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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 076500

ADVISEE THAT THE DOCUMENT IS REGISTERED IN
REGISTRATION, THE SIGNATURE SHEET & THE
ASSESSMENT SHEET ATTACHED WITH THIS DOCUMENT
IS THE PART OF THIS DOCUMENT.

Deputy

ADDL DIST. SUB REGISTRAR
NAIHATI, NORTH 24 PGS

03 OCT 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, **1. SMT. CHHANDA GHOSH**, (PAN -ACVPG5679A) Wife of Late Biman Kumar Ghosh, **2. SRI RITAM GHOSH**, (PAN -AJNPG4091P) **3. SRI ARHAN GHOSH**, (PAN -AOXPG5519H) No. 2 & 3 sons of Late Biman Kumar Ghosh, All By Faith - Hindu, by Nationality -Indian, by Occupation - Housewife & Business respectively, All Residing at : 124/A, 124/B, R.B.C. Road, Post Office - Naihati, Police Station - Naihati, District - North 24 Parganas, Pin Code

8-1/20 9464/18

নং জেলা উত্তর ২৪ পরগনা
 নৈহাটী এ.ডি. সাব রেজিস্ট্রী অফিস
 জমিদার.....
 নাম.....
 সাই.....
 স্থানা.....
 উদ্দেশ্য স্বাক্ষর.....

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 ৬৭২৮

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ভেদাঙ্ক নাম সমীর সামন্ত
 ক্রেতার নাম - বালাকান্ত
 টি. ডি. নম্বর.....
 স্থানীয় পরিষদের তারিখ.....
 এই টি. ডি. নম্বরের মোট কত টাকা
 বরাদ্দ রয়েছে.....

26 SEP 2018

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ADDL DIST. SUB REGISTRAR
 NAIHATI, NORTH 24 PGS

03 OCT 2018

743165, hereinafter collectively called the "**LAND OWNERS/FIRST PARTY**" as our Lawful constitute attorney of **M/s. "BALAJI ENTERPRISE"** (PAN - AAOFB7533K), In Corporated Partnership Firm, registered under Partnership Act. 1932, by its Partners : Its' Registered Office at Sai Tower, Block -A, 1st Floor, 6 No. Bijoy Nagar, Dhankal, Post Office & P.S., Naihati, District North 24-Parganas, Represented It's Partners **1. SRI PRADIP KUMAR DUTTA** (PAN -ADUPD9143Q) son of Late Nitya Gopal Dutta, residing at Deulpara, Vidyasagarpath, Post Office & P.S. Naihati, District North 24-Parganas, **2. SRI PRADIP KUMAR BANERJEE**, (PAN - AGDPB0757C) son of Late Vivekananda Banerjee, By Caste Hindu, By Nationality -Indian, By Occupation - Business, Residing at : 20, Arabind a Road, Post Office Naihati, Police Station - Naihati, District - North 24 Parganas, carrying on Sai Tower, Block -A, 1st Floor, 6 No. Bijoy Nagar, Dhankal, Post Office & P.S., Naihati, District North 24-Parganas, West Bengal, as our true and lawful Attorney for us and on our behalf in our name to do and execute or cause to be done, executed and performed all or any of the following acts, deeds and things :-

WHEREAS One Satish Chandra (since deceased) was the absolute owner of All that piece and parcel of Bastu Land measuring about 62.25 Decimal, appertaining to R.S. Dag No. 407 & 408, R.S. Khatian No. 1220, Mouza - Naihati, who while was enjoying the Said Property after exercising his valuable Right, Title, Interest & Possession therein unfortunately died in the year 1962 leaving behind his daughter-in-law Durgabati Ghosh & three Grand-sons namely, Arun Kumar Ghosh, Sunil Kumar Ghosh & Biman Kumar Ghosh as his only son Pramatha Nath Ghosh & his wife predeceased him.

AND WHEREAS after demise of said Satish Chandra Ghosh his daughter-in-law Durgabati Ghosh & three Grand-sons namely, Arun Kumar Ghosh, Sunil Kumar Ghosh & Biman Kumar Ghosh have become the Joint Owners in respect of said property as Law inheritance.



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AND WHEREAS thereafter the aforesaid four Joint Owners, due to their convenience and comfortable use & enjoyment of the aforesaid property partitioned the same dated 16.01.1988 among themselves through execution of a valid Deed of Partition which was registered at the Office of the A.D.S.R. Naihati wherein the same was entered into Book No. 1, Volume No. IV, Page Nos 223 to 238 being No. 311 for the year 1988;

AND WHEREAS according to the said Deed of Partition Biman Kumar Ghosh the Predecessor in interest of the Owners hereinabove was allotted a piece and parcel of Bastu Land measuring about 3 (Three) Cottahs 4 (Four) Chittaks 3.3 Square feet. equivalent to 05.38 Decimal along with Old delapidated 4 Pucca rooms, Verandah, and other Tin & Tiled Shed Structures piece AND a piece and parcel of Bastu Land measuring about 3 (Three) Cottahs 10 (Ten) Chittaks 9.42 Square feet. equivalent to 06.15 Decimal, both appertaining to R. S. Dag No. 407 corresponding to L.R, Dag No. 618 & 619 both under R.S. Khatian No. 1220 corresponding L.R.Khatian No. 10144, 10145 & 10146, both under J.L. No. 03, Ressa No 21, Mouza - Naihati, being Municipal Holdmg No. 124 (Old), 124/A (New), 124/B (New), Ward No. 10, under Naihati Municipality, Situated at R.B.C. Raod, Naihati, Police Station -Naihati, District - North 24 Parganas, within the limits of Additional District Sub-Registrar Office at Naihati, which has been specifically shown in Schedule "Gha" of the said Deed of Partition dated 16.01.1988 or LOT 'C' in the annexed map thereto, hereinafter referred to as the "AFORESAID PROPERTY"

AND WHEREAS thereafter said Biman¹ Kumar Ghosh during his lifetime transferred a piece and parcel of land measuring about 3 Cottah 10 Chittak 9 Square feet equivalent to 06.01 Decimal along with structures therein from the aforesaid property in favour of Sunil Kumar Ghosh by execution of a valid Deed of Gift executed dated 21.02.2001 and registered at the Office of the A.D.S.R. Naihati wherein the same was entered into Book No. I, being No. 4636 for the year 2005 keeping the remaining portion of the aforesaid property measuring about 3 Cottah 4 Chittak 3 Square feet under his ownership.



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AND WHEREAS thereafter Sunil Kumar Ghosh one of the co owner and second part of the Deed of Partition being No. 311 for the year 1988 out of his allotted property as specifically described in Schedule "Ga" of the Deed of Partition dated 16.01.1988 and LOT 'B' in the annexed map thereto transferred a well demarcated portio measuring about 3 Cottah 11 Chittak 24 Sq. Ft. equivalent to 06.15 Decimal appertaining to R.S. Dag No. 407, under R.S. Khatian No. 1220, of Mouza - Naihati, in favour of Biman Kumar Ghosh through execution of a valid Deed of Gift dated 21.02.2001 which was registered at the Officer of the A.D.S.R. Naihati wherein the same was entered into Book No. I, Volume No. 85, Pages 387 to 392 being No. 4141 for the year 2001.

AND WHEREAS Biman Kumar Ghosh became the absolute owner of a well demarcated piece and parcel of Bastu Land measuring about 6 Cottah 15 Chittak 27 Sq. Ft. equivalent to 11.53 Decimal appertaining to R. S. Dag No. 407, R.S. Khatian No. 1220, Mouza Naihati through registered Deed of Partition being No. 331 for the year 1988 and on acceptance of the Gift as was made through Deed of Gift being No. 4141 for 2001, hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the said Biman Kumar Ghosh while was enjoying the Said Property after exercising all of his valuable Right, Title Interest & possession therein unfortunately died on 28.11.2010 leaving behind his wife Smt. Chhanda Ghosh & two sons namely, Ritam Ghosh & Arhan Ghosh as his only surviving legal heirs who have become the joint owners in respect of the properties as law of inheritance who after being the joint owners of the Said Property duly mutated their names with the Naihati Municipality wherein the Said Property has been recorded as Holding No. 124/A & 124/B, under Ward No.10 of the Naihati Municipality as well as also recorded their names with the Government Sherestha wherefrom relevent L.R. Record of Rights has been published in their names separately under respective Khatian Nos. 10144, 10145 & 10146 with L.R. Dag No. 618 & 619, Mouza - Naihati.



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AND WHEREAS All That piece and parcel of Total area of land is 6 (Six) Cottahs 15 (Fifteen) Chittaks 27.3 Square feet equivalent to 11.53 Decimal togetherwith 500 Square feet Pucca building standing thereon, Bastu Land measuring about 3 Cottah 4 Chittaks 3.3 Square feet equivalent to 05.38 Decimal along with Old Dilapidated 4 Pucca rooms, Verandah, and other Tin & Tiled Shed Structures AND another piece and parcel of Bastu Land measuring about 3 Cottah 11 Chittak 24 Square feet. equivalent to 06.15 Decimal both appertaining to R. S. Dag No. 407 corresponding to L.R. Dag No. 618 & 619 both under R.S. Khatian No. 1220 corresponding L.R. Khatian No. 10144, 10145 & 10146, both under J.L. No. 03, Ressa No. 21, Mouza -Naihati, being Municipal Holding No. 124/A, 124/B, Ward No.10 (Old) and New Ward No. , under Naihati Municipality, Situated at R.B.C. Road, Naihati, Police Station Naihati, District -North 24 Parganas, within the limits of Additional District Sub-Registrar at Naihati, District North 24-Parganas, Total Area of land measuring 6 (Six) Cottahs 15 (Fifteen) Chittaks 27.3 Square feet, equivalent to 11.53 Decimal;

AND WHEREAS after conveying the land owners in possession thereof they Mutated their names in Local Naihati Municipality and paid to the relevent Taxes upto date and also paid to the Khajana upto date in respect of the aforesaid property.

AND WHEREAS by the aforesaid manner the said land owners were joint owner of the aforesaid sixteen annas property ALL THAT piece and parcel of Bastu Land measuring Total area of land is 6 (Six) Cottahs 15 (Fifteen) Chittaks 27.3 Square feet equivalent to 11.53 Decimal togetherwith 500 Square feet Pucca building standing thereon, appertaining to R.S. Dag No. 407, corresponding to L.R. Dag No. 618 & 619 both under R.S. Khatian No. 1220 corresponding L.R. Khatian No. 10144, 10145 & 10146, both under J.L. No. 03, Ressa No. 21, Mouza Naihati, being within the limits of Naihati Municipality, Municipal Holding No. 124/A, 124/B, Ward No. 10 (Old), and New Ward No. Naihati Municipality, Situated at R.B.C. Road, Naihati, Police Station Naihati, Additional District Sub-Registration Office at Naihati, District -North 24 Parganas;



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AND WHEREAS the above named First Party/Land Owners in respect of Total area of land is 6 (Six) Cottahs 15 (Fifteen) Chittaks 27.3 Square feet equivalent to 11.53 Decimal togetherwith 500 Square feet Pucca building standing thereon, morefully described in the schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein;

AND WHEREAS the said First Party/Land owners are paid to the relevent khajna upto date in respect of the Sixteen annas Schedule

property; The Present Principals made a registered deed of development agreement on before dated on 31/10/1986 between Principal/owner's and Developer and the same was registered and recorded in book No. 1, Page No. 844 for the year 2018, office of the A.D.S.-R. Naihati and developer will do as per that said agreement.

1. To apply for, appear before and to sign all papers/documents as may be required to obtain electricity, telephones, water, sewerage and/or other connection of any other utilities from appropriate authorities as confirming party.

2. To sign and admit before Naihati Municipality all papers, applications and documents for having the mutation affected in the said office and with all authorities and/or persons.

3. To take booking from the intending or proposed purchaser or purchasers for sale thereof with the intending or proposed purchaser or purchasers and to receive booking money or earnest money thereof, for the described in the Schedule below.

4. To enter into an agreement for sale of the said Flats, Garage, Shops Spaces described in the Schedule below along with undivided share of land and sign and deliver all Conveyance and to receive from them any earnest money or advance and also the full amount of consideration money and to discharge valid receipt for the same.

Ritau Ghosh



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5. To appear before any Register, Sub-Registrar, having jurisdiction to present all deeds and documents including sale deeds for registration and to sign all receipts and other documents as may be required as per law and equity, for completion of Registration, in respect of the said flats, described in the Schedule below.

6. To represent us before all courts of law, Civil, Criminal Revenue all offices thereof all tax authorities, Tribunals, members of the public etc. institute suits or cases - Civil, Criminal revenue, for and on our behalf and in our interest, to prefer appeals, revisions, reviews, to sign pleadings, plaints, written statements, verifications, affidavits all applications, Memorandum of Appeal, applications for revisions, review, vakalatnama, to defend me in all suits cases filed against us, to file compromise petition before the Court, to withdraw suits or cases in our interest to engage lawyer or lawyers for conducting suits or cases, appeals revisions etc. arising there from to pay lawyer's fees, to defray all expenses of litigation, to do all acts and deeds necessary for and in connection with conducting litigation if arise in connection with transfer of the property, by way of sale, mortgage, lease or otherwise.

7. To apply for mutation of the property after transfer by way of safe and to sign any paper, documents, etc. for that purpose.

8. To prepare and apply for Naihati Municipality sanction building plans including the structural and elevation plans and to do all such things which may be necessary for getting such Municipal sanctions.

9. To sign all statements, affidavits, undertakings, indemnities or any such documents or documents which may become necessary to be executed or our behalf before any authority or authorities including Notary Public, Executive & Judicial Magistrate, or any other authority or authorities.



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10. To apply and obtain electricity, water, sewerage, drainage, telephone and other connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be fit and proper by our said Attorney.

11. To appear and represent us before the necessary Authorities including the Naihati Municipality, Fire Brigade, Kalyani Police, the content authority under the Urban Land (Ceiling & Regulation) Act, 1976 in connection with the sanction modifications and/or alteration of the plan.

12. To pay fees obtain sanction and such other orders and permission from the necessary authorities as may be expedient for sanction modification and/or alteration of the plan and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as required by the concerned authorities.

13. To receive refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plans to any authority or authorities.

14. To develop the said premises by making constructions of such building or buildings thereon as our Attorneys may deem fit and proper and for that to take down demolish, remove and/or repair any house building and/or structure of whatsoever on the said premises.

15. To apply for and obtain building materials from the concerned authorities for construction of the building on the said premises and aforesaid.



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16. To utilize or shift or have connected the existing utilities in the said premises in such manner as our said Attorney may be deem fit and proper.

17. The present principals made a registered deed of devolopment agreement on or before dated on 03/10/2018 between Pricipal /Owners and Devoloper and the same was registered and recorded in Book No 1, Being No. 8446 for the year 2018, office of the A. D. S. R. Naihati.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our hands and seals, if personally present.

AND We do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney have done or shall lawfully do or cause to be done in or about the premises as aforesaid.



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SCHEDULE "A" ABOVE REFERRED TO :
**(Description of the land on which the proposed
building shall be constructed),**

ALL THAT a piece and parcel of Bastu Land measuring Total area of land is 6 (Six) Cottahs 15 (Fifteen) Chittaks 27.3 Square feet equivalent to 11.53 Decimal togetherwith 500 Square feet Pucca building standing thereon, appertaining to R.S. Dag No. 407, corresponding to L.R. Dag No. 618 & 619 both under R.S. Khatian No. 1220 corresponding L.R. Khatian No. 10144, 10145 & 10146, both under J.L. No. 03, Ressa No. 21, Mouza Naihati, being within the limits of Naihati Municipality, Municipal Holding No. 124/A, 124/B, Ward No. 10 (Old), and New Ward No. Naihati Municipality, Situated at R.B.C. Road, Naihati, Police Station Naihati, Additional District Sub-Registration Office at Naihati, District -North 24 Parganas;

Butted and bounded in the manner that is to say as follows :

- ON THE NORTH : Arun Ghosh & Puja room.
- ON THE SOUTH : Common passage.
- ON THE EAST : Common Passage.
- ON THE WEST : 60 Feet wide R.B.C. Road.



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SCHEDULE "B" ABOVE REFERRED TO :

(Description of the owner's allocation in the proposed new building)

1. The land owner/first parties get 3 (Three) Flats

Three Self Contained Residential Flat of the Sixteen annas A

Schedule Property 32% of the entire constructed area of the as per sanctioned plan. That 32% of the entire constructed area includes the entire portion of the Ground Floor consisting of several shops and thereafter remaining portion to be allotted on the First Floor (South East side), Second Floor (South West side), Third Floor (North West side) according to the choice of the Developer in the construction over the First Schedule of the proposed new building identified by **CHHANDA APARTMENT** to be constructed on the Schedule - "A" land as aforesaid, along-with the right of undivided proportionate interest in the common areas and facilities of the proposed new Multi storied building.



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IN WITNESSES WHEREOF We the aforesaid Principals, have hereto signed and set our respective hands and seals on this the 3rd day of October, 2018.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF :-

1. *Subhabrata Biswas*
N. C. 10/10

Chanda Ghosh

2:

Litan Ghosh

Arham Ghosh

SIGNATURE OF THE EXECUTANTS

Prepared in my Office

Subhabrata Biswas

SUBHABRATA BISWAS,
DEED WRITER,
A.D.S.R. NAIHATI,
Registration No. W.B./XII-38

M/S. BALAJI ENTERPRISE

Pandeep Kumar Sen

Partner

M/S. BALAJI ENTERPRISE

Pandeep Kumar Sen

Partner

SIGNATURE OF THE PROMOTER/
DEVELOPER

Typed by me.

Kartick Ch. Banerjee

KARTICK CH. BANERJEE

BHATPARA

































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ADDL DIST. SUB REGISTRAR
NAIHATI, NORTH 24 PGS

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অতিরিক্ত জেলা অরর নিবন্ধক, নৈহাটা।

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা	ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর- <i>Chanda Ghosh</i>	কনিষ্ঠা	
	অনামিকা	 <i>Chanda Ghosh.</i>	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		স্বাক্ষর-	বৃদ্ধা
বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা	ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর- <i>Ritam Ghosh</i>	কনিষ্ঠা	
	অনামিকা	 <i>Ritam Ghosh</i> টিপ গুলি আমার।	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		স্বাক্ষর-	বৃদ্ধা
বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা	ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর- <i>Arhan Ghosh.</i>	কনিষ্ঠা	
	অনামিকা	 <i>Arhan Ghosh</i> টিপ গুলি আমার।	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		স্বাক্ষর-	বৃদ্ধা

অতিরিক্ত জেলা অধিবাসক, নৈহাটী।

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Pundip Kumar Datta</i>  <i>Pundip Kumar Datta</i> উক্ত বাম এবং ডান হস্তের টিপগুলি আমার <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">স্বাক্ষর-</div>	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Poojap Kumar Datta</i>  <i>Poojap Kumar Datta</i> উক্ত বাম এবং ডান হস্তের টিপগুলি আমার <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">স্বাক্ষর-</div>	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	



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03 OCT 2018

Major Information of the Deed

Deed No :	I-1507-08450/2018	Date of Registration	03/10/2018
Query No / Year	1507-1000269464/2018	Office where deed is registered	
Query Date	03/10/2018 3:34:45 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Biswas Naihati,Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9830067398, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 7/-	Rs. 1,01,53,359/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150708446/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: R.B.C. Road, Road Zone : (Naihati Mouza -- Naihati Mouza) , Mouza: Naihati

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-618	LR-10144	Bastu	Bastu	3 Dec	1/-	22,90,908/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-619	LR-10144	Bastu	Bastu	0.84 Dec	1/-	6,41,454/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-618	LR-10145	Bastu	Bastu	3 Dec	1/-	22,90,908/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-619	LR-10145	Bastu	Bastu	0.84 Dec	1/-	6,41,454/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	LR-619	LR-10146	Bazar	Bastu	0.85 Dec	1/-	16,22,727/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L6	LR-618	LR-10146	Bastu	Bastu	3 Dec	1/-	22,90,908/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			11.53Dec	6 /-	97,78,359 /-	
		Grand Total :			11.53Dec	6 /-	97,78,359 /-	










Major Information of the Deed :- I-1507-08450/2018-03/10/2018



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs Chhanda Ghosh Wife of Late Biman Kumar Ghosh Executed by: Self, Date of Execution: 03/10/2018 , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Office			
	03/10/2018		LTI 03/10/2018	03/10/2018
124/ A, R. B. C Road,, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACVPG5679A, Status :Individual, Executed by: Self, Date of Execution: 03/10/2018 , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr Ritam Ghosh Son of Late Biman Kumar Ghosh Executed by: Self, Date of Execution: 03/10/2018 , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Office			
	03/10/2018		LTI 03/10/2018	03/10/2018
124/ A, R. B. C Road,, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJNPG4091P, Status :Individual, Executed by: Self, Date of Execution: 03/10/2018 , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Mr Arhan Ghosh Son of Late Biman Ghosh Executed by: Self, Date of Execution: 03/10/2018 , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Office			
	03/10/2018		LTI 03/10/2018	03/10/2018

Major Information of the Deed :- I-1507-08450/2018-03/10/2018









124/ A R. B. C Road,, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOXP5519H, Status :Individual, Executed by: Self, Date of Execution: 03/10/2018 , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI ENTERPRISE Sai Tower, Block A, 1st Floor,, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165 , PAN No.:: AAOFB7533K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pradip Kumar Dutta (Presentant) Son of Late Nitya Gopal Dutta Date of Execution - 03/10/2018, , Admitted by: Self, Date of Admission: 03/10/2018, Place of Admission of Execution: Office			
		Oct 3 2018 3:45PM	LTI 03/10/2018	03/10/2018
	Deulpara Vidyasagarpath,, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADUPD9143Q Status : Representative, Representative of : BALAJI ENTERPRISE			
2	Name	Photo	Finger Print	Signature
	Mr Pradip Kumar Banerjee Son of Late Vivekananda Banerjee Date of Execution - 03/10/2018, , Admitted by: Self, Date of Admission: 03/10/2018, Place of Admission of Execution: Office			
		Oct 3 2018 3:44PM	LTI 03/10/2018	03/10/2018
	20, Arabinda Road, Naihati, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGDPB0757C Status : Representative, Representative of : BALAJI ENTERPRISE (as partnership)			

Identifier Details :

Name & address
Mr Sanjay Ghosh Son of Late Nitai Pada Ghosh Naihati, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs Chhanda Ghosh, Mr Ritam Ghosh, Mr Arhan Ghosh, Mr Pradip Kumar Dutta, Mr Pradip Kumar Banerjee

Major Information of the Deed :- I-1507-08450/2018-03/10/2018



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chhanda Ghosh	BALAJI ENTERPRISE-1 Dec
2	Mr Ritam Ghosh	BALAJI ENTERPRISE-1 Dec
3	Mr Arhan Ghosh	BALAJI ENTERPRISE-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chhanda Ghosh	BALAJI ENTERPRISE-0.28 Dec
2	Mr Ritam Ghosh	BALAJI ENTERPRISE-0.28 Dec
3	Mr Arhan Ghosh	BALAJI ENTERPRISE-0.28 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chhanda Ghosh	BALAJI ENTERPRISE-1 Dec
2	Mr Ritam Ghosh	BALAJI ENTERPRISE-1 Dec
3	Mr Arhan Ghosh	BALAJI ENTERPRISE-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chhanda Ghosh	BALAJI ENTERPRISE-0.28 Dec
2	Mr Ritam Ghosh	BALAJI ENTERPRISE-0.28 Dec
3	Mr Arhan Ghosh	BALAJI ENTERPRISE-0.28 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chhanda Ghosh	BALAJI ENTERPRISE-0.283333 Dec
2	Mr Ritam Ghosh	BALAJI ENTERPRISE-0.283333 Dec
3	Mr Arhan Ghosh	BALAJI ENTERPRISE-0.283333 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chhanda Ghosh	BALAJI ENTERPRISE-1 Dec
2	Mr Ritam Ghosh	BALAJI ENTERPRISE-1 Dec
3	Mr Arhan Ghosh	BALAJI ENTERPRISE-1 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chhanda Ghosh	BALAJI ENTERPRISE-166.66666700 Sq Ft
2	Mr Ritam Ghosh	BALAJI ENTERPRISE-166.66666700 Sq Ft
3	Mr Arhan Ghosh	BALAJI ENTERPRISE-166.66666700 Sq Ft

Major Information of the Deed :- I-1507-08450/2018-03/10/2018

Land Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: R.B.C. Road, Road Zone : (Naihati Mouza -- Naihati Mouza) , Mouza: Naihati

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 618(Corresponding RS Plot No:- 407), LR Khatian No:- 10144	Owner:ছন্দা ঘোষ, Gurdian:বিমান কুমার ঘো, Address:নিজ , Classification:বাস্তু, Area:0.04 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 619(Corresponding RS Plot No:- 408), LR Khatian No:- 10144		Owner Name not selected by applicant.
L3	LR Plot No:- 618(Corresponding RS Plot No:- 407), LR Khatian No:- 10145	Owner:অরহন ঘোষ, Gurdian:মৃত বিমান কুমার ঘো, Address:নিজ , Classification:বাস্তু, Area:0.04 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 619(Corresponding RS Plot No:- 408), LR Khatian No:- 10145		Owner Name not selected by applicant.
L5	LR Plot No:- 619(Corresponding RS Plot No:- 408), LR Khatian No:- 10146		Owner Name not selected by applicant.
L6	LR Plot No:- 618(Corresponding RS Plot No:- 407), LR Khatian No:- 10146	Owner:রিতম ঘোষ, Gurdian:মৃত বিমান কুমার ঘো, Address:নিজ , Classification:বাস্তু, Area:0.04 Acre,	Owner Name not selected by applicant.

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
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Endorsement For Deed Number : I - 150708450 / 2018

On 03-10-2018

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 14:00 hrs on 03-10-2018, at the Office of the A.D.S.R. NAIHATI by Mr Pradip Kumar Dutta ,.

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 1,01,53,359/-

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

Execution is admitted on 03/10/2018 by 1. Mrs Chhanda Ghosh, Wife of Late Biman Kumar Ghosh, 124/ A, R. B. C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife, 2. Mr Ritam Ghosh, Son of Late Biman Kumar Ghosh, 124/ A, R. B. C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 3. Mr Arhan Ghosh, Son of Late Biman Ghosh, 124/ A R. B. C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business

Indetified by Mr Sanjay Ghosh, , , Son of Late Nitai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Major Information of the Deed :- I-1507-08450/2018-03/10/2018

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

Execution is admitted on 03-10-2018 by Mr Pradip Kumar Dutta,

Identified by Mr Sanjay Ghosh, , Son of Late Nitai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 03-10-2018 by Mr Pradip Kumar Banerjee, partnership, BALAJI ENTERPRISE, Sai Tower, Block A, 1st Floor,, P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN - 743165

Identified by Mr Sanjay Ghosh, , Son of Late Nitai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

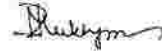
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 157, Amount: Rs.50/-, Date of Purchase: 03/10/2018, Vendor name: S Samanta



Priya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1507-08450/2018-03/10/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1507-2018, Page from 161641 to 161669
being No 150708450 for the year 2018.**



Digitally signed by ABHISEK BANERJEE
Date: 2018.10.09 17:44:11 +05:30
Reason: Digital Signing of Deed.

Abhisek Banerjee

**(ABHISEK BANERJEE) 09-10-2018 17:44:04
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.**

(This document is digitally signed.)