



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

90AB 864144

Copy No. - 304/2024 dt. - 15/01/2024

COST OF FEES

F(i).....	2.00
F(ii).....	2.00
G(a).....	165.00
G(b).....	x
Plan.....	2
Xerox.....	a
Stamp.....	20.00
C.F.S.....	10.00
Total.....	189.00



D.S.R.- IV, Alipore
South 24 Parganas

15/01/2024

294819

-2 JAN 2024

No. Rs. Date

Name :- C. Banerjee, Advocate

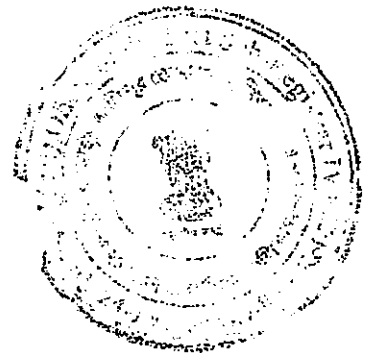
Address :- Alipur Police Station - 27

Vendor :-

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001



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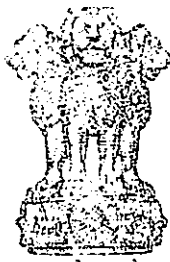
I-15709/23

भारतीय गैर न्यायिक

रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 302050

15/12/2023
163000237/2023

Notice that the document is admitted the Registrar. The signature above and the endorsement sheets attached with the document are the part of this document.

DEVELOPMENT POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS THAT We 1). SRI KASHINATH GHOSH (PAN: MASKED) (Aadhaar MASKED MASKED MASKED) son of Late Mahadev Ghosh, by faith-Hindu, by occupation- Business 2) SMT. SUNITI GHOSH (PAN. MASKED) (Aadhaar MASKED MASKED MASKED) wife of Kashinath Ghosh, by faith- Hindu, by occupation- Housewife, residing at M.N.Roy Road, Harinavi, Post Office- Harinavi, Police Station- Sonarpur, District- South 24 Parganas, hereinafter called the LANDOWNERS/ EXECUTANTS SEND

GREETINGS;-

District Sub-Registrar-IV
Registrar D/S 7 (2) of
Registration-15118
Aspur, South 24 Parganas
15 DEC 2023

28 NOV 2023

408189

Stamps: 100/-

Address:

Post:

Ver:

C. BANERJEE (Advocate)
Alipore Police Court
Kolkata-700 027

S. Banerjee
ALIPORE POLICE COURT
Kolkata-27



Sub-Registrar-IV
Section 7 (2) of
Registration Act, 1908
Alipore, South 24 Parganas
15 DEC 2023

Identified by me:-
Abubakar Naskur
Bdr
Alipore Police Court
161-27

WHEREAS The Principals are the Owners in respect of **ALL THAT** piece and parcel of land measuring about **08 Cottah 14 Chittack 12 sq.ft** be the same little more or less lying and situates at Mouza- Harinavi, Pargana- Medonmalla, J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323, L.R. Dag No. 937, L.R Khatian No. 3938, 3940 Police Station- Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17, Holding No. 255, District- 24 Parganans(s), together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto.

AND WHEREAS The Principals have executed Development Agreement, on this day hereinafter referred to as the "Development Agreement" in respect of the said premises with M/S. JAPONICA INTERNATIONAL PVT. LTD (PAN: MASKED) a company registered under the companies Act 1956 and having its registered office at Verdant Prince, 134 Prince Gollam Hussein Shah Road, 3rd Floor, Kolkata-700032 represented by its Director Mr. Prem Kumar Gajra (PAN. MASKED) (Aadhaar MASKED MASKED MASKED) son of Shri Hari Ram K Gajra,, by faith- Hindu, by occupation- Businessmen, residing at 12, Satyen Dutta Road, Flat No.19, Kolkota-700029, which is registered before Addl. District Sub Registrar at Behala and recorded therein Book NO. I Volume NO. 1604-2023 being no. 1604 15089 for the year 2023 and being Part of the said agreement the Principals are now desirous of appointing, nominating and constituting the Attorney herein as their true

Sumitra Das Gupta

and lawful Attorney for and on their behalf and in their names, place and stead to do the following acts, deeds, matters and things for smooth execution of the said agreement.

We the Owners herein do hereby nominate, appoint and constitute M/S. JAPONICA INTERNATIONAL PVT. LTD (PAN [MASKED]) a company registered under the companies Act 1956 and having its registered office at Verdant Prince, 134 Prince Gollam Hussein Shah Road, 3rd Floor, Kolkata-700032 represented by its Director Mr. Prem Kumar Gajra (PAN. [MASKED] (Aadhaar [MASKED] [MASKED] [MASKED] son of Shri Hari Ram K Gajra, by faith- Hindu, by occupation- Businessmen, residing at 12, Satyen Dutta Road, Flat No.19, Kolkota-700029 , to be our true and lawful ATTORNEY for us in our name to do and execute and perform or cause to be done executed and performed all or any of the following acts, deeds and things, that is to say:-

1. To defend, possess, manage and maintain the said premises and to construct the building upon the land at the said premises after demolishing the existing structures as per plan to be sanctioned by Rajpur Sonarpur Municipality in terms of the Development Agreement.
2. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration of any gift deed, declaration, amalgamation and to sign and execute deed to admit the execution thereof.

3. To erect boundary walls in and around of the said premises.
4. To apply for and obtain sanction of the building plan from the Rajpur Sonarpur Municipality and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
5. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Rajpur Sonarpur Municipality and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
6. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.
7. To appoint Engineers, Architects and his agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of his fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the principal.
8. To apply for electricity, water, drainage, sewerage, telephone or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and

submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

9. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

10. To make supervise and construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said premises as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

11. To appear and represent the Principal before the Rajpur Sonarpur Municipality, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the said premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and

papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.

12. To appear and represent the Principal before the Rajpur Sonarpur Municipality, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C/WBSEB in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

13. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

14. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principal before the Rajpur Sonarpur Municipality & B.L. & L.R.O.

15. That my Attorneys shall sign and execute all Agreement(s), Deed(s) of conveyance, any declaration or any other documents and admit execution and present all such Agreements. Deeds and documents includin Boundary declaration, Gift, deed of exchange, amalgamation, lease or such other documents etc., before the concerned Registration offices required for getting building plan sanction and to that effect to sign and execute all documents for complete registration unto and in favour purchaser or purchasers and to

handover and/or deliver peaceful possession of the Developer's Allocation only in my name and on my behalf.

16. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the developers allocation of the said premises or any part thereof with undivided share of land and admit execution thereof.

17. To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

18. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation mentioned in Schedule "C" of the said Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.

19. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's

Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.

20. To deliver khas and vacant possession of the Developer's Allocation to the intending Purchaser or Purchasers.

21. Equitable mortgage may be created only out of Developer's Allocation only in respect of units/floors/ flats/ car parking spaces/ spaces of the intending Purchaser/s who wants to purchase and/or buy the same from the Developer out of the Developer's Allocation and to make the Principal free from all encumbrances and liabilities whatsoever.

22. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

23. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way the said premises or any part thereof including those relating to acquisition and/or requisition in which the principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

24. To sign and execute all papers and documents including negotiate with the tenant.

25. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

26. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

27. The Attorneys for and on behalf of the Principal, jointly or severally or any of them, shall sign and execute Agreement for Sale/s, Deed of Conveyance/s or any other documents including Declaration, Affidavits.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principal could have done lawfully under his own hands if present personally. And we the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith. Development Agreement Date - 15/12/2023 in the office D.S.R. D Nilore, South 24 Parganas, Deed No - 15089 / 2023

Suman San Chugh
404

SCHEDULE 'A' AS REFERRED TO ABOVE

(i.e. the entire premises.)

ALL THAT piece and parcel of land measuring about **08 Cottah 14 Chittack 12 sq.ft** be the same little more or less lying and situates at Mouza- Harinavi, Pargana- Medonmalla, J.L. NO. 36, C.S Khatian No. 425, C.S Dag No. 937, C.S Khatian No. 852, 1313, 1319, 1329, 1301, 1307, 1323, L.R. Dag No. 937, L.R Khatian No. 3938, 3940 Police Station- Sonarpur, within the limits of Sonarpur Rajpur Municipality Ward No. 17, Holding No. 255, District- 24 Parganans(s)

together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is butted and bounded as follows:

ON THE NORTH: Others' land.

ON THE SOUTH: House of Sri Subhasish Chaudhuri.

ON THE EAST : Land pertaining to Dag No. 937

ON THE WEST : 27 ft M.N.Roy Road.

IN WITNESS WHEREOF the parties hereunto put his respective hands on the day of November two thousand and Twenty Three A.D. *Kashinath Ghosh*

WITNESSES:

1. *Malay Buzal*
Bunoy Choudhury
Nareshwar
Nadia.

.....*Suniti Ghosh*.....

(SIGNATURES OF LAND OWNERS).

2. *Satyajit Singha*
21/8, Kujiv Chak, Joka
Kol-104

End
.....

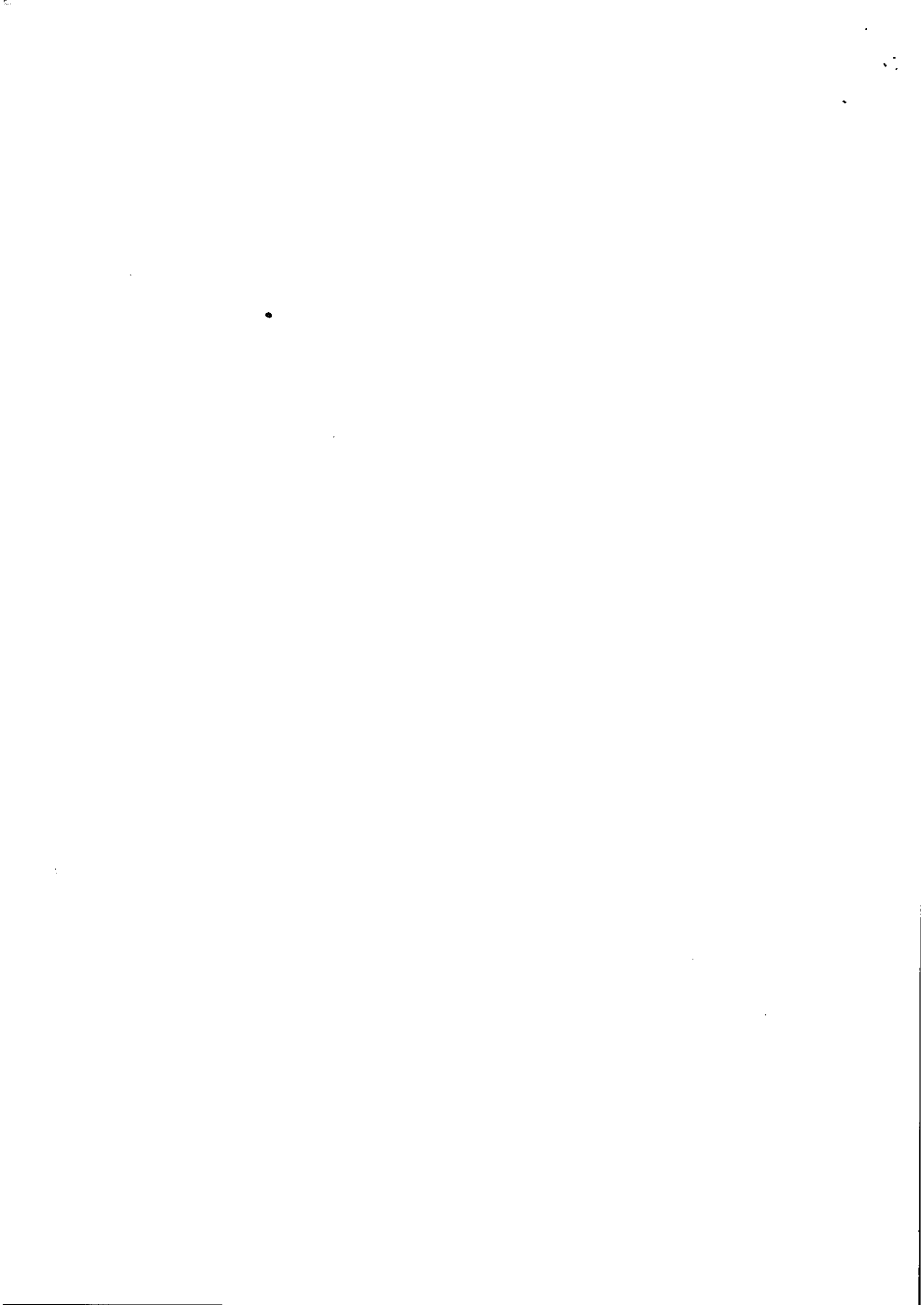
SIGNATURE OF THE ATTORNEY

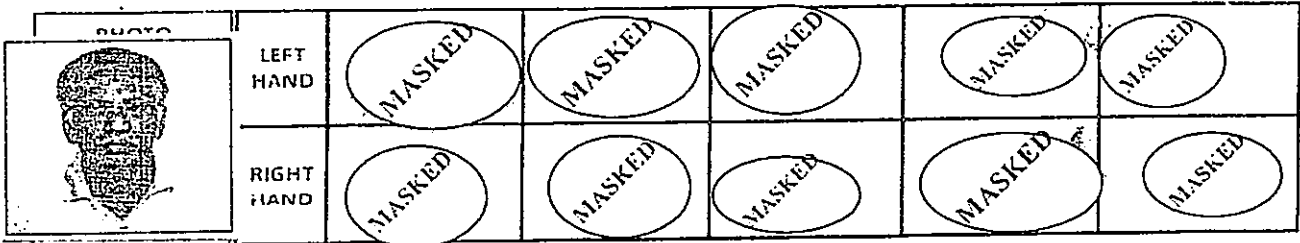
Read over, explained in Vernacular to the Parties and admitted to be correct and Drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein.,

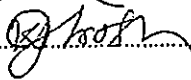
Suniti Das Ghosh.
S. Das Ghosh.
Advocate (WB-1278/99)
Alipore Judges Court, Kolkata- 700 027.

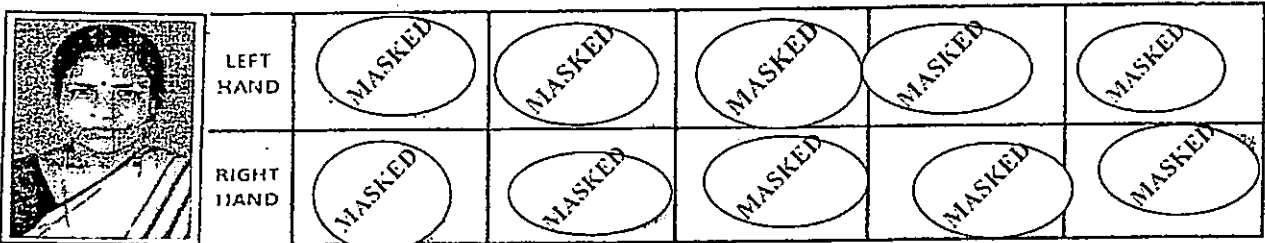
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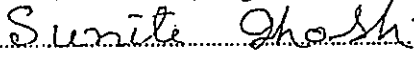
B.Mondal,
Aparajita, Kol-104

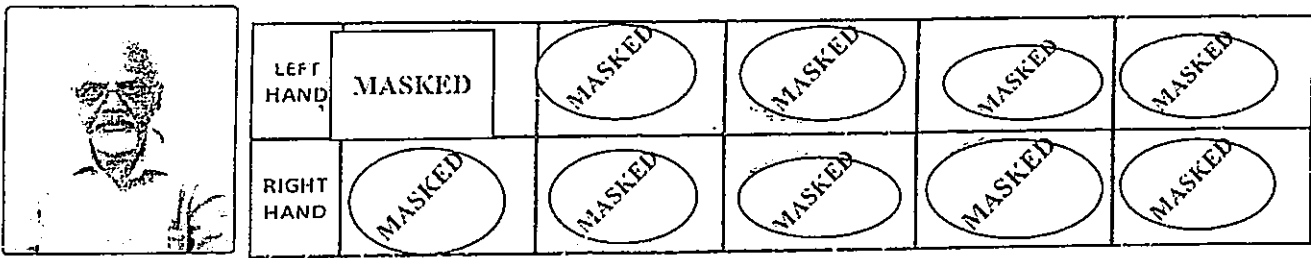


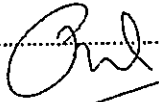


NAME : Kashinath Ghosh
 SIGNATURE : 



NAME : Sunite Ghosh
 SIGNATURE : 



NAME : Prem Kumar Gupta
 SIGNATURE : 

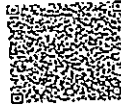




ভারত সরকার
Government of India

স্বাক্ষর
Sukshar

স্বাক্ষর ডি.সি. 25.07.1963
Signature / Form No.



MASKED

আমার

পরিচয়

509



ভারতীয় একমুঠ পরিচয় প্রকল্প
Unique Identification Authority of India

ঠিকানা: স্বাক্ষর/স্বাক্ষর/স্বাক্ষর
স্বাক্ষর/স্বাক্ষর/স্বাক্ষর
স্বাক্ষর/স্বাক্ষর/স্বাক্ষর
স্বাক্ষর/স্বাক্ষর/স্বাক্ষর

Address: W/O: Kanchan Ghosh
12 N ROY ROAD, Rajpur
Sonarpur(M), South 24 Parganas
Harnali, West Bengal, 700140

MASKED

www.uidai.gov.in





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8003090237/2023	Office where deed will be registered
Query Date	15/12/2023 3:24:37 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DEBABRATA NASKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9749624409, Status : Advocate	
Transaction	Additional Transaction:	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 56,00,000/-	Rs. 61,40,565/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160415089/2023	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, , Ward No: 017, Holding No:255 Pin Code : 700148


Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-937	LR-3938	Basu	Basu	5 Katha 3 Chatak 43 Sq Ft	32,00,000/-	34,28,535/-	Width of Approach Road: 27 Ft., , Project Name :
L2	LR-937	LR-3940	Basu	Basu	3 Katha 10 Chatak 14 Sq Ft	22,00,000/-	23,81,280/-	Width of Approach Road: 27 Ft., , Project Name :
		TOTAL :			14.6713Dec	54,00,000 /-	58,09,815 /-	
		Grand Total :			14.6713Dec	54,00,000 /-	58,09,815 /-	


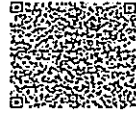
Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	2,00,000/-	3,30,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 9 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	2,00,000 /-	3,30,750 /-	

AS- 1 of 3

Query No: 8003090237 of 2023, Printed On :
Dec 15 2023 3:27PM, Generated from
Registration office



 Government of India
 KASHINATH GHOSH
 Father: MAHADEV GHOSH
 Aadhaar ID: 2011-157-
 509/Male

MASKED

आधार - अधिकार


509



 Unique Identification Authority of India

Unique Identification Authority of India
 1st Floor, 3rd Cross, 8th Stage,
 Hosur Road, Bengaluru - 560088, KA
 भारत का एकमात्र आधिकारिक
 पहचान संस्था

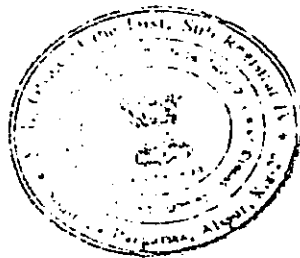
Address: M N RAY ROAD -
 HARINAVI Rajpur, Sonarpur
 (M) Matina n South 24
 Parganas, Wives: Berhal,
 700146

MASKED


1800 200 1047


www.uidai.gov.in





District Sub-Registrar-IV
Registrar D/S 7 (2) of
Registration 1/00d
Alipore, South 24 Parganas

15 DEC 2023



Major Information of the Deed

Deed No :	I-1604-15108/2023	Date of Registration	15/12/2023
Query No / Year	1604-8003090237/2023	Office where deed is registered	
Query Date	15/12/2023 3:24:37 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	DEBABRATA NASKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9749624409, Status :Advocate		
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[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 56,00,000/-	Rs. 61,40,565/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year].- 160415089/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



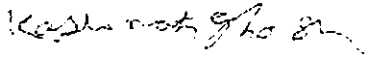


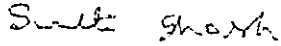
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, , Ward No: 017, Holding No:255 Pin Code : 700148

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		TOTAL :			14.6713Dec	54,00,000 /-	58,09,815 /-	
	Grand Total :				14.6713Dec	54,00,000 /-	58,09,815 /-	

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Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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	Total :	500 sq ft	2,00,000 /-	3,30,750 /-	



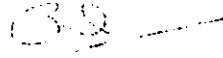
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KASHINATH GHOSH Son of Late Mahadev Ghosh Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured	
	15/12/2023		LTI 15/12/2023	15/12/2023
M N Roy Road,harinavi, City:- Not Specified, P.O:- Harinavi, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx0F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs SUNITI GHOSH Wife of Mr Kashinath Ghosh Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured	
	15/12/2023		LTI 15/12/2023	15/12/2023
M N Roy Road,harinavi, City:- Not Specified, P.O:- Harinavi, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BZxxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				

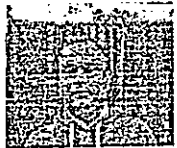

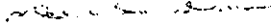
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAPONICA INTERNATIONAL PVT LTD 134 Princine Gollam Hussein Shah Road, Flat No: 3rd Floor, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.: AAxxxxxx9R,Aadhaar No No! Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PREM KUMAR GAJRA (Presentant) Son of Shri Hari Ram Gajra Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	 Dec 15 2023 3:45PM	 Captured LTI 15/12/2023	 15/12/2023
12, Satyan Dutta Road Flat No 19,, City:- Not Specified, P.O:- Saratbose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3P,Aadhaar No Not Provided Status : Representative, Representative of : JAPONICA INTERNATIONAL PVT LTD (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
DEBABRATA NASKAR Son of Mr K NASKAR ALIPORE POLICE COURT, City:- , P.O.- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 15/12/2023	 Captured 15/12/2023	 15/12/2023
Identifier Of Mr KASHINATH GHOSH, Mrs SUNITI GHOSH, Mr PREM KUMAR GAJRA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr KASHINATH GHOSH	JAPONICA INTERNATIONAL PVT LTD-5 Katha 3 Chatak 43 Sq Ft

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs SUNITI GHOSH	JAPONICA INTERNATIONAL PVT LTD-3 Katha 10 Chatak 14 Sq Ft

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr KASHINATH GHOSH	JAPONICA INTERNATIONAL PVT LTD-250.00000000 Sq Ft
2	Mrs SUNITI GHOSH	JAPONICA INTERNATIONAL PVT LTD-250.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, , Ward No: 017, Holding No:255 Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 937, LR Khatian No:- 3938	Owner:কর্ণী নাম স্যন, Gurdian:মহাপদ . Address:বিজ . Classification:ভাঙ্গা, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 937, LR Khatian No:- 3940	Owner:মুন্সি নাম, Gurdian:কর্ণী নাম . Address:বিজ . Classification:ভাঙ্গা, Area:0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160415108 / 2023

On 15-12-2023

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 15:35 hrs on 15-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr PREM KUMAR GAJRA .

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 61,40,565/-

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

Execution is admitted on 15/12/2023 by 1. Mr KASHINATH GHOSH, Son of Late Mahadev Ghosh, M N Roy Road,harinavi, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business. 2. Mrs SUNITI GHOSH, Wife of Mr Kashinath Ghosh, M N Roy Road,harinavi, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession House wife

Indetified by DEBABRATA NASKAR, , Son of Mr K NASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-12-2023 by Mr PREM KUMAR GAJRA, director, JAPONICA INTERNATIONAL PVT LTD, 134 Princine Gollam Hussein Shah Road, Flat No: 3rd Floor, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by DEBABRATA NASKAR, , Son of Mr K NASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3109, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name: JAYANTA DEY

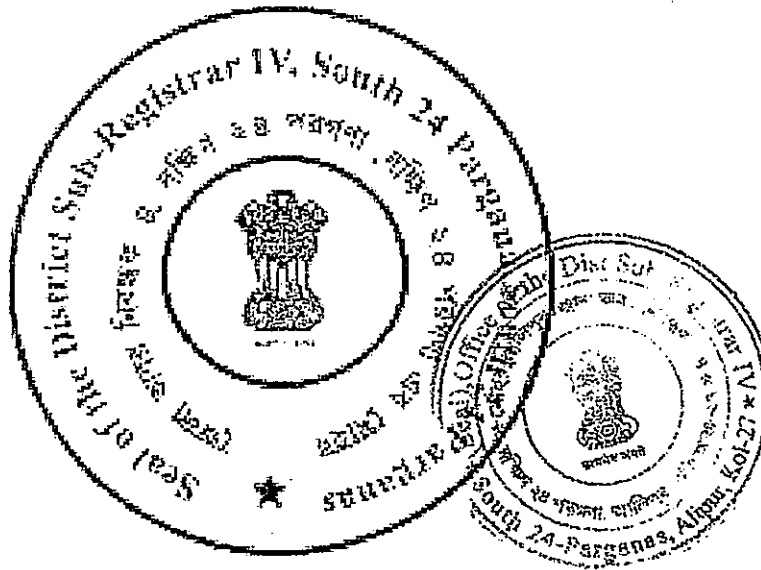


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 463139 to 463160
being No 160415108 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.12.18 12:04:41 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

Certified to be a true copy

District Sub-Registrar-IV
Alipore, South 24-Parganas

15/01/2024

CHECKED BY.....
15/01/2024