchaser / Purchasers / Lessee / Lessees and give them physical / Identical Possession from the DEVELOPERS allocated portion .

AND GENERALLY to do and cause to be done all lawful acts, deeds matters and things necessary for the maintenance and interest of our Schedule property more fully and particularly described in the Schedule written hereunder which we could or would do if personally present.

AND we do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bona-fide done or cause to be done by our Attorney by virtue of this Power of attorney, which shall be construed as acts deeds and things done and cause to be done by us to all intents and purpose as if we personally present.

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of land.

ALL THAT piece or parcel of land measuring an area of 4 Cotthas 8 Chittacks 32sq.ft of land TOGETHER WITH 2 Storied building thereon the land measuring an area of 814 sq.ft. on the Ground Floor and 814 sq.ft. on the First Floor be the same little more or less lying and situated at MOUJA - JYANGRA, J.L. No. 16 Re.Sa. No. 114 Touzi No. 3027 comprised in C.S Khatian No 354, Zamindari Khatian No 341, R.S. Khatian No. 461/381, C.S Dag No 182 and 183, appertaining to R.S. Dag No. 228, L.R, Khatian No3358, L.R Dag No 3543, land measuring an area of 4 Cotthas 8 Chittacks 32 sq. ft be the same little more or less under Police Station- Baguiati formerly Rajarhat, within local limits of Bidhannagar Municipal Corporation, Ward No. 16, in the District of North 24 Parganas butted and bounded in the following manner that is to say:

ON THE NORTH: Land of Debjani Roy & Bishnupriya Gupta
ON THE SOUTH: Land of Mohan Mullick & others
ON THE EAST : 42 feet wide Hatiana Road (30C bus route)
ON THE WEST : Land of Anil Neogi & Others.

THE PROPERTY IS AT ASWININAGAR , JYANGRA

THE SECOND SCHEDULE ABOVE REFERRED TO :
LAND OWNERS ALLOCATION.

In consideration of the LAND OWNERS having agreed to entrust to the DEVELOPER for the development of the said project by raising a multi-storied building thereon the land, and to confer upon the DEVELOPER the rights, power, privileges and benefits as mentioned herein the DEVELOPER agreed to allot to the LAND OWNERS:

- a) 50% share of Constructed area on the Ground floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft, be the same little more or less ;
- b) Constructed area of entire 3rd floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft, be the same little more or less ;
- c) Constructed area of entire 4th floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft, be the same little more or less ;

ALSO,

1. Rs. 8,00,000.00 (Rupees Eight Lacs only) is being paid to Sri. Aditya Jyoti Roy on behalf of the LAND OWNERS (as mutually agreed upon between themselves by the landlords namely Sri Aditya Jyoti Roy and Sri Debjyoti Roy) by the DEVELOPERS vide cheque No.487404 dated 19.11.19. only as refundable amount at the time of completion of the project
2. The old building materials will be disposal of the DEVELOPER.

Registered and the instrument is submitted to
Registrar. The signature shall be in blue ink
the instrument shall be stamped with the date of
this document and the date of the document.

Registrar U/6 7(2)
District Sub Registrar-II
North 24 Parganas, District

28 FEB 2020

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT
KNOW ALL MEN BY THESE PRESENTS THAT We,
SMT. DEBJANI RAY (PAN NO. BWGPR5015R) (Aadhar No. 5347
342 5349) (Mobile No. 908844909), daughter of Late Sasanka Sekhar
Ray, by religion- Hindu, by occupation -Service, by Nationality
Indian, residing at H-B/6, Hatiara Road, P.O. Aswininar-
Baguiati, Kolkata-700 159 in the District of North 24 P.

= 11 =

3. The DELOPERS will provide, at their cost, a reasonable accommodation for the residential purposes of the LAND OWNERS from the period of construction starting from the demolition of the present structure till the time physical possession of the completed allocated portion of the LAND OWNERS is handed over to them

AND these are the full and final consideration of the said plot of land more fully described in the First Schedule written hereunder more fully described in the Second Schedule written above.

THE THIRD SCHEDULE ABOVE REFERRED TO :
DEVELOPER'S ALLOCATION.

All the remaining portion of the said multi-storied building will be the allocation of the DEVELOPERTOGETHER with the proportionate undivided impartible share of land and common part and common amenities of the said multi-storied building to be constructed at the said land more fully described in the First Schedule written hereinabove.

IN WITNESSES WHEREORF the parties hereto have set and subscribed her respective hands, seals on the day, month and year first ~~above written~~ *20th November, 2019*
SIGNED, SEALED AND DELIVERED
At Kolkata-700 159 in the presence of:

Debjani Roy

1. *Roye Shosh*
H/D- 1/1 - Baguidi Baguistan
Kul- 159

1. *Aditya Jyoti Roy*
(ADITYA JYOTI ROY)
2. *Debjyoti Roy*
(DEBJYOTI ROY)
LAND OWNERS

*Leg
beath
Toy receipt
date
with*



12
= 8 =

2) Arijit Choudhury,
AD-1, Santa Abanran,
Haldibattala, KOL-157.

1. Tapas Ghosh

(TAPAS GHOSH)

2. Debasish Ghosh

(DEBASISH GHOSH)

3. Prabir Dasgupta

(PRABIR DASGUPTA)

4. Krishna Yadav

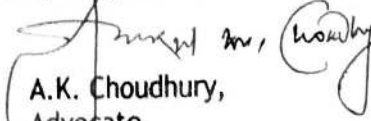
(KRISHNA YADAV)

5. Suparna Ganguly

(SUPARNA GANGULY)

DEVELOPERS

Drafted, Composed and Settled by:



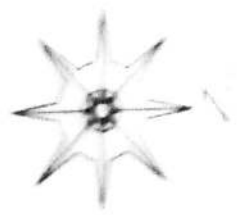
A.K. Choudhury,
Advocate,
High Court, Calcutta.

Wb/14/2010

98301 09674 / 98305 32167

OFFICE NO. 10, LAND AT MUKHA, JYANGRA, II NO. 685
 DIST. WESTBENGAL NO-46, TRILLER DAG NO-7543, R. KHATTAN
 KANPUR, P.S. BAGULATI, WARD NO-16, DIST-24
 KANPUR, WESTBENGAL MUNICIPAL CORPORATION

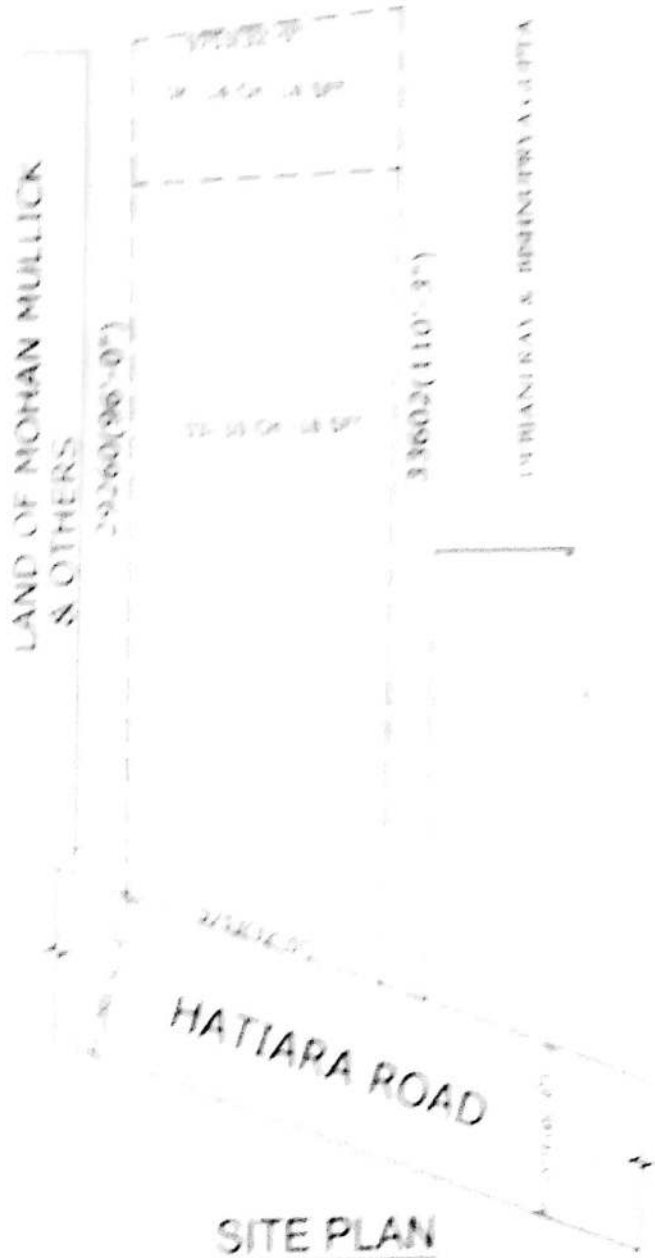
NAME OF OWNERS:- 1) ADITYA JYOTI ROY
 2) DEB JYOTI ROY



LAND AREA - 4K. 08CH. 32SFT.

DEVELOPER - GANAPATI DEVELOPERS

LAND & HOUSE OF
 ANIL NEOGY & OTHERS



1. *[Signature]*
 (ADITYA JYOTI ROY)
 2. *[Signature]*
 (DEB JYOTI ROY)

SIGNATURE OF OWNERS

GANAPATI DEVELOPERS

[Signature] *[Signature]*
 Partner

GANAPATI DEVELOPERS

[Signature] *[Signature]*
 Partner

GANAPATI DEVELOPERS

[Signature]
 Partner

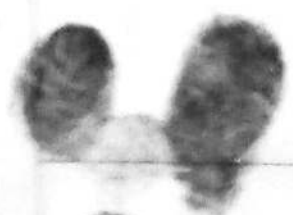
SIGNATURE OF DEVELOPER

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

UNDOOR RING AND/OR THE SUBJECT'S
FINGER RING SHALL BE TAKEN TO OBTAIN PRINTS
EACH FOR THUMB TO SMALL



Das up



Das up



Kurtley



Kurtley



Tapas Ghosh



Tapas Ghosh

BUYER
AGENT
BUYER/SELLER
WITH PHOTO

UNDER RULE 44 A OF THE I.R. ACT, 1908
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



Zebasish Ghosh

L	H					
	H					
R	H					
	H					

ATTESTED

Zebasish Ghosh



Prabir Mandal

L	H					
	H					
R	H					
	H					

ATTESTED

Prabir Mandal



Krishna Yadav

L	H					
	H					
R	H					
	H					

ATTESTED

Krishna Yadav

1000
1000
1000
1000

ORDER MADE BY A OF THE LA. ACT. 1922
U.S. DEPT. OF JUSTICE
S. O. BOX 10000 TO 10000



Suprema Gunguly

4775782

Suprema Gunguly

4775782

4775782

Major Information of the Deed

Deed No.	1-1523-13711/2019	Date of Registration	20/11/2019
Query No / Year	1523-1000241898/2019	Office where deed is registered	
Query Date	20/11/2019 12:32:32 PM	A D S B RAJARHAT, District North 24 Parganas	
Applicant Name, Address & Other Details	A K CHOUDHURY HIGH COURT, Thana Hare Street, District Kolkata, WEST BENGAL, PIN 700011, Mobile No. 9830532167, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immoveable Property Declaration [No of Declaration: 2]		
Set Forth value	Market Value		
Rs. 27	Rs. 1,16,73,219/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article 1, 1)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] 152313697/2019 Received Rs. 50/- (T D T Y only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District North 24 Parganas, P.S. Rajarhat, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road Ashwin Nagar (Jyangra), Mouza Jyangra, Pin Code 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	RS 228	RS 461	Bastu	Bastu	4 Katha 8 Chatak 32 Sq Ft	1/-	1,04,52,219/-	Width of Approach Road 42 Ft Adjacent to Metal Road, Project Name
Grand Total :					7.4983Dec	1/-	104,52,219/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land 11	1628 Sq Ft	1/-	12,21,000/-	Structure Type Structure

Gr Floor, Area of floor : 814 Sq Ft, Residential Use, Cemented Floor, Age of Structure : 0 Year, Roof Type Pucca, Extent of Completion : Complete

Floor No : 1, Area of floor : 814 Sq Ft, Residential Use, Cemented Floor, Age of Structure : 0 Year, Roof Type Pucca, Extent of Completion : Complete

	Total :	1628 sq ft	1/-	12,21,000/-
--	----------------	-------------------	------------	--------------------

Execution: 20/11/2019
 Admitted by: Self, Date of
 Admission: 20/11/2019, Place
 Office



[Handwritten signature]

20/11/2019

LTI
20/11/2019

20/11/2019

H-B/5, HATIARA ROAD, P.O:- ASWININAGAR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas,
 West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen
 of: India, PAN No.:: AAIPR9872K, Aadhaar No: 74xxxxxxxx2425, Status :Individual, Executed by:
 Self, Date of Execution: 20/11/2019
 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Office

2

Name	Photo	Finger Print	Signature
<p>Mr DEBJYOTI ROY Son of Mr ADITYA JYOTI ROY Executed by Self, Date of Execution: 20/11/2019 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place Office</p>			

20/11/2019

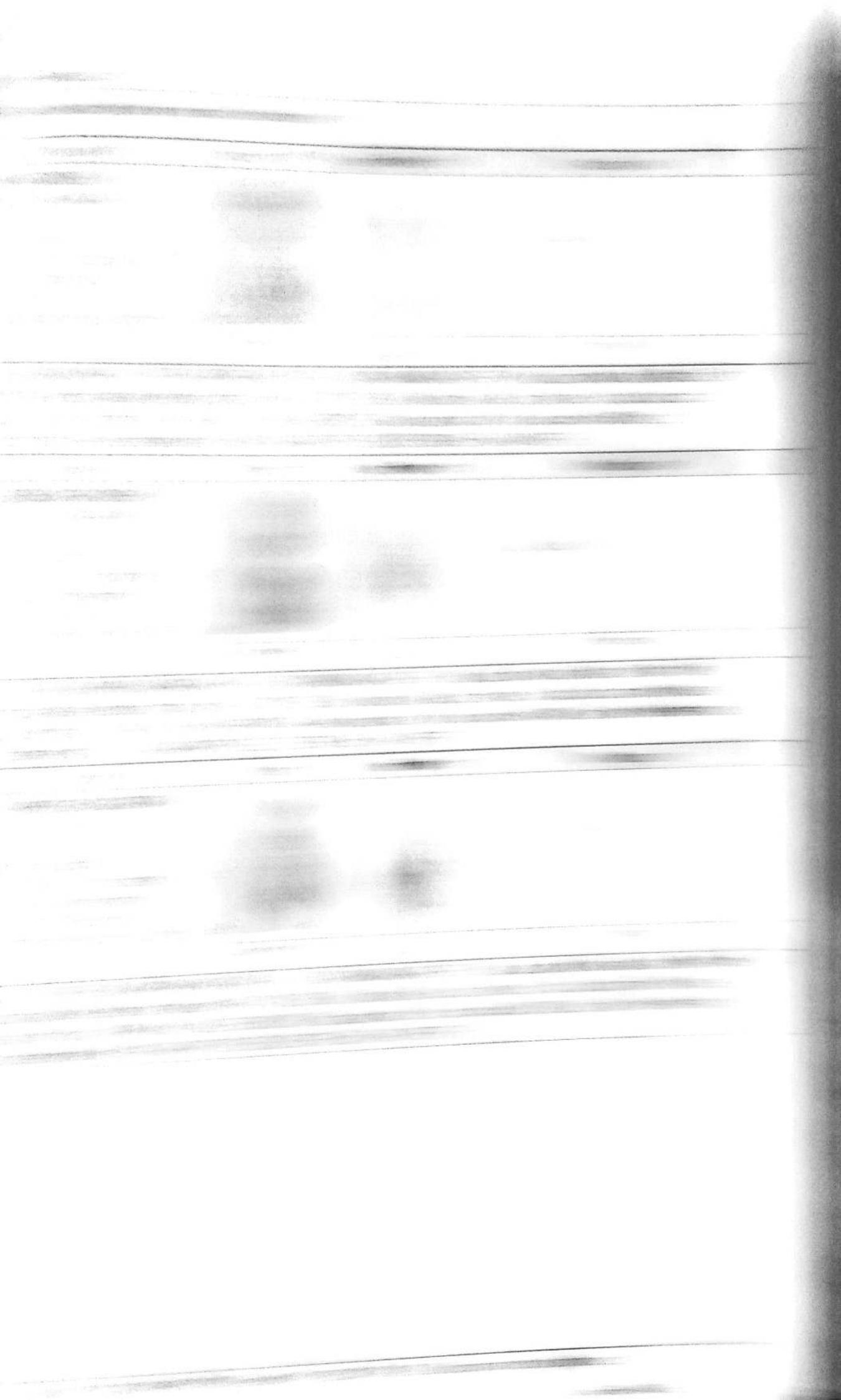
LTI
20/11/2019






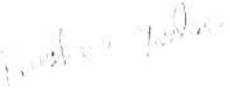
20/11/2019

A-35, 2ND FLOOR, MANDAKINI ENCLAVE, ALAKNANDA, P.O:- KALKAJI, P.S:- Chittaranjan Park,
 District:-New Delhi, Delhi, India, PIN - 110019 Sex: Male, By Caste: Hindu, Occupation: Business,
 Citizen of: India, PAN No.:: AFDPR4832B, Aadhaar No: 49xxxxxxxx9811, Status :Individual,
 Executed by: Self, Date of Execution: 20/11/2019
 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>GANAPATI DEVELOPERS HD 19/3, RAM KRISHNA SARANI, P O - ASWININAGAR P S - Baguiati, Kolkata District -North 24-Parganas West: Bengal, India, PIN - 700159, PAN No AAUFG5829K, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative</p>



Name	Photo	Finger Print	Signature
Smt SUPARNA GANGULY Wife of SAIYABRATA GANGULY Date of Execution: 20/11/2019, Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office	 Nov 20 2019 1:38PM	 LTI 20/11/2019	 20/11/2019
HJ 21, MANISHA APARTMENT, S L SARANI, P O:- ASWININAGAR, P S:- Baguiati, Kolkata, District - North 24 Parganas, West Bengal, India, PIN - 700159, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No: ALGPG2777B, Aadhaar No: 42xxxxxxxx4354 Status: Representative, Representative of: GANAPATI DEVELOPERS (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr KRISHNA YADAV Son of Late NANDA LAL YADAV Date of Execution: 20/11/2019, Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office	 Nov 20 2019 1:37PM	 LTI 20/11/2019	 20/11/2019
HD 19/3, RAM KRISHNA SARANI, BAGUIPARA, P O:- ASWININAGAR, P S:- Baguiati, Kolkata, District - North 24 Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: ABRPY8893P, Aadhaar No: 88xxxxxxxx3077 Status: Representative, Representative of: GANAPATI DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
RAJU GHOSH Son of RANJIT GHOSH HD 1/1, BAGUIPARA P O ASWININAGAR, P S - Baguiati, Kolkata, District - North 24 Parganas, West Bengal, India. PIN - 700159	 20/11/2019	 20/11/2019	 20/11/2019

Identifier Of Mr ADITYA JYOTI ROY, Mr DEBJYOTI ROY, Mr TAPAS GHOSH, Mr DEBASISH GHOSH, Mr PRABIR DASGUPTA, Smt SUPARNA GANGULY, Mr KRISHNA YADAV

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ADITYA JYOTI ROY	GANAPATI DEVELOPERS-3 74917 Dec
2	Mr DEBJYOTI ROY	GANAPATI DEVELOPERS-3 74917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ADITYA JYOTI ROY	GANAPATI DEVELOPERS-814 00000000 Sq Ft
2	Mr DEBJYOTI ROY	GANAPATI DEVELOPERS-814 00000000 Sq Ft

Endorsement For Deed Number : I - 152313711 / 2019

On 20-11-2019

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 13:31 hrs on 20-11-2019, at the Office of the A D S R RAJARHAT by Mr. ADITYA JYOTI ROY, 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 1,16,73,219/-

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

Execution is admitted on 20/11/2019 by 1. Mr ADITYA JYOTI ROY, Son of Late SHYAMA PRASANNA ROY H B/5 HATIARA ROAD P O ASWININAGAR, Thana Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Retired Person, 2. Mr DEBJYOTI ROY, Son of Mr ADITYA JYOTI ROY, A-35 2ND FLOOR, MANDAKINI ENCLAVE, ALAKNANDA, P.O: KALKAJI, Thana Chittaranjan Park, New Delhi DELHI, India, PIN - 110019, by caste Hindu, by Profession Business

Identified by RAJU GHOSH, Son of RANJIT GHOSH, HD-1/1, BAGUIPARA, P O ASWININAGAR, Thana Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

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

Execution is admitted on 20-11-2019 by Mr TAPAS GHOSH, PARTNER, GANAPATI DEVELOPERS, HD- 19/3 RAM KRISHNA SARANI, P O - ASWININAGAR, P S - Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700159

Identified by RAJU GHOSH, Son of RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O ASWININAGAR, Thana Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Mr DEBASISH GHOSH, PARTNER, GANAPATI DEVELOPERS, HD- 19/3 RAM KRISHNA SARANI, P O - ASWININAGAR, P S - Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700159

Identified by RAJU GHOSH, Son of RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O ASWININAGAR, Thana Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Mr PRABIR DASGUPTA, PARTNER, GANAPATI DEVELOPERS, HD- 19/3 RAM KRISHNA SARANI, P O - ASWININAGAR, P S - Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700159

Identified by RAJU GHOSH, Son of RANJIT GHOSH, HD-1/1, BAGUIPARA, P O ASWININAGAR, Thana Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Smt SUPARNA GANGULY, PARTNER, GANAPATI DEVELOPERS, HD- 19/3 RAM KRISHNA SARANI, P O - ASWININAGAR, P S - Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700159

Identified by RAJU GHOSH, Son of RANJIT GHOSH, HD-1/1, BAGUIPARA, P O ASWININAGAR, Thana Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Mr KRISHNA YADAV, PARTNER, GANAPATI DEVELOPERS, HD- 19/3 RAM KRISHNA SARANI, P O - ASWININAGAR, P S - Baguiati, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700159

ed by RAJU GHOSH, Son of RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O. ASWININAGAR, Thana: Baguiati,
Town KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession
Business


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/-

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 1582, Amount: Rs 100/-, Date of Purchase: 23/10/2019, Vendor name: MITA
DUTTA



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

and by RANJIT GHOSH, . . Son of RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O ASWININAGAR, Thana: Baguiati,
Town: KOIKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession
Business

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/-

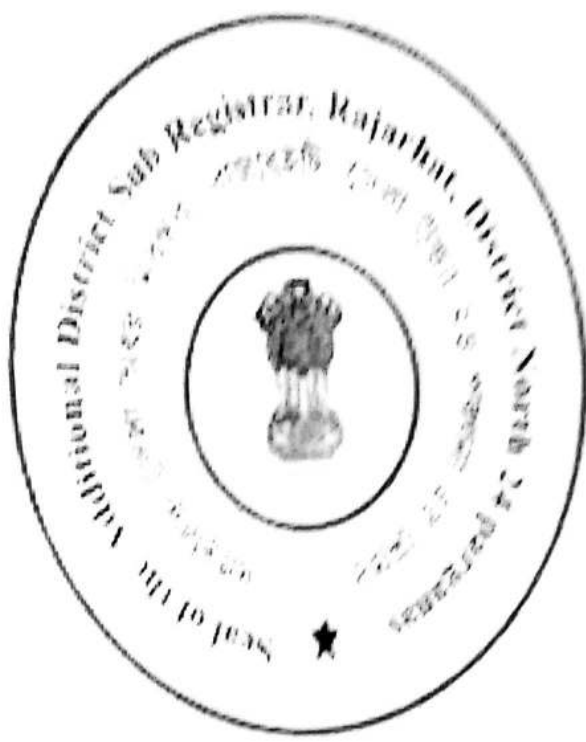
Payment of Stamp Duty

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 1582, Amount Rs 100/-, Date of Purchase 23/10/2019, Vendor name: MITA
DUTTA

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
ered in Book - I
e number 1523-2019, Page from 552355 to 552394
No 152313711 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.11.29 16:12:31 +05:30
Reason: Digital Signing of Deed

[Handwritten signature]

(Sanjoy Basak) 29-11-2019 4:12:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)