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भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

S 303263

Certified that the document is admitted to registration. The signature sheet/s in the endorsement sheets attached with this document are the part of this document

Ariffi Dist Sub-Registrar
Tippera, South 24 Parganas

04 NOV 2015

DEVELOPMENT POWER OF ATTORNEY

(After Development Agreement Registration)

KNOW ALL MEN BY THESE PRESENTS THAT We,

(1) SRI PRAHLAD CHANDRA GHOSH son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047

Serial. 76 _____ 02-11-15
Name. M/s. P.N.S. ASSOCIATES
Address. 25 D.P.P. Road, P.S. Nataji Nagar,
Rs. 50/- Kal- 17.

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kal-27



Signature.....
04 NOV 2015
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Shivshendee Datta
S/O - Smt Shyamal Datta
150 Payasabagan, P.O - Rajkarpur,
P.S - Sonarpur, Kal - 700153
(Service)

(2) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and

(3) **SRI SANKAR GHOSH** son of Late Makhan Lal Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata – 700154, District 24 Parganas (South), hereinafter collectively called and referred to as '**OWNERS**' hereinafter called and referred to as the **PRINCIPALS** do hereby **SEND GREETINGS.**

WHEREAS at all material times and for all intents and purposes the landed property situated at Mouza Roynagar, J.L. No. 47, ADSR Alipore, P.S. Regent Park (now Bansdroni), District 24 Parganas (S), belonged to (1) Anwar Hossain Piyada (2) Jakir Hossain Piyada (3) Nasir Hossain Piyada (4) Jahanara Khatun and (5) Nur Jahan Mondal wife of Sarfuddin Mondal, sons and daughters of Late Suburali Piyada serial nos. 1,2,3 & 4 of 227 Postal Park, P.S. Regent Park (now Bansdroni) and serial no. 5 of Paschim Sreepur (Hatkhola para), P.S. Sonarpur, P.O. Bonhooghly, Pin- 700103, South 24 Parganas.

AND WHEREAS Kadbanu Bibi wife of Late Suburali Piyada i.e. the mother of serial no. 1 to 5 hereinabove (namely Anwar Hossain Piyada, Jakir Hossain Piyada, Nasir Hossain Piyada, Jahanara Khatun and Nurzahan Mondal) got a piece of land measuring more or less 7 (seven) cottahs 14 (fourteen) chittaks situated at ADSR Alipore, P.S. Regent Park (now Bansdroni) J.L. No. 47, Pargana Magura, R.S. No. 201, Mouza Roynagar, R.S. Khatian No. 285, R.S. Dag No. 207, by



Signature.....

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way of gift from her father Dukhi Mondal, which was registered as 3883 Hebabali Aouj for the year 1968 and registered at the office at Alipore, Sub-Registry office.

AND WHEREAS the said Kadbanu Bibi wife of Late Saburali Piyada inherited land area measuring more or less 8 (eight) cottahs 4 (four) chittaks 30 (thirty) sq.ft. situated at Mouza Roynagar, J.L. No. 47, R.S. Khatian No. 285, R.S. Dag No. 207 from her deceased mother Gharballema alias Khyaranessa Bibi.

AND WHEREAS the said Kadbanu Bibi while enjoy and possessing the above entire property land measuring more or less 16 (sixteen) cottahs 2 (two) chittaks 30 (thirty) sq.ft. died on 24.10.2009 (her husband Saburali Piyada predeceased her) and thereafter their three sons and two daughters collectively got the property as per law and thereafter mutated their names individually in the Govt. Revenue Department.

AND WHEREAS the said legal heirs and successors of Late Kadbanu Bibi decided to sell the part of the property as described in the schedule hereunder free from all encumbrances and after knowing this information from reliable sources the present owners herein decided to purchase the same and finally one deed of conveyance was executed between them on 06.07.2012.

AND WHEREAS after purchase of the said plot of land the present owners hereinabove assessed their property (as mentioned in the schedule hereunder) mutated their names as owner in respect of the aforesaid land in the record in the office of the Block Land and Land



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Reforms Office vide mutation case no. 112, 113, 114 in the year 2012 and their after mutated their namely in the record of the then Kolkata Municipal Corporation and the said property has been assessed and numbered as premises no. 113, Bande Ali Pally Road, Kolkata-700070 having Assessee No. 311120302260 under Ward No. 112 and have been enjoying the said property free from all encumbrances, charges, liens, attachments etc.

AND WHEREAS the owners hereinabove are desirous of raising a building on the said land described in the first schedule hereunder written containing self-sufficient residential flats according to the building plan no. 101/15-16 date 11.06.2015, Borough- XI sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the owners decided to engage one Developer Company who would agree to construct building on the said land and invest funds for completion of the said building according to the building plan to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions to be negotiated and settled between the owners and the developer.

We, the owners as principals are unable to attend to all the matters necessary to develop and carry on such development work due to our other occupation.

For the accomplishment of the development work as per the said agreement we, hereby appoint **M/S P.N.S. ASSOCIATES** a partnership firm having its office situated at 25, D.P.P. Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, being represented by its



Signature.....

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partners namely (1) **SRI PRAHLAD CHANDRA GHOSH** son of Late Haran Chandra Ghosh, by faith Hindu, by occupation Business, by nationality Indian and residing at 17/10, Baishnabghata Road, P.S. Netaji Nagar, P.O. Naktala, Kolkata – 700047 (2) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at 1901 Mukundapur (popularly known as E-20 Sammilani Park), P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and (3) **SRI SANKAR GHOSH** son of Late Makhan Lal Ghosh by faith Hindu, by occupation Business, by nationality Indian and residing at A/26, Rajnarayan Park, P.O. Boral, P.S.-Sonarpur, Kolkata– 700154 District 24 Parganas (South), as our true and lawful constituted attorneys with full power to develop the said property as hereafter stated, as also act as our true and lawful attorneys, for us, in our names and on our behalf to do and execute following acts, deeds, matters and things that is to say:

1. To look after and manage the said premises in all respects as our said attorneys shall deem fit and proper.
2. To defend possession, manage and maintain the said premises.
3. To sign, execute and submit all buildings plans, documents, statements, papers, undertakings and declarations as may be required for Kolkata Municipal Corporation and/or any competent authority.
4. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, CESC Ltd. Urban Land



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Ceiling Authorities, Fire Brigade and/or Police (if required) and other authorities in connection with the maintenance of the said premises and also in connection with the sanction/ modification and/or alteration of any building plans, if required.

5. To appoint engineers, architects, surveyors and other agents and contractors, sub-contractors, labours and other personnel on such terms and conditions and to enter into agreement / contracts for the purpose of looking after and supervision of the work of construction as our said attorneys shall deem fit and such appointment at their pleasure to revoke and pass such other orders and to re-appoint men in their place and stead as occasion shall arise, and pay them.
6. To pay fees and to obtain sanction and such other orders and/or permissions from the Kolkata Municipal Corporation and/or any other competent authorities as may be expedient for modification and/or alteration of the sanctioned plan concerning the erection of building on the said premises and also to sign execute other papers and documents as may be required by the appropriate authorities on our behalf in connection with the said property.
7. To receive back and realize excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the building plans to and from KMC and/or any authority or authorities.
8. To apply such permission or permissions and/or orders and/or approvals as may be necessary for obtaining standard building

Herzog-Claudius-GmbH



Signature.....

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ADOL DIST. SUB-REGISTRAR
ALIJORE, SOUTH 24 PGS.

materials from the concerned authorities for construction of the new building at the said premises.

9. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part or portion thereof to the extent of owner's share on their behalf and similarly to receive all incoming receivable to the extent of the owner's share for and on account of the said premises.
10. To have the said premises surveyed and the soil of the said premises tested and for the aforesaid purpose to enter into all correspondences and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.
11. To apply for and obtain the complain and occupancy certificate from the Kolkata Municipal Corporation and/or Authority or Authorities concerning the said premises.
12. To supervise the development and/or renovation and/or rebuilding of the said premises by making construction of such type of new building or building permissible under the existing building rules and in conformity with the building plans sanctioned by the Kolkata Municipal Corporation and for that purpose to supervise and to knock down, demolish and/or remove any house, building and/or structure of whatsoever nature at the said premises if it contravene any Rules and Bye laws of the Kolkata Municipal Corporation as the said attorney may deem fit and proper.



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13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone and or other connections or any utility to the said premises from the concerned authorities and/or to make alteration therein and to close down and/or have disconnected and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by the Attorneys, and make payment therefore.
14. To appear and represent ourselves being the owners before all authorities including those under the corporation for fixation and/or finalization of the annual valuation of the said premises including the proposed construction and for the aforesaid purposes to sign, execute and submit all the necessary papers and documents and to do all such other acts, deeds and things as the attorney may deem fit and proper.
15. To sell and transfer any part or portion and / any flat/ unit. Constructed 'spaces of the new building except the owners' allocation, after delivery of the owners' allocation with full and final satisfaction of the owners' to be constructed of the said premises together with other right, appurtenant thereto to the persons desirous in owing the same on such terms and conditions as the said attorney shall think fit and proper and for the said purpose to enter into Agreement for Sale, contract, conveyances, assignments, transfer, lease deeds and/or other deeds, documents and/or instruments whatsoever and the amounts and/or consideration, receivable in respect thereof.



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16. To receive consideration and/or other money in connection with any such sale and transfer of any flats/ units/ constructed spaces except the owner's allocation of the new building and to give and grant effectual receipts in discharge thereof and to appropriate the same as they may deem fit and proper, at their sole discretion.
17. To sign and execute all agreements, contracts, conveyances, re-conveyances and other documents and transfer with regard to the said premises or any part or portion thereof and/or any flat/ unit/ constructed spaces to be constructed there except the owner's allocation at for and on owners' behalf and in owners' names and to present the same before the appropriate registration authority having jurisdiction and complete registration formalities in all respect.
18. To appear and represent us before nationalized, scheduled or non-scheduled bank/ banks or any financial organization and to grant all consents regarding equitable mortgage in respect of any flat/ flats in the property mentioned in the schedule hereunder for purchase loan by the intending purchaser/ purchasers in respect of Developer's Allocation.
19. To sign on our behalf as our attorneys in respect of the property mentioned in the scheduled hereunder to any papers and documents Nationalised, Scheduled banks or any authorized financial organization and to receive the money or cheque directly in the name of my said constituted attorney.



Signature.....

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20. To appear and represent us before any Notary Public, Registrar of Assurance, District registrar, Sub-Registrar Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction and present for registration and to acknowledge and register or have registered and perfected all deeds, instruments and writings executed and signed by the attorney in any lawful manner concerning the said premises, in terms of the conditions of the Development Agreement.
21. To put the intending purchasers in possession of any flat/ unit in the new building to be constructed at the said premises except the owners' allocation and after delivery of owners' allocation first as envisaged in the Development Agreement aforesaid.
22. To ward off, prohibit and if necessary proceed against due form of law against all trespassers of the said premises or any part or portion thereof and to take appropriate legal steps whether by action or otherwise and to abate creating nuisance thereof.
23. To file and submit all declarations, applications and/or returns to the competent authority or any other necessary authority such as B.L. & L.R.O. or authorities in connection with the matters herein contained and pertaining to the said premises paying fees, as may be required.
24. To commence, prosecute, enforce, defend, answer and oppose all actions, suits and other legal proceedings and demands touching any of the matters concerning to the extent of owners' undivided share into or upon the said premises or any part thereof including and/or relating to the acquisition and/or



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requisition in respect of the said premises or any part thereof, if deemed fit.

25. To sign, declare and/or affirm any plaint, written statement, petition, affidavits verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other papers or documents in any proceedings or in any way connected therewith with regard to the said premises and construction to be made thereon.
26. For all any of the purpose not specified herein and mentioned herein to appear and represent the owner before all authorities having jurisdiction and to sign, execute and submit papers and documents as required.

AND GENERALLY to do all such acts, deeds and things in the names of us and as we could have done lawfully and we do hereby ratify and agree to ratify and confirm all and whatsoever the attorney under the power in that behalf herein before contained and also not specifically mentioned and required, shall lawfully do or cause to be done in or about the said premises as aforesaid, subject, of course the attorney does not prejudice to any of our rights and contentions as the owner of the said premises.

One Development Agreement registered on 15.10.2015 which was registered and recorded in Book No. I, Volume No. 1605-2015, Pages 94710 to 94752, Being No. 160507309 (Serial No. 8568/15) for the year 2015 and registered at the office at ADSR Alipore, South 24 Parganas.



Signature.....

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ADDL. DIST. SUB-REGISTRAR
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THE SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring an area of 12 (twelve) cottahs 03 (three) chittaks 17 (seventeen) sq.ft. be the same a little more or less together with the existing tiled shed structures measuring more or less 150, 350 & 500 sq.ft. (i.e. total more or less 1000 sq.ft.) standing thereon comprised in R.S. Dag No. 207(P), R.S. Khatian No. 285 of Mouza Roynagar, J.L. No. 47, R.S. No. 201, P.S. Regent Park (now Bansdroni), lying & situated at and being premises no. 113, Bande Ali Pally Road having Assessee No. 31120302260, P.S. Bansdroni, Kolkata- 700070, within ward no. 112, Borough XI of the Kolkata Municipal Corporation butted and bounded by:

ON THE NORTH : House of Sri Biman Banerjee then 12' wide common passage upto the end of the above land then 16' wide common passage (land from Dag No. 207), then 16' wide Municipal Corporation Road known as Bande Ali Pally Road.

ON THE SOUTH : House of D. Chakraborty & Swapan Debnath (Land R.S. Dag Nos. 216, 214).

ON THE EAST : Land R.S. Dag No. 207(P).

ON THE WEST : House of Dhrujyoti & Ajay Ganguly (Land R.S. Dag No. 213)



Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

IN WITNESS WHERE OF we, the parties' hereinabove do hereby subscribe our hands seal and signature on the 4th day of November 2015 (Two Thousand Fifteen).

IN THE PRESENCE OF:

1. Alak Kumar Datta.
C/125, Sonalipark
P.O. Banodhoni
P.S. Regent Park
Kolkata - 700070.

Prakad Chandra Ghosh,
Narayan Chandra Ghosh.
Sankar Ghosh.

SIGNATURE OF THE PRINCIPALS

Accepted the power and undertake to act accordingly

2. Jay Chakraborty.
Laskarpur Peyarabagan
Guth 24 Pangs Kol-153.
P.S. Sonari

P.N.S. ASSOCIATES

Narayan Chandra
Ghosh
Partner

P.N.S. ASSOCIATES

Prakad Chandra Ghosh
Sankar Ghosh,
Partner

SIGNATURE OF THE ATTORNEYS

Drafted by me:

Narayan Kumar (Adv)
WS/178/1978
Advocate General
K427

Typed by me:

Malay Kr. Sau.

Malay Kr. Sau
Laskarpur, Peyarabagan, Kolkata-153



Signature.....

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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

requisition in respect of the said premises or any part thereof, if deemed fit.

25. To sign, declare and/or affirm any plaint, written statement, petition, affidavits verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other papers or documents in any proceedings or in any way connected therewith with regard to the said premises and construction to be made thereon.
26. For all any of the purpose not specified herein and mentioned herein to appear and represent the owner before all authorities having jurisdiction and to sign, execute and submit papers and documents as required.

AND GENERALLY to do all such acts, deeds and things in the names of us and as we could have done lawfully and we do hereby ratify and agree to ratify and confirm all and whatsoever the attorney under the power in that behalf herein before contained and also not specifically mentioned and required, shall lawfully do or cause to be done in or about the said premises as aforesaid, subject, of course the attorney does not prejudice to any of our rights and contentions as the owner of the said premises.

One Development Agreement registered on 15.10.2015 which was registered and recorded in Book No. I, Volume No. 1605-2015, Pages 94710 to 94752, Being No. 160507309 (Serial No. 8568/15) for the year 2015 and registered at the office at ADSR Alipore, South 24 Parganas.



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Prahlad CHANDRA Ghosh

Signature Prahlad chandra Ghosh



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name NARAYAN CHANDRA GHOSH

Signature Narayan Chandra Ghosh



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SANKAR GHOSH

Signature Sankar Ghosh







Signature.....



04 NOV 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.





Seller, Buyer and Property Details

A. Principal & Attorney Details





Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr NARAYAN CHANDRA GHOSH Son of Late HARAN CHANDRA GHOSH 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075</p>	 04/11/2015 1:03:50 PM	 LTI 04/11/2015 1:03:56 PM
<p style="text-align: center;"><i>Narayan Chandra Ghosh</i></p> <p style="text-align: center;">04/11/2015 1:04:14 PM</p>			

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr PRAHLAD CHANDRA GHOSH Son of Late HARAN CHANDRA GHOSH 17/10, BAISHNAB GHATA ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPG4210H,; Status : Individual; Date of Execution : 04/11/2015; Date of Admission : 04/11/2015; Place of Admission of Execution : Office</p>	 04/11/2015 1:04:42 PM	 LTI 04/11/2015 1:05:07 PM
<p style="text-align: center;"><i>Prahlad Chandra Ghosh</i></p> <p style="text-align: center;">04/11/2015 1:05:26 PM</p>			

Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr NARAYAN CHANDRA GHOSH Son of Late HARAN CHANDRA GHOSH 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGXPG8064F,; Status : Individual; Date of Execution : 04/11/2015; Date of Admission : 04/11/2015; Place of Admission of Execution : Office</p>	 04/11/2015 1:03:50 PM	 LTI 04/11/2015 1:03:56 PM
		<p><i>Narayan Chandra Ghosh</i></p> 04/11/2015 1:04:14 PM	
3	<p>Mr SANKAR GHOSH Son of Late MAKHAN LAL GHOSH A/26, RAJ NARAYAN PARK, KOLKATA, P.O:- BORAL, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGHPG8013E,; Status : Individual; Date of Execution : 04/11/2015; Date of Admission : 04/11/2015; Place of Admission of Execution : Office</p>	 04/11/2015 1:06:12 PM	 LTI 04/11/2015 1:06:43 PM
		<p><i>Sankar Ghosh</i></p> 04/11/2015 1:07:04 PM	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>M/S P N S ASSOCIATES 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 PAN No. AAKFP2537P.; Status : Organization; Represented by representative as given below:-</p>		
1(1)	<p>Mr PRAHLAD CHANDRA GHOSH 17/10, BAIASHNAB GHATA ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPG4210H.; Status : Representative; Date of Execution : 04/11/2015; Date of Admission : 04/11/2015; Place of Admission of Execution : Office</p>	 04/11/2015 1:04:50 PM	 LTI 04/11/2015 1:04:56 PM
		<p align="center"><i>Prahlad Chandra Ghosh</i></p> <p align="center">04/11/2015 1:05:52 PM</p>	
(2)	<p>Mr NARAYAN CHANDRA GHOSH 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGXPG8064F.; Status : Representative; Date of Execution : 04/11/2015; Date of Admission : 04/11/2015; Place of Admission of Execution : Office</p>	 04/11/2015 1:03:24 PM	 LTI 04/11/2015 1:03:36 PM
		<p align="center"><i>Narayan Chandra Ghosh</i></p> <p align="center">04/11/2015 1:04:30 PM</p>	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
(3)	<p>Mr SANKAR GHOSH A/26, RAJ NARAYAN PARK, KOLKATA, P.O:- BORAL, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGHPG8013E., Status : Representative; Date of Execution : 04/11/2015; Date of Admission : 04/11/2015; Place of Admission of Execution : Office</p>	 04/11/2015 1:06:21 PM	 LTI 04/11/2015 1:06:30 PM
		<p><i>Sankar Ghosh</i></p> <p>04/11/2015 1:07:20 PM</p>	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr SHIRSHENDU DUTTA Son of Mr SHYAMAL DUTTA 450 PAYARABAGAN, P.O:- LASKARPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	<p>Mr PRAHLAD CHANDRA GHOSH, Mr NARAYAN CHANDRA GHOSH, Mr SANKAR GHOSH, Mr PRAHLAD CHANDRA GHOSH, Mr NARAYAN CHANDRA GHOSH, Mr SANKAR GHOSH</p>	<p><i>Shirshendu Dutta</i></p> <p>04/11/2015 1:12:58 PM</p>

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BANDE ALI PALLY ROAD, , Premises No. 113, Ward No: 112</p>		<p>12 Katha 3 Chatak 17 Sq Ft</p>	<p>1/-</p>	<p>68,88,309/-</p>	<p>Proposed Use: Bastu, Width of Approach Road: 16 Ft.,</p>

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	1000 Sq Ft.	1/-	2,98,500/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr NARAYAN CHANDRA GHOSH	M/S P N S ASSOCIATES	6.71611	33.3333
	Mr PRAHLAD CHANDRA GHOSH	M/S P N S ASSOCIATES	6.71611	33.3333
	Mr SANKAR GHOSH	M/S P N S ASSOCIATES	6.71611	33.3333

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr NARAYAN CHANDRA GHOSH	M/S P N S ASSOCIATES	333.333 Sq Ft	33.3333
	Mr PRAHLAD CHANDRA GHOSH	M/S P N S ASSOCIATES	333.333 Sq Ft	33.3333
	Mr SANKAR GHOSH	M/S P N S ASSOCIATES	333.333 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SHIRSHENDU DUTTA
Address	450 PAYARA BAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153
Applicant's Status	Advocate

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160507557 / 2015

Query No/Year	16051000319321/2015	Serial no/Year	1605008852 / 2015
Deed No/Year	I - 160507557 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr NARAYAN CHANDRA GHOSH	Presented At	Office
Date of Execution	04-11-2015	Date of Presentation	04-11-2015

Remarks

On 02/11/2015

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 71,86,809/-



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 04/11/2015

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 12:38 hrs on : 04/11/2015, at the Office of the A.D.S.R. ALIPORE by Mr NARAYAN CHANDRA GHOSH , one of the Executants.

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

Execution is admitted on 04/11/2015 by

Mr PRAHLAD CHANDRA GHOSH, Son of Late HARAN CHANDRA GHOSH, 17/10, BAISHNAB GHATA ROAD, KOLKATA, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 04/11/2015 by

Mr NARAYAN CHANDRA GHOSH, Son of Late HARAN CHANDRA GHOSH, 1901, MUKUNDAPUR, SURVEYPARK, KOLKATA, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business
Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 04/11/2015 by

Mr SANKAR GHOSH, Son of Late MAKHAN LAL GHOSH, A/26, RAJ NARAYAN PARK, KOLKATA, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, By caste Hindu, By Profession Business
Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 04/11/2015 by

Mr PRAHLAD CHANDRA GHOSH PARTNERS, M/S P N S ASSOCIATES, 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047
Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 04/11/2015 by

Mr NARAYAN CHANDRA GHOSH PARTNERS, M/S P N S ASSOCIATES, 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047
Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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

Execution is admitted on 04/11/2015 by

Mr SANKAR GHOSH PARTNERS, M/S P N S ASSOCIATES, 25, D P P ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047
Indetified by Mr SHIRSHENDU DUTTA, Son of Mr SHYAMAL DUTTA, 450 PAYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Service

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. Rs 50/- is paid on Impressed type of Stamp, Serial no 76, Purchased on 02/11/2015, Vendor named A K Purakayastha.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1605-2015, Page from 100722 to 100745
being No 160507557 for the year 2015.



Digitally signed by AMITAVA CHANDA
Date: 2015.11.05 14:29:33 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 05/11/2015 14:29:32
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)