

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 163342

387720/2020

Verified that the instrument is admitted to registration. The signatures and names of the instrumenters and / or their attornies in this document are the part of this document.

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

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 3442 5349) (Mobile No. 9088444909), daughter of Late Sasanka Sekhar Ray, by religion- Hindu, by occupation -Service, by Nationality- Indian, residing at H-B/6, Hatiara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas;

(2) SMT. BISHNUPRIYA GUPTA (PAN NO. AWTPG5173H) (Aadhar No. 2961 7546 1061) (Mobile No. 9959356479) Wife of Sri Santanu Gupta, Daughter of Late Sasanka Sekhar Ray, by religion- Hindu, by occupation - House wife, by Nationality- Indian, residing at 7, Khudiram Bose Sarani, Mall Road, Anandam Apartment, Block IVA, Flat No. 1-A, P.O. Dum Dum, P.S. Dum Dum, Kolkata- 700 080 in the District of North 24 Parganas hereinafter jointly and collectively referred to as the PRINCIPALS send greetings :

WHEREAS One Shyama Prasanna Ray , son of Late Prasanna Nath Roy transferred ALL THAT piece or parcel of land measuring an area of 4 Cotthas 8 Chittacks 33 sq.ft. of land 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 Dag No 3543, L. R Khatian No 3359, land measuring an area of 4 Cotthas 8 Chittacks 33 sq.ft. (or 7.5 Satak) be the same little more or less under Police Station- Baguiati, in the District of North 24 Parganas and by virtue of Deed of Gift dated 4th day of November, 1986 unto and in favour of his younger son SASANKA SEKHAR RAY and registered before ADSRO Bidhannagar Salt Lake City and recorded in Book no 1, Volume No 53, Pages from 129 to 138 being No 7975 for the year of 1986 .

AND WHEREAS the said SASANKA SEKHAR RAY constructed a single storied building thereon the land measuring an area of 832 sq ft on the Ground floor over the said plot of land and enjoying the same property free from all encumbrances.

AND WHEREAS while thus seized and possessed otherwise well and sufficiently entitled the said property, the said Sasanka Sekhar Ray died intestate as on 14.03.2019 leaving behind him his 2 daughters namely Smt. Debjani Ray and Smt. Bishnupriya Gupta and the said Debjani Ray and Smt. Bishnupriya Gupta become the joint owners of the property by inheritance, left by their father Sasanka Sekhar Ray since deceased.

AND WHEREAS the wife of Sasanka Sekhar Ray and/or mother of the said Debjani Ray and Bishnupriya Gupta died earlier than Sasankar Sekhar Ray.

AND WHEREAS while thus seized and otherwise well and sufficiently entitled to the said property, the said Principals Smt. Debjani Ray and Smt. Bishnupriya Gupta declare to develop their landed property by raising a 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.

AND WHEREAS while thus seized and otherwise well and sufficiently entitled to the said property, the said Principals entered into a Development of their landed property by

raising multiflatted 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 ~~_____~~ and recorded in Book No. 1 being No. 617 for the year 2010.

AND WHEREAS the Principals have agreed to authorise 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 on ownership basis and the owners / 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) (Aadhar No. 2821 2383 3348) (Mobile No. 9830564273), son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at Hkhil Alasan, H/A-7, Hattara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas, (2) SRI DEBASISH GHOSH, (PAN NO. AHYPG474BA) (Mobile No. 9836429930) (Aadhar No. 974033591794), son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at H/C-B, 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.) (Aadhar No. 8576 5567 3929) (Mobile No. 9831270842) , son of Sri Bharu Dasgupta, by religion- Hindu, by occupation- Business, residing at de- 101/A, Purba Harayantala, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (4) SMT. SUPARNA GANGULY, (PAN NO. ALGPG2777B) (Aadhar No. 4273 6062 4354) (Mobile No. 9674343637) wife of Sri Satyabrata Ganguly, by religion- Hindu, by occupation- Academician, residing at H/1-21, 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. ABBPY8893P) (Aadhar No. 8851 2785 3077) (Mobile No. 7685936790) son of Late Nanda 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/leave out / let out the schedule property either in part or full of Developer's allocated portion.

NOW KNOW ye all and these presents We , SMT. DEBJANI RAY (PAN NO. BWGPR5015R) (Aadhar No. 5347 3442 5149) (Mobile No. 9088444909), Daughter of Late Sasanika Sekhar Ray, by religion- Hindu, by occupation- Service ,by Nationality- Indian, residing at H-B/6,

Debjani Ray

Vasava Road, P O Aminnagar, P S Bagmati, Kulkata 700 159 in the District of North 24 Parganas AND (1) SRI. BISHNUPATI SAHITA (PAN NO AITPGS1788) (Aadhar No. 7961 7586 1081) (Mobile No 9998764479), wife of Sri Saroban Gupta Daughan of Late Saroban Jethar Ray, by religion Hindu, by occupation House wife, by nationality Indian, residing at 7, Khadiram Bose Sarani, Model Road, Anandam Apartment Block No. Flat No. 1 A, P O Dum Dum, P S Dum Dum, Kulkata 700 100 in the District of North 24 Parganas. do hereby appoint, nominate and constitute attorney GABRIELI SIVELAPPERI, PAN NO AALPGSR2091 a Partnership firm having 83 business place at NO 19/1 Ram Krishna Sarani, Bagulpata, P S Aminnagar, P S Bagmati, Kulkata 700 159 in the District of North 24 Parganas represented by their Partners namely (1) SRI TARAS CHITTOH (PAN NO AHPG70918) (Aadhar No 2821 2181 3548) (Mobile No 9830564771), son of Late Tarapada Ghosh, by religion Hindu, by occupation Business, residing at Model Abasan H/A 7, Haldara Road, P O Aminnagar, P S Bagmati, Kulkata 700 159 in the District of North 24 Parganas, (2) SRI DEBASAM GHOSH, (PAN NO AITPG1788) (Mobile No 9836479101) (Aadhar No 378013591794) son of Late Tarapada Ghosh, by religion Hindu, by occupation Business, residing at 117 C, Ram Krishna Sarani, P O Aminnagar, P S Bagmati, Kulkata 700 159 in the District of North 24 Parganas (1) SRI PRABHU DASGUPTA (PAN NO ALEPC0911E) (Aadhar No 8576 5567 3929) (Mobile No 98811270842) , son of Sri Bharati Dasgupta, by religion Hindu, by occupation Business, residing at 10/1A, Pusta Naraynigala, P O Aminnagar, P S Bagmati, Kulkata 700 159 in the District of North 24 Parganas (4) SMT. SUPARNA GANGULY, (PAN NO ALPGG27778) (Aadhar No 4273 6062 4354) (Mobile No 9674143637) wife of Sri Satya Braja Ganguly, by religion Hindu, by occupation Academician, residing at 11/21, Marudha Apartment, 31 Sarani, P O Aminnagar, P S Bagmati, Kulkata 700 159 in the District of North 24 Parganas AND (5) SRI KRISHNA YADAV (PAN NO AHPY8893P) (Aadhar No. 8851 2765 3077) (Mobile No 7685936790) son of Late Harada Lal Yadav, by religion Hindu, by occupation Business, residing at NO 19/1, Ram Krishna Sarani, Bagulpata, P O Aminnagar, P S Bagmati, Kulkata 700 159 in the District of North 24 Parganas all are by nationality Indian, as our true and lawful Attorney in our names and on 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 step/steps 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 Bidhanagar 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.
5. To make necessary application for 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, Architect, Contractor, Rajistri, Helpers for the construction of building and make 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 manage and maintenance of the Schedule mentioned property on our behalf.
8. To appoint, engage Advocates, Pleaders, Solicitors, whenever our Attorney shall think fit and proper and to discharge and/or terminate his / her / their appointments.
9. To compromise compound or withdraw cases or be non-suited to refer to arbitration all disputes and differences.
10. To sign verify and application for execution of decrees or orders of the Court for and on our behalf.
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 Bidhanagar Municipal Corporation and/or any other authority or appropriate authority or authority concerned in respect of the said landed property and collect NO OBJECTION CERTIFICATE from the Department as and when it will be required by the Developer.
13. To do all other acts, deeds matters and things in respect of the said landed property described in the Schedule hereunder written including to represent before and corresponding with the

Rajmahal Gopelour Municipality and/or any other appropriate authority or authority concerned relating to mutation and/or and any other matters relating to 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 Bidhanagar Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust :

15. To make necessary representation including filing of complaints and appeals before the Municipality at it's jurisdiction , Assessor and collectors of North 24 Parganas 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.

17. To sign in the Memorandum of appeal and to file the same in any Court of Law and also to defend any 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 buyer or buyers / 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 favour 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 it's 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 .

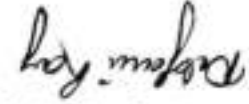
AND GENERALLY to do and cause to be done all lawful acts, deeds matters and things necessary for the maintenance and interest of our Schedule property more fully and particularly described in the Schedule written hereunder which we could or would do personally present.

AND we do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bonafide 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 "Rayat Dakhali Bastu land measuring 0 Cottah 13 Chittaks 9 square feet at Dag No.182, pertaining to Khataban No.353 and 3 Cottahs 11 Chittaks 24 square feet at C.S. Dag No.183, R.S. Dag No.228 appertaining to khataban No.354, L R Khataban No.3359 and L R Dag No 3543 (in all 4 Cottahs 8 Eight Chittaks 33 square feet or 7.5 Satak) ^{situated at village - Dyangna, P.L.No-16, P.S.-Bhatnagar, A.P} unit and in favour of his younger son namely Sri Sasanka Sekhar Ray and said deed of gift registered before the office of A.D.S.R. Bidhannagar and recorded in Being No.7975 for the year 1986.



ON THE NORTH : LAND AND HOUSE OF PRADIP DASGUPTA & OTHERS;

ON THE SOUTH : LAND OF ADITYA JYOTI ROY AND DEBJYOTI ROY;

ON THE EAST : LAND AND HOUSE OF CHITTARANJAN PODDAR and 3' common passage;

ON THE WEST : LAND AND HOUSE OF ANIL NEOGI & OTHERS

THE SECOND SCHEDULE ABOVE REFERRED TO :

OWNERS' ALLOCATION : shall mean .

(A) The owners herein will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- i) Flats or garages on the Ground floor i.e. 50% of ground floor.
- ii) Entire Third floor of the proposed building.
- iii) Entire Fourth floor of the proposed building.

The Developer shall provide an alternative temporary accommodation to the owners with the facilities in accord with the present area and same facilities enjoying by the owners

during the period of construction and shall bear the charges for the same, upto the delivery of possession of the owners' allocation.

(C) In case of construction of any additional floor, then the equal allocation will be there which is mentioned in the manner of 50% of that said additional floor.

In addition, the Developer shall pay a sum of Rs. 8,00,000/- (Rupees eight lakh) only to the Owners on or before execution of this Agreement, which is refundable but subject to be realized in terms of any incompetency in job or providing facilities to the Owners.

8. DEVELOPER'S ALLOCATION : shall mean the Developer will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- i) Flats and garages on the Ground floor i.e. 50% of ground floor.
- ii) Entire First floor of the proposed building.
- iii) Entire Second floor of the proposed building.

IN WITNESS WHEREOF the Executants have hereunto set and subscribed their respective hands and seals the 28th day of February Two Thousand and Twenty.

SIGNED, SEALED AND DELIVER

In the presence of :

1. Subyutisato Ganguly
S/o Late Sisir Kumar Ganguly
Manisha Apartment, 10/1/108,
H/3, 21, S.T. Green, Newsonagar,
Calcutta, West Bengal-700155

Dipankar Roy

Rishompirya Gupta

PRINCIPALS,

GANAPATI DEVELOPERS

Tapas Ghosh

Partner

GANAPATI DEVELOPERS

2. *mat-purba*
Boroo Chatterjee
Law Clerk

GANAPATI DEVELOPERS

Debasis Chakr

Partner

GANAPATI DEVELOPERS

Pankaj Dasgupta

Partner

GANAPATI DEVELOPERS

Suparna Ganguly

Par

ATTORNEY

GANAPATI DEVELOPERS
Krishna Yadav

Partner

Other

Drafted by :

A.K. Choudhury

A.K. Choudhury,
Advocate,
High Court, Calcutta.
WB/14/2010
98301 09674 / 98305 32167.

PLAN OF A PIECE OF LAND AT MOUNZA, JYANGRA, 11 NO. 10. ARS
OWNERS: KATILAN NO. 48 MILL RD AG NO. 5541 R. KATILAN
5541 AS PER PURCHA P.S.-BAJULATI, WARD NO. 10, DIST.-24
AGANASAN, WITHIN BIDHAN NAGAR MUNICIPAL CORPORATION

NAME OF OWNERS:- 1. DEBBIANI ROY
2. BISHNUPRIYA GUPTA

LAND AREA - 46.08 SQ. 335 FT.

DEVELOPER - GANAPATI DEVELOPERS



LAND & HOUSE OF
 ANU. NEGGY & OTHERS
 101 (201501)

LAND & HOUSE OF
 ANU. NEGGY & OTHERS
 101 (201501)

43-805-335 FT

13604 (110' 3")

76824 (6' 2")

Debbani Roy

Bishnupriya Gupta

SIGNATURE OF OWNERS

1/0 ADHYA POUJARY & DEBBI ROY

15240 (50' 0")

1/0 ADHYA POUJARY & DEBBI ROY

LAND & HOUSE OF
 CHITTA BANJAN POUJARY
 GANAPATI DEVELOPERS
 Anushik Bank
 Partner

GANAPATI DEVELOPERS
 Partner
 Anushik Bank

GANAPATI DEVELOPERS
 Partner
 Anushik Bank

HATIARA ROAD

GANAPATI DEVELOPERS
 Subarna Chandra
 Partner

GANAPATI DEVELOPERS
 Krishna Mohan

GANAPATI DEVELOPERS

Anushik Bank

SITE PLAN

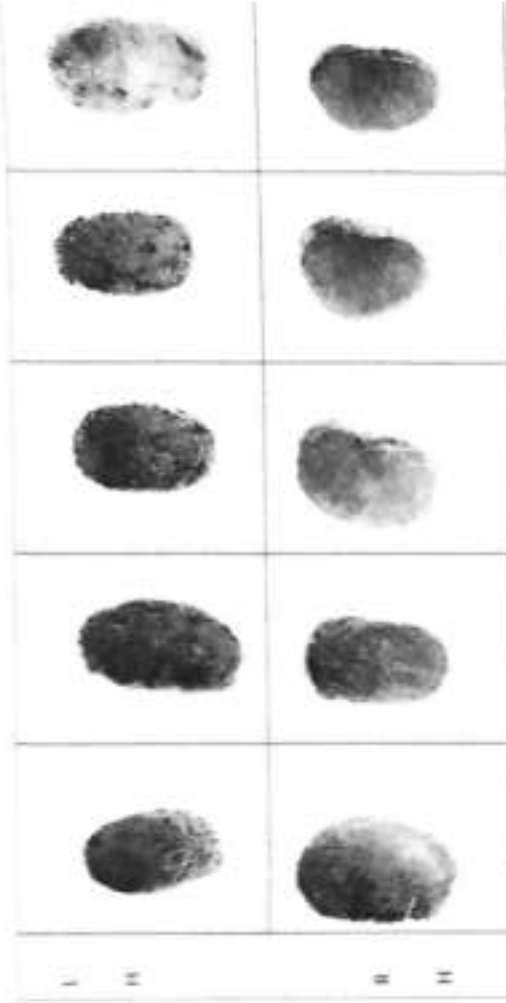
SIGNATURE OF DEVELOPER
 Partner

SIGNATURE
PRESENTING
EXECUTANT/SELLER
WITH PHOTO

UNDER BILL 44 A OF THE U.R.A.C.T, 1908
M.B.L.14. BOX SMALL TO THUMB PRINTS
R.31. BOX THUMB TO SMALL



Deppai Kay

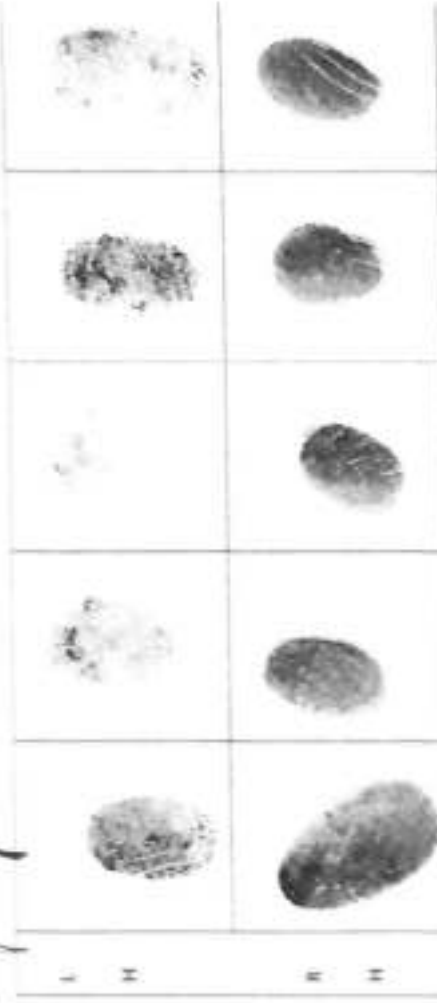


ATTESTED

Deppai Kay



Beshampriya Gupta

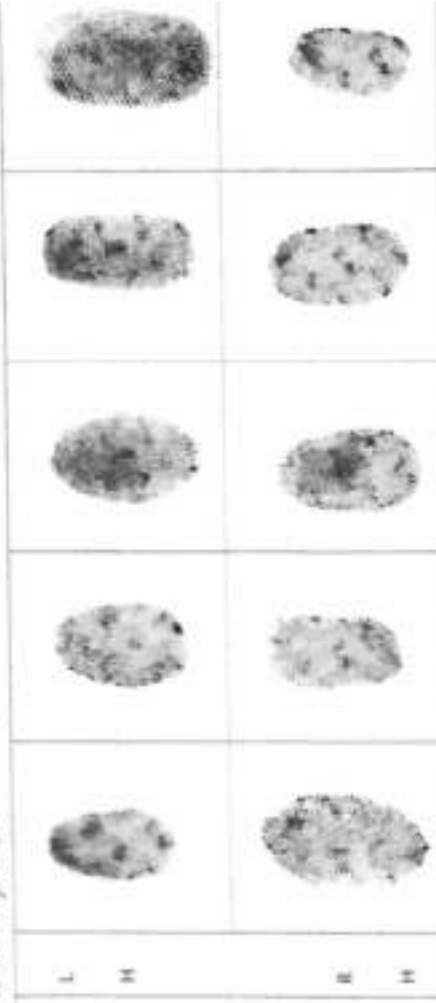


ATTESTED

Beshampriya Gupta



Tapas Ghosh



ATTESTED

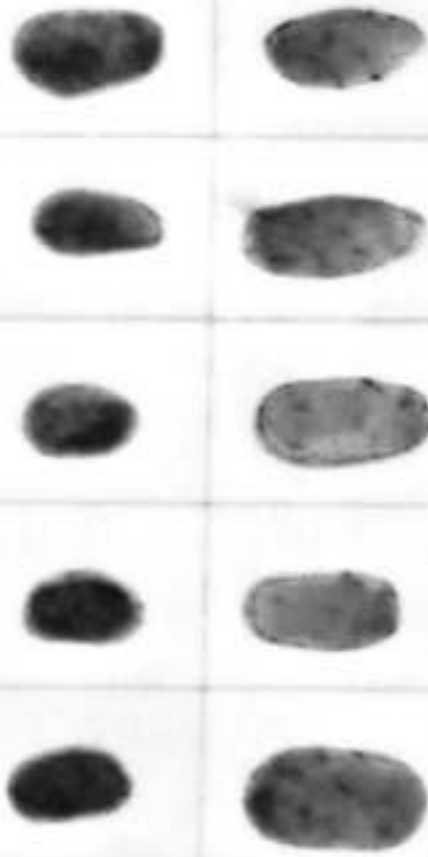
Tapas Ghosh



Krishna Yalaw

ATTORNEY

Krishna Yalaw



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document required

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last 3 years

No encumbrances certificate

of the project in

ement - POA

Plan of the developed

ated and the proposed

Major Information of the Deed

Id No :	I-1502-00622/2020	Date of Registration	28/02/2020
Entry No / Year	1502-100038720/2020	Office where deed is registered	
Entry Date	28/02/2020 12:25:28 PM	D.S.R - II NORTH 24-PARGANAS, District North 24-Parganas	
Applicant Name, Address & Other Details	ANUKUL CHOUDHURY HO-1 Santa Abasan Halabatala, Thana BENGAL, Mobile No. 9830109874, Status -Advocate	Rajarhat, District North 24-Parganas, WEST	
Transaction	Additional Transaction		
[9138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property Declaration (No of Declaration : 2)	
Set Forth value	Rs. 3,00,000/-	Market Value	Rs. 1,64,31,458/-
Stamp duty Paid (SD)		Registration Fee Paid	Rs. 53/- (Article E. E. M(b), H)
Rs. 500/- (Article 48(g))		Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150200617/2020. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (urbah area)	
Remarks			

Land Details :

District North 24-Parganas, P.S.-Rajarhat, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road

Hanara Road, Mouza- Jyanga, Ward No. 16 Pin Code 700159

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-228	RS-461	Basthi Shali	4 Katha 8 Chatak 33 Sq Ft	1,00,000/-	1,59,10,416/-	Width of Approach Road 20 Ft, Adjacent to Metal Road, Project Name
Grand Total :				7.5906Dec	1,00,000/-	159,10,416/-	













Structure Details :

Sch No	Structure Details	Area of Structure	Self Forth Value (In Rs.)	Market value (In Rs.)	Other Details	
S1	On Land L1	832 Sq Ft	2,00,000/-	5,21,040/-	Structure Type - Structure	
Total :				2,00,000/-	5,21,040/-	

Floor No. 1, Area of floor 832 Sq Ft, Residential Use, Cemented Floor, Age of Structure 32 Years, Roof Type Pucca Extent of Completion: Complete

Principal Details :

Name,Address,Photo,Finger print and Signature













Name	Photo	Finger Print	Signature
<p>Mrs Debjani Ray (Presentant) Daughter of Late Sasanka Sekhar Ray Executed by: Self, Date of Execution: 28/02/2020 Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office</p>			
<p>HB/6, Aswininagar,, P.O:- Aswininagar, P.S:- Baguiati, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BWGPR5015R, Aadhaar No: 53xxxxxxxx5349, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office</p>			
<p>Mrs Bishnupriya Gupta Wife of Mr Santanu Gupta Executed by: Self, Date of Execution: 28/02/2020 Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office</p>			
<p>7, Kshudiram Bose Sarani, Mall Road, Anandam Apart, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWTPG5173H, Aadhaar No: 29xxxxxxxx1061, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office</p>			

Attorney Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Ganapati Developers HD-19/3, Ram Krishna Sarani, Baguipara, P.O - Aswininagar, P.S - Baguiati, Rajarhat-gopalpore, District -North 24-Parganas, West Bengal, India, PIN - 700159, PAN No : AAUFG5829K, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by Representative</p>

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<p>girl Tapas Ghosh Son of Late Tarapada Ghosh Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office</p>	 Feb 28 2020 1:30PM	 L R 28-02-2020	 28-02-2020
<p>Nikhil Abasan, H/A-7, Haliara Road,, P.O.- Aswininagar, P.S.- Baguiati, Rajarhat-gopalpore, District - North 24 Parganas, West Bengal, India, PIN - 700159, Sex Male, By Caste Hindu, Occupation Business, Citizen of India, , PAN No : AHNPG7091B, Aadhaar No 28XXXXXXXXXX3548 Status Representative, Representative of Ganapati Developers (as partner)</p>			
<p>Mr Debasish Ghosh Son of Late Tarapada Ghosh Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office</p>	 Feb 28 2020 1:30PM	 L R 28-02-2020	 28-02-2020
<p>H/C-8, Ram Krishna Saran, P.O.- Aswininagr, P.S.- Baguiati, Rajarhat-gopalpore, District -North 24- Parganas, West Bengal, India, PIN - 700159, Sex Male, By Caste Hindu, Occupation Business, Citizen of India, , PAN No : AHYPG4748A, Aadhaar No 97XXXXXXXXXX1794 Status Representative, Representative of Ganapati Developers (as partner)</p>			
<p>Mr Prabr Dasgupta Son of Mr Jhanlu Dasgupta Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office</p>	 Feb 28 2020 1:30PM	 L R 28-02-2020	 28-02-2020
<p>DE-101A, Purba Narayantala, P.O.- Aswininagar, P.S.- Baguiati, Rajarhat-gopalpore, District -North 24- Parganas, West Bengal, India, PIN - 700159, Sex Male, By Caste Hindu, Occupation Business, Citizen of India, , PAN No : ALEPD8931E, Aadhaar No 85XXXXXXXXXX3929 Status Representative, Representative of Ganapati Developers (as partner)</p>			
<p>Mrs Suparna Ganguly Wife of Mr Satyabrata Ganguly Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office</p>	 Feb 28 2020 1:30PM	 L R 28-02-2020	 28-02-2020

Appt. Agreement, H-1-21 S L Sarani, P.O - Aswininagar, P.S - Baguiati, Rajarhat-gopalpore,
 West Bengal, India. PIN - 700159. Sex: Female, By Caste: Hindu.
 Number: Business, Citizen of India. PAN No: ALPG2777B, Aadhaar No. 42xxxxxxxx4354 Status
 Representative, Representative of Ganapati Developers (as partner)

Name	Photo	Finger Print	Signature
Ms Krishna Yadav Son of M. Nanda Lal Yadav No. of Passport - IS 00 0000 Admitted by: Son. MPP of Admission: IS 00 0000 Place of Admission of Enrolment: Office 28/02/2020 1:31PM L11 28/02/2020			
N.D.193 Ram Krishna Sarani, P.O - Aswininagar, P.S - Baguiati, Rajarhat-gopalpore, 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
Sabyabrata Ganguly Son of Late Sri Nanda Gangula Nanda Apartment 1st Floor SL Sarani, P.S. Aswininagar, P.S. Baguiati, District -North 24 Parganas, West Bengal, India. PAN - N159 28/02/2020 28/02/2020			

Member of Mrs Debasish Ray, Mrs Bishnupriya Gupta, Shri Tapas Ghosh, Mr Debasish Ghosh, Mr Prabir Dasgupta, Mrs
 Sudama Ganguly, Mr Krishna Yadav

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1.	Mrs Debasish Ray	Ganapati Developers-3.75031 Dec
2.	Mrs Bishnupriya Gupta	Ganapati Developers-3.75031 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1.	Mrs Debasish Ray	Ganapati Developers-416.00000000 Sq Ft
2.	Mrs Bishnupriya Gupta	Ganapati Developers-416.00000000 Sq Ft

26-02-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules,1908)

Case No. 147 of West Bengal Registration Rule 1908 duly stamped under schedule 'A' Article number 48
of the Stamp Act 1908

Registration(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1908)

Wherein the registration of the deed is made at the Office of the D.S.R. - NORTH 24-PARGANAS by Mrs
Suman Saran and the Executors

Certificate of Market Value(WB PUVI rules of 2001)

Wherein the market value of the property which is the subject matter of the deed has been assessed at Rs
34,37,456.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1908)

Execution is admitted on 26-02-2020 by : Mrs Deban Saran Daughey of Late Sasmita Senary Rai HB6
Aswinnagar P.O. Aswinnagar Thana Baguiati, P.O. Taran RAJARHAT GOPALPORE North 24 Parganas WEST
BENGAL, India PIN - 700159 by caste Hindu, by profession Service ; Mrs Bagmati Gilda W/o of Mr Santanu
Saha * Apartment Bose Sarani Maj Road Anandam Apartment P.O. Dum Dum Thana Dum Dum, Co. Town DUM
DUM North 24-Parganas WEST BENGAL, India PIN - 700080 by caste Hindu, by profession House wife
identified by Sahabrata Ganguly Son of Late Sri Kumar Ganguly Manisha Apartment 1st Floor SL Sarani, P.O.
Aswinnagar Thana Baguiati North 24-Parganas WEST BENGAL, India PIN - 700159 by caste Hindu, by
profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1908) (Representative)

Execution is admitted on 26-02-2020 by Sri Tadas Ghosh partner Ganapati Developers, HO-19-3, Ram Krishna
Sarani, Baguiata, P.O. Aswinnagar, P.S. Baguiati, Rajmahal-gopabore District-North 24-Parganas West Bengal
India PIN - 700159
identified by Sahabrata Ganguly Son of Late Sri Kumar Ganguly Manisha Apartment 1st Floor SL Sarani, P.O.
Aswinnagar Thana Baguiati North 24-Parganas WEST BENGAL, India PIN - 700159 by caste Hindu, by
profession Service
Execution is admitted on 26-02-2020 by Mr Debasis Ghosh partner Ganapati Developers, HO-19-3, Ram Krishna
Sarani, Baguiata, P.O. Aswinnagar, P.S. Baguiati, Rajmahal-gopabore District-North 24-Parganas West Bengal
India PIN - 700159
identified by Sahabrata Ganguly Son of Late Sri Kumar Ganguly Manisha Apartment 1st Floor SL Sarani, P.O.
Aswinnagar Thana Baguiati North 24-Parganas WEST BENGAL, India PIN - 700159 by caste Hindu, by
profession Service
Execution is admitted on 26-02-2020 by Mr Prady Dasgupta partner Ganapati Developers, HO-19-3, Ram Krishna
Sarani, Baguiata, P.O. Aswinnagar, P.S. Baguiati, Rajmahal-gopabore District-North 24-Parganas West Bengal
India PIN - 700159
identified by Sahabrata Ganguly Son of Late Sri Kumar Ganguly Manisha Apartment 1st Floor SL Sarani, P.O.
Aswinnagar Thana Baguiati North 24-Parganas WEST BENGAL, India PIN - 700159 by caste Hindu, by
profession Service
Execution is admitted on 26-02-2020 by Mr Krishna Yadav partner Ganapati Developers, HO-19-3, Ram Krishna
Sarani, Baguiata, P.O. Aswinnagar, P.S. Baguiati, Rajmahal-gopabore District-North 24-Parganas West Bengal,
India PIN - 700159
identified by Sahabrata Ganguly Son of Late Sri Kumar Ganguly Manisha Apartment 1st Floor SL Sarani, P.O.
Aswinnagar Thana Baguiati North 24-Parganas WEST BENGAL, India PIN - 700159 by caste Hindu, by
profession Service

Amount of Fees

Amount that required Registration Fees payable for this document is Rs 531. (E = Rs 270, H = Rs 220, M² = Rs 41)
Registration Fees paid by Cash Rs 531.

Payment of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs 770, and Stamp Duty paid by Stamp Rs 5000.

Description of Stamp

1 Stamp Type Imprinted Serial no 5345, Amount Rs 5000, Date of Purchase 28/02/2020, Jendry name Tassu
Arunar Saha

(Signature)

Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

Document Required

Authenticated Copy of the pro card of the
motor.

P.S for last 3 years.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1502-2020, Page from 19282 to 19325
being No 150200622 for the year 2020.



Digitally signed by AMITAVA DATTA
Date: 2020.03.02 16:09:21 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 2020/03/02 04:09:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)