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I-03472/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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This stamp is an evidence &
 admitted in registration. The
 signature sheet / sheets & the
 endorsement sheet / sheets
 attached with this document
 are the part of this document.

14.11.18
 8-161980/18

Additional District Sub-Registrar
 Bidupur North 24 Parganas

**POWER OF ATTORNEY FOR
 DEVELOPMENT**

14 JUN 2018

TO ALL TO WHOM THESE:

We, **1. SMT. GAYATRI GHOSH (PAN NO. CCWPG9406J)**,
 Wife of Late Anil Kumar Ghosh, by Nationality-Indian, by
 Religion-Hindu, by Occupation-Housewife, residing at:
 Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24
 Parganas, Kolkata-700115,

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 Gayatri Ghosh
 4/11/18

1300 13/6/18 1300
No. Date
Name M/S. Pioneer Developer
Address Sukchar, Kol-115
P.S. Khandah
Dist.
Name of Treasury :- Ratalakw
Name of Vendor :- RANA SUP
Date of Purchase
Total Amount
Signature of Vendor

75000/- 06 JUN 2018
Rana Sur
13/6/18

Anshu Pooja
S/o Bhanu Pooja
Sitaramnagar, P.O. Khatola
P.S. - Khatola, Kol-113



Additional District Sub-Registrar
Sodepur, North 24 Parganas

14 JUN 2018

(2)

2. SRI ARUN KUMAR GHOSH (PAN no. AEAPG9069B),
Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

3. SRI ALOKE KUMAR GHOSH (PAN no. AEAPG8968D),
Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 do hereby jointly appoint, constitute

and nominate "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

(1) SRI BISWANATH DAS (PAN no. AFDPD5167P), S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA (PAN no. AGLPJ4226G),
Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS (PAN no. ALCPB4228Q),
Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

SEND GREETINGS:-

WHEREAS Originally the predecessor-in-title of the present land owners/Executants hereof namely Kanailal Ghosh son of Late Haridas Ghosh, was the absolute and lawful sole owner of a piece and parcel of land measuring about 20

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Atyendu Karmajyoti

Atyendu

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Decimal equivalent to 12 Cottahs 2 Chittaks of land more or less lying and situated at Mouza: Sukchar, J.L. 9, Re Su 14, Touzi 156, comprised and contained in R.S. Dag No. 3347, under R.S. Khatian No. 474, P.S Khardah, Dist. North 24 Parganas, the then A.D.S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur and the said Kanailal Ghosh as being the sole and lawful owner of the above mentioned plot of land measuring an area about 20 Decimal equivalent to 12 Cottahs 2 Chittaks of land more or less seized and possessed the above mentioned Property, by constructing a dwelling house thereon and recorded his name in the assessment register of Panihati Municipality and his name also recorded in the R. S. Records of Right which was finally published and enjoying the same without any interruption of others.

AND WHEREAS while have been enjoying the same the said Kanailal Ghosh died intestate on 20.04.1978, leaving behind him his wife namely Kamala Ghosh three sons namely Sri Anil Kumar Ghosh, Sri Arun Kumar Ghosh & Sri Alope Kumar Ghosh AND seven daughters namely Nilima Ghosh (wife of Gobinda Prosad Ghosh), Anima Ghosh (Wife of Bankim Chandra Ghosh), Mina Pal (Wife of Sri Rabindranath Pal), Pratima Kumar (Wife of Sri Sudhir Kumar), Rama Ghosh (Wife of Sri Ajit Ghosh), Anjana Biswas (Wife of Sri Asit Biswas) and Manika Ghosh (unmarried) as his legal heirs and successors.

While have been enjoying the same said Anima Ghosh (Wife of Late Bankim Chandra Ghosh) died on 18.08.1993 leaving behind her son namely Sourav Kumar Ghosh & one daughter namely Mousumi Ghosh as her surviving legal heirs and successors in respect of her undivided share of the subject landed property.

Be it mentioned here that the wife of Kanailal Ghosh namely Kamala Ghosh died on 29.01.2002.


Ananda Kanyasulkary
Advocate

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Subsequently said Anil Kumar Ghosh died on 08.01.2009, leaving behind him his wife namely Gayatri Ghosh, one son namely Amit Kumar Ghosh & one daughter namely Sukanya Paul (Wife of Debabrata Paul) as her surviving legal heirs and successors in respect of his undivided share of the subject landed property.

And thereafter said Nilima Ghosh (Wife of Late Gobinda Prosad Ghosh) died on 31.12.2009, leaving behind her one son namely Prabir Kumar Ghosh & one daughter namely Sukla Ghosh (Wife of Sri Biswanath Ghosh), as her surviving legal heirs and successors in respect of her undivided share of the subject landed property.

AND WHEREAS thus in the manner aforesaid the said Arun Kumar Ghosh (Son of Late Kanailal Ghosh) has got 1/10th undivided share of the total landed property, the said Alope Kumar Ghosh (Son of Late Kanailal Ghosh) has got 1/10th undivided share of the total landed property, Smt. Mina Paul, (Wife of Sri Rabindranath Paul) has got 1/10th undivided share of the total landed property, Smt. Pratima Kumar (Wife of Sri Sudhir Kumar), has got 1/10th undivided share of the total landed property, Smt. Rama Ghosh (Wife of Sri Ajit Ghosh), has got 1/10th undivided share of the total landed property, Smt. Anjana Biswas (Wife of Sri Asit Biswas), has got 1/10th undivided share of the total landed property, Smt. Manika Ghosh (Daughter of Late Kanailal Ghosh) has got 1/10th undivided share of the total landed property, Sri Sourav Kumar Ghosh (Son of Late Bankim Chandra Ghosh), Smt. Mousumi Ghosh (Wife of Sri Sukanta Ghosh, Daughter of Late Bankim Chandra Ghosh) jointly have got 1/10th undivided share of the total landed property, Smt. Gayatri Ghosh (Wife of Late Anil Kumar Ghosh), Sri Amit Kumar Ghosh (Son of Late Anil Kumar Ghosh) and Smt. Sukanya Paul (Wife of Sri Debabrata Paul, Daughter of Late Anil Kumar Ghosh) jointly have got 1/10th undivided



Atananda Banerjee

Advocate

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share of the total landed property and Sri Prabir Kumar Ghosh (Son of Late Gobinda Prosad Ghosh) and Smt. Sukla Ghosh (Wife of Sri Biswanath Ghosh, Daughter of Late Gobinda Prosad Ghosh) jointly have got 1/10th undivided share of the total landed property and they jointly inherited the total landed property as the Class-I legal heirs as per the law of Hindu Succession Act, 1956.

AND WHEREAS said Sri Amit Kumar Ghosh, Smt. Sukanya Paul, Sri Sourav Kumar Ghosh, Smt. Mousumi Ghosh, Sri Prabir Kumar Ghosh & Smt. Sukla Ghosh jointly have obtained 8/30th undivided share of total landed property i.e. 3 Cottahs 3 Chittaks 33 Sq.ft. of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza: Sukchar, J.L. 9, Pe. Su. 14, Touzi: 156, comprised and contained in R.S. Dag No. 3347, under R.S. Khatian No. 474, P.S. Khardah, the then Additional District Sub-Registry Office at Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, District- North 24 Parganas, by virtue of inheritance from their predecessor and jointly acquiring the right, title interest and possession of their said undivided share of plot of land togetherwith undivided share of Residential Building thereupon and have been enjoying the same with their other co-sharer peacefully without any interruption and hinderance from any corner whatsoever.

AND WHEREAS while have been enjoying the same said Sri Amit Kumar Ghosh, Smt. Sukanya Paul, Sri Sourav Kumar Ghosh, Smt. Mousumi Ghosh, Sri Prabir Kumar Ghosh & Smt. Sukla Ghosh gifted their undivided 8/30th share of land and building i.e. 3 Cottahs 3 Chittaks 33 Sq.ft. of land togetherwith undivided 8/30th share of pucca residential building i.e. 480 sq. ft. out of the total land and building measuring an area 12 Cottahs 2 Chittaks of land togetherwith


Atalendu Bandyopadhyay

Advocate

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a pucca building having constructed covered area of 1800 Sq.ft. standing thereon to Smt Gayatri Ghosh (Wife of Late Anil Kumar Ghosh) i.e. the owner no. 1 hereof by executing a Deed of Gift, being no. 152405645, which was executed and Registered on 02.11.2017, at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I, Vol. No. 1524-2017, noted within the pages from 162965 - 162997, being no. 152405645, for the year 2017 and alongwith her undivided 1/30th share i.e. undivided 6chittaks 21sq.ft. of land she became the lawful owner of 9/30th i.e. 3/10th undivided share of land i.e. 3Cottahs 10Chittaks 9Sq.ft. of land togetherwith a pucca residential building standing thereon having constructed covered area 540 sq.ft. and enjoying the actual physical possession of the said landed property with their other co-sharers peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS said Smt. Pratima Kumar, Smt. Manika Ghosh & Smt. Anjana Biswas hereof jointly have obtained 3/10th undivided share of total landed property i.e. 3Cottahs 10Chittaks 9Sq.ft. of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Sukchar, J.L. 9, Re. Su. 14, Touzi 156, comprised and contained in R.S. Dag No. 3347, under R.S. Khatian No. 474, P.S. Khardah, the then Additional District Sub-Registry Office at Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, District- North 24 Parganas, by virtue of inheritance from their predecessor and jointly acquiring the right, title interest and possession of their said undivided share of plot of land togetherwith undivided share of Residential Building thereupon and have been



Ananda Biswas
A.D.S.R.

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enjoying the same with their other co-sharer peacefully without any interruption and hinderance from any corner whatsoever.

AND WHEREAS while have been enjoying the same said Smt. Pratima Kumar, Smt. Manika Ghosh & Smt. Anjana Biswas gifted their undivided 3/10th share of land and building measuring 3Cottahs 10Chittaks 9Sq.ft. of land togetherwith undivided 3/10th share of pucca residential building i.e. 540 sq.ft. out of the total land and building measuring an area 12 Cottahs 2 Chittaks of land togetherwith a pucca residential building having constructed covered area of 1800 sq.ft. standing thereon to Sri Arun Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 2 hereof and Sri Alope Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 3 hereof by executing a Deed of Gift, being no. 152405646, which was executed and Registered on 02.11.2017, at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I, Vol. No. 1524-2017, noted within the pages from 162998-163027, being no. 152405646, for the year 2017 and alongwith their undivided 2/10th share i.e. 1/5th undivided share of land and building i.e. undivided 2 Cottahs 6 Chittacks 36 Sq.ft. of land area and undivided 360 Sq.Ft. of building area became the lawful owners of 5/10th or 1/2 undivided share of total land i.e. 6 Cottahs 1 Chittaks togetherwith the 1/2 undivided share of a pucca residential building i.e. 900 sq.ft. and enjoying the actual physical possession of the said landed property with their other co-sharers peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.


Atanika Bandyopadhyay
Advocate

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AND WHEREAS said Smt. Mina Pal & Smt. Rama Ghosh jointly have obtained 2/10th equivalent to 1/5th undivided share of total landed property i.e. 2 Cottahs 6 Chittacks 36 Sq.ft. of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Sukchar, J.L. 9, Re. Su. 14, Touzi 156, comprised and contained in R.S. Dag No. 3347, under R.S. Khatian No. 474, P.S. Khardah, the then Additional District Sub-Registry Office at Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, District- North 24 Parganas, by virtue of inheritance from their predecessor and jointly acquiring the right, title interest and possession of their said undivided share of plot of land togetherwith undivided share of Residential Building thereupon and have been enjoying the same with their other co-sharer peacefully without any interruption and hinderance from any corner whatsoever.

AND WHEREAS while have been enjoying the same said Smt. Mina Pal & Smt. Rama Ghosh jointly gifted their undivided 2/10th equivalent to 1/5th undivided share of land and building measuring 2 Cottahs 6 Chittacks 36 Sq.ft. of land togetherwith undivided 2/10th equivalent to 1/5th share of pucca residential building i.e. 360 sq. ft. out of the total land and building measuring an area 12 Cottahs 2 Chittacks of land togetherwith a pucca residential building having constructed covered area of 1800 Sq.ft. standing thereon to Sri Arun Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 2 hereof and Sri Alope Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 3 hereof by executing a Deed of Gift, being no. 152403146, which was executed and Registered on 28.05.2018, at the office of


Anilendra Bandopadhyay
Advocate

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A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I, Vol. No. 1524-2018, noted within the pages from 99139-99171, being no. 152403146, for the year 2018.

AND WHEREAS thus in the manner aforesaid the owners/ Executants no. 1, 2 & 3 hereof jointly have become the lawful and joint owners of (6chittaks 21Sq.ft. + 3cottahs 3chittaks 33sq.ft. + 2 Cottahs 6 Chittacks 36 Sq.ft. + 3Cottahs 10Chittaks 9Sq.ft. + 2 Cottahs 6 Chittacks 36 Sq.ft.) = 12cottahs 2chittaks of landed property alongwith 1800sq.ft. one storied residential building standing thereon and they jointly mutated their name in the Assessment Registrar of Panihati Municipality, bearing Holding No. 14, R.R.K. Deb Bahadur Road, under Ward No. 2 and jointly possessing as well as enjoying the same peacefully, quietly and without any interruption of others by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property and as joint owners thereof paying the relevant rent taxes regularly.

AND WHEREAS the Executants are desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 152403146/2018** in **Book no. I**, which was executed by us and Registered on ...14th day of **June, 2018** at the


Alankar Banerjee
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Alankar Banerjee

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office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

(1) SRI BISWANATH DAS, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place


Atitendu Karmacharya

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of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

(1) SRI BISWANATH DAS, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which WE hereby do:-


NOW KNOW YE AND THESE PRESENTS WITNESS that

We, **1. SMT. GAYATRI GHOSH**, Wife of Late Anil Kumar Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

2. SRI ARUN KUMAR GHOSH, Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

3. SRI ALOKE KUMAR GHOSH, Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a


Attested & Certified by

Advocate

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single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the

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applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.

8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati


Atalendu Bandyopadhyay
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Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

11. To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.


Municipality Secretary

Address

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17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required

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for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.


21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as


Atkanda Karkyapalhyoy
Attorn

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outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.


Atalendu Bandyopadhyay

Advocate

Contd... 18

(18)

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.


Attested Handwritten
Signature

Contd...19

(19)

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction


Attested by _____

Contd...20

Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.



Kalanda Banerjee
Attorney

(21)

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and Parcel of land measuring more or less **12Cottahs 2Chittaks** classified as "**BASTU**" togetherwith a one storied pucca residential building standing thereon measuring more or less 1800 Sq.ft. situates and lying at **Mouza-Sukchar**, J.L. 9, Re. Su. 14, Touzi 156, comprised and contained in **R.S. Dag No. 3347**, under R.S. Khatian No. 474, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Municipal Holding No. 14, R.R.K. Deb Bahadur Road, under Ward no. 2. **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

On the North : 25ft. Wide R.R.K. Deb Bahadur Road,
On the South : Municipal Drain,
On the East : Municipal Drain,
On the West : Skylark Appartment,


Atikanda Sandiprasad
Advocate

Contd...22

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 14th Day of June, 2018 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Anir K. Ghosh
46, Subchar Ghosh Para
Kalyan-700115

2. Anamoli Mitra
Golud Beldi Rd.
Kalyan-115.

3. Arishy Bhowmik
Sriramnagar
Kalyan-113

Gajendra Ghosh.
Anur Kumar Ghosh -
Abhaya Kumar Ghosh

**SIGNATURE OF THE
EXECUTANTS/OWNERS**

M/S PIONEER DEVELOPER
Dinesh Nath Das,
Anur Kumar Ghosh
Subhankar Biswas
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay -
Adv.

Alokendu Bandyopadhyay
Enl. No. WB-570/2004 Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:


Prasanna Paul

ORDER RULE 44A OF THE I.R. ACT 1908



Name : SMT. GAYATRI GHOSH

Gayatri

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Gayatri Ghosh

SIGNATURE OF THE PRESENTANT



(2) Name : SRI ARUN KUMAR GHOSH

Arun Kumar Ghosh

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Arun Kumar Ghosh

All the above fingerprints are of the abovenamed person and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT 1908

Name : SRI BISWANATH DAS

Biswanath Das



LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



All the above fingerprints are of the abovenamed person, and attested by the said person.

Biswanath Das

SIGNATURE OF THE PRESENTANT



(2) Name : SRI ARUN KUMAR JANA

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

Arun Kumar Jana

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



All the above fingerprints are of the abovenamed person, and attested by the said person.

Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI ALOKE KUMAR GHOSH** *Alope Kumar Ghosh*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Alope Kumar Ghosh

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUBHANKAR BISWAS**

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

Subhankar Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Subhankar Biswas

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम/Name
GAYATRI GHOSH

पिता/पिता: Father's Name
Hrishank Ghosh

जन्म तिथि/Date of Birth
24/12/1998

पैनसी सेवा संख्या कार्ड
Permanent Account Number Card

CCWPG9406J



Gayatri Ghosh
हस्ताक्षर/Signature

Gayatri Ghosh

इस कार्ड को खोने / खोने पर सूचना सुप्रीम को / खोने /
आपका पैन सेवा कार्ड, एन एस डी
5 डी ब्लॉक, एन सी सिटी, प्लॉट नं. 347, सी 1, एन 2, 8
मोडल कॉलोनी, नज़द देव बंगला चौक, पुणे
पुणे - 411 016

If this card is lost / someone's lost card is found
please inform / return to:
Income Tax PAN Service Unit, NSDL
5A, Gaur, Marol Dighi,
Plot No. 347, Survey No. 997B,
Model Colony, Near Deep Banglowe Club,
Pune - 411 016.

Tel: 91-20-2721 8580 Fax: 91-20-2721 8081
e-mail: info@pan2b.co.in

PERMANENT ACCOUNT NUMBER

AEAPG8968D



NAME
ALOKE KUMAR GHOSH

FATHER'S NAME
KANAILAL GHOSH

DATE OF BIRTH
25-11-1952

SIGNATURE

Aloke Kumar Ghosh

B. Das

COMMISSIONER OF INCOME-TAX, W.B. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Aloke Kumar Ghosh

इस कार्ड के लिये / लिए जारी यह प्रमाण जारी करने
वाले अधिकारी को सूचित / बावत बनने से
संयुक्त प्रशासन अखण्ड (पत्राचार एवं तकनीकी),
पी-7,
चण्डीगढ़ स्क्वार्,
कलकत्ता - 700 069.

If case this card is issued, kindly informers to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chandigarh Square,
Calcutta-700 069.



Anur Kumar Shrivastava

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER DEVELOPER



भारत सरकार
GOVT. OF INDIA



12/01/2011
Permanent Account Number
AANFP8542R

3000017

M/S PIONEER DEVELOPER
Subhash Kumar Dutt
Subhash Kumar Dutt
Subhash Kumar Dutt
Subhash Kumar Dutt

यदि कार्ड के बारे में कोई भी प्रश्न सुझाव हैं / सवाल /
संशय हो तो कृपया हमसे, या हम से जो
संबंधी व्यक्ति, संपर्क करें,
एनएल टेलीफोन एक्सचेंज के माध्यम से,
दोहरा, मुंबई - 411 045

If your card is lost / someone's card used if found,
please inform / return to:
Income Tax PAN Service Unit, NSDL,
3rd Floor, Gateway Chambers,
Near Bazar Telephone Exchange,
Bansari, Pune-411 045

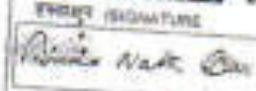
Tel: 020-26122222 / 26122223 / 26122224 / 26122225
e: 020-26122222


PERMANENT ACCOUNT NUMBER
AFDPD5167P


MR NAME
BISWANATHDAS

MR MR FATHER'S NAME
NARAYAN CHANDRA DAS

MR MR DATE OF BIRTH
21-10-1968

FRONT SIGNATURE






COMMISSIONER OF INCOME TAX, WB - 18

इस कार्ड के साथ / along with this card please carry the
 सभी प्रमाणों की प्रतियां / copies of all documents
 अपने साथ आएं (प्रतियां नहीं लाना)।
 6-7,
 चौथी मंजिल,
 कोलकाता - 700 068.

To carry this card is furnished, kindly informants to
 bring along with:-
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Kolkata- 700 068.

Biswanath Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUN KUMAR JANA

SUDHIR KUMAR JANA

15/10/1962

Permanent Account Number

AGLPJ4226G

Signature



Arun Kumar Jana

In case this card is lost / found, kindly inform / return to:
Taxpayer Tax PAN Services (TTPS)
Plot No. 5, Sector 11, CBD-Indraprastha,
New Delhi - 110 021

यदि यह कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें।
संस्था के ध्यान में।
प्लॉट नं. 5, सेक्टर 11, CBD-इंद्रप्रस्थ,
नई दिल्ली-110 021

उसयकर विभाग
INCOME TAX DEPARTMENT
SUBHANKAR BISWAS



भारत सरकार
GOVT. OF INDIA

MADHAV BISWAS

02/03/1988

Permanent Account Number

ALCPB4228Q

Subhanekar Biswas
Signature



एक कार्ड में दोनो / दोनों प्रकार के सुविधाएँ / सेवाएँ
आपका बैंक खाता सुदृढ़, सुरक्षित और
1 से अधिक, नवी सुविधाएँ, पते 1, 2, 3, 4, 5, 6, 7, 8,
बैंक खाते में, डिजिटल पते में, 1, 2,
पुनः-417 815.

If this card is lost / customer's key card is found,
please inform / report to
Income Tax PAN Service Unit, NSDL,
34, Floor, Maxx Sterling,
Plot No. 241, Survey No. 9978,
Model Colony, Near Deep Residency Check,
Pune - 417 815.

Tel: 91-20-771 5999, Fax: 91-20-3701 6881
e-mail: nsdl@nsdl.co.in

Subhanekar Biswas

Major Information of the Deed

Deed No.:	I-1524-03472/2018	Date of Registration:	14/06/2018
Query No./Year:	1524-1000161980/2018	Office where deed is registered:	
Query Date:	14/06/2018 12:06:41 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat Thana Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. 9830075574, 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. 1,00,00,000/-	Rs. 1,33,53,750/-		
Stemodity Paid(SB)	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]:- 152403464/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: R. R. K. Debi Bahadur Road, Mouza: Sukhchar, Ward No: 2, Holding No:14

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3347	RS-474	Bastu	Bastu	12 Katha 2 Chatak	90,00,000/-	1,20,03,750/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
Grand Total :					20.0063Dec	90,00,000 /-	120,03,750 /-	







Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	10,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	10,00,000 /-	13,50,000 /-	



Major Information of the Deed :- I-1524-03472/2018-14/06/2018

Principal Details :

No	Name, Address, Photo, Finger print and Signature
No	Name Photo Finger print Signature
1	<p>Mrs Gayatri Ghosh Wife of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>   <p>Signature: <i>Gayatri Ghosh</i></p> <p>14/06/2018 14/06/2018 14/06/2018</p> <p>Ghoshpara Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCWPG9406J, Status :Individual, Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>
2	<p>Mr Arun Kumar Ghosh Son of Late Kanailal Ghosh Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>   <p>Signature: <i>Arun Kumar Ghosh</i></p> <p>14/06/2018 14/06/2018 14/06/2018</p> <p>Ghoshpara Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPG9069B, Status :Individual, Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>
3	<p>Mr Aloke Kumar Ghosh (Presentant) Son of Late Kanailal Ghosh Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>   <p>Signature: <i>Aloke Kumar Ghosh</i></p> <p>14/06/2018 14/06/2018 14/06/2018</p> <p>Ghoshpara Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPG8968D, Status :Individual, Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>



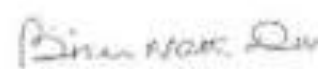








Major Information of the Deed :- I-1524-03472/2018-14/06/2018

Key Details :

Name, Address, Photo, Finger print and Signature	
PIONEER DEVELOPER 46/A, Patuatala Lane, "BIMALA APARTMENT", P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115 PAN No.: AANFP6542R, Status : Organization, Executed by: Representative	

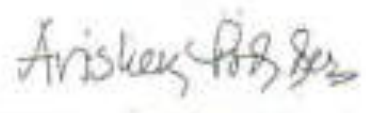
Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 14/06/2018, , Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office	 <small>Jun 14 2018 12:59PM</small>	 <small>LTI 14/06/2018</small>	 <small>14/06/2018</small>
KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road,, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status Representative, Representative of PIONEER DEVELOPER (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 14/06/2018, , Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office	 <small>Jun 14 2018 12:58PM</small>	 <small>LTI 14/06/2018</small>	 <small>14/06/2018</small>
N.S.D. Ghat Road, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status Representative, Representative of : PIONEER DEVELOPER (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 14/06/2018, , Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office	 <small>Jun 14 2018 12:59PM</small>	 <small>LTI 14/06/2018</small>	 <small>14/06/2018</small>
2no. Subhash Nagar,, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status Representative, Representative of : PIONEER DEVELOPER (as Partner)				



Major Information of the Deed :- I-1524-03472/2018-14/06/2018

Deed Details :

Name & address	
Avishek Podder Son of Mr Basudeb Podder Bhramnagar, P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mrs Gayatri Ghosh, Mr Arun Kumar Ghosh, Mr Aloke Kumar Ghosh, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS	
	14/06/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gayatri Ghosh	PIONEER DEVELOPER-6.66875 Dec
2	Mr Arun Kumar Ghosh	PIONEER DEVELOPER-6.66875 Dec
3	Mr Aloke Kumar Ghosh	PIONEER DEVELOPER-6.66875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gayatri Ghosh	PIONEER DEVELOPER-600.00000000 Sq Ft
2	Mr Arun Kumar Ghosh	PIONEER DEVELOPER-600.00000000 Sq Ft
3	Mr Aloke Kumar Ghosh	PIONEER DEVELOPER-600.00000000 Sq Ft

Endorsement For Deed Number : I - 152403472 / 2018

On 14-06-2018

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 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 12:29 hrs on 14-06-2018, at the Office of the A.D.S.R. SODEPUR by Mr Aloke Kumar 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 1,33,53,750/-



Major Information of the Deed :- I-1524-03472/2018-14/06/2018

T-02472/2018

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

Execution is admitted on 14/06/2018 by 1. Mrs Gayatri Ghosh, Wife of Late Anil Kumar Ghosh, Ghoshpara Rd, Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN 700115, caste Hindu, by Profession House wife, 2. Mr Arun Kumar Ghosh, Son of Late Kanailal Ghosh, Ghoshpara Rd, Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN 700115, caste Hindu, by Profession Business, 3. Mr Alok Kumar Ghosh, Son of Late Kanailal Ghosh, Ghoshpara Rd, Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, caste Hindu, by Profession Business

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, N Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

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

Execution is admitted on 14-06-2018 by Mr BISWANATH DAS, Partner, PIONEER DEVELOPER, 46/A, Patul Lane, "BIMALA APARTMENT", P.O:- Sukchar, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, N Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 14-06-2018 by Mr ARUN KUMAR JANA, Partner, PIONEER DEVELOPER, 46/A, Patul Lane, "BIMALA APARTMENT", P.O:- Sukchar, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, N Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 14-06-2018 by Mr SUBHANKAR BISWAS, Partner, PIONEER DEVELOPER, 46/A, Patul Lane, "BIMALA APARTMENT", P.O:- Sukchar, P.S:- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, N Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fee 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: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 1900, Amount: Rs. 100/-, Date of Purchase: 13/06/2018, Vendor name: R. S.

Maitreyee Ghosh

Maitreyee Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUI
North 24-Parganas, West Bengal**



cate of Registration under section 60 and Rule 69.

istered in Book - I

lume number 1524-2018, Page from 110212 to 110252

eing No 152403472 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.06.19 14:27:06 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 19-06-2018 14:24:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)